



MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
August 8, 2023
6:30 PM

CALL TO ORDER

6:30 PM Meeting called to order on August 8, 2023 at Amherst Municipal Building, 5583 Main Street, Williamsville, NY.

Attendee Name	Organization	Title	Status	Arrived
Susan M. Palmer	Town of Amherst	Chairman	Present	
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	Member	Present	
Norman J. Hirschey	Town of Amherst	Member	Present	
Deborah Bruch Bucki	Town of Amherst	Councilmember	Excused	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Ann Demopoulos	Town of Amherst	Deputy Town Attorney	Present	
Nora Robshaw	Town of Amherst	Deputy Town Attorney	Present	
Charles Malcomb	Hodgson Russ LLP	Outside Counsel	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

PUBLIC HEARING

22 Chateau Terrace - Landmark Designation
August 8, 2023

Ms. Palmer made a motion to open the special meeting. The motion was seconded by Ms. Mancuso and carried. Ayes 6, Noes 0.

Ms. Palmer made a motion to open the public hearing for a local landmark nomination for 22 Chateau Terrace. The motion was seconded by Mr. Hirschey and carried. Ayes 6, Noes 0.
Ms. Palmer introduced the public hearing before opening it up to the public.

Sam Smith (60 Fruehauf Avenue), Jessica Black (79 Fruehauf Avenue), Lisa Drdul (92 Chateau Terrace), Fred Lenz (64 Chateau Terrace East), Richard Lippes (7 Audley End), Roberta Illos-Gerth (11 Chateau Terrace South), Jane Cox (Harlem Road), Robert Morace (39 Chateau Terrace East), Catherine Skora (90 Fruehauf Avenue) and Christina Coyle-Lenz (64 Chateau Terrace East) all spoke to the significance of the property and in favor of it being designated as a local landmark.

Ms. Palmer made a motion to close the public hearing. The motion was seconded by Mr. Swartz and carried. Ayes 6, Noes 0.

Ms. Palmer made a motion to adjourn the proposed individual landmarking of 22 Chateau Terrace. The motion was seconded by Ms. Mancuso and carried. Ayes 6, Noes 0.

Ms. Palmer made motion to close the special meeting. The motion was seconded by Mr. Swartz and carried. Ayes 6, Noes 0.

RESULT: ADJOURNED

Next: 9/12/2023 7:00 PM

LANDMARK DESIGNATION APPLICATION FORM TOWN OF AMHERST, NEW YORK

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

FOR USE OF
BLDG. DEPT. ONLY

REC'D BY _____

DATE _____

TIME _____

Your name: Jessica Black Telephone: (716) 713-4047 Date: _____
Your address: 79 Fruehauf Avenue Amherst NY 14226
Organization (if any): _____

A. PROPERTY IDENTIFICATION

1. Building's common or current name: 22 Chateau Terrace
2. Building's historic name, if known: _____
3. Street location: 22 Chateau Terrace SBL# 68.17-6-19
4. Present owner & address: 570 DAB 3 LLC Benderson Development
[list all owners of record and 7978 COOPER CREEK BOULEVARD C/O JOSEPH P. KEIFFER
their addresses – use UNIVERSITY PARK FL 34201
additional sheet if necessary]

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

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

Applicants must:

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

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

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

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

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

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

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

C. PROPERTY DESCRIPTION

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

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

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

List major alterations and dates (if known): _____
 Exterior alterations include a few replacement windows, a replacement wood rail on the front stoop, and asphalt roofing shingles. _____

Source of this information: Commonwealth Heritage Group Documentation Report, June 2022

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

9. **Related outbuildings and property:** ___ barn ___ carriage house ___ shop ___ well
☒ garage ___ greenhouse ___ gardens ___ other
 ___ shed ___ privy ___ stables _____
 Landscape feature: _____
 Other: _____

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

11. Interrelationship of building and surroundings: _____

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

Description of Exterior.

~~The residence at 22 Chateau Terrace is a frame, two-story Craftsman style building with a front gabled roof with asphalt shingles, stucco exterior, wood belt course, and stone foundation. It has a rectangular plan and measures approximately 24.20 ft wide by 40.66 ft deep. Window openings are single, paired, and triple groupings. These openings feature simple molded wood surrounds and wood double-hung sash (1/1 and 9/1). Original basement windows have two lights. The east façade has an enclosed entry porch with a wood stoop in the north bay, a one-story sunroom with a low-pitched gabled roof, and a triple window grouping with bracketed pent. The entrance door features six lights over two lights and two panels. It is flanked by sidelights of four over one, a wood panel, and a single corner pilaster. Six lights over one light windows are on the north side of the entry porch. Stylistic details include wide overhanging eaves with single triangular ...~~



Signed at:
2023-02-02 11:45:44

02/02/2023

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.

The Town of Amherst Historic Preservation Commission action taken:

[illegible]

Date _____

Attachment: Landmark Application - Jessica Black (27741 : 22 Chateau Terrace - Landmark Designation)

Address: 22 Chateau Ter

Section, Block & Lot (SBL): 68.17-6-19

Owner Name: 570 DAB 3 LLC

Property Inventory

Bedrooms: 3

Baths (Full, Half): 1, 0

Fire Places: 0

Town or Village: Town of Amherst

School District: Amherst Central

NY State School Tax Code: 719

Fire District: Snyder

Frontage x Depth: 80.00 ft x 73.34 ft

Property Type: Residential

Description: One Family

Year-Round Residence

Building Style: Old style

Year Built: 1920

Sq Footage: 1727 sqft

Exterior Wall Material: Stucco

Improvement(s):

RG4, Gar-1.0 det, 360 Sq FT

RP2, Porch-covered, 35 Sq FT



Figure 1. The property at 22 Chateau Terrace, Town of Amherst, Erie County, New York (Commonwealth 2022).

“When you strip away the rhetoric, preservation is simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them.”

Richard Moe

President, National Trust for Historic Preservation

Delivered at the First Church of Christ, Scientist, Berkeley, CA March 27, 2008

Neighborhood Context & Overview

Amherst

European-American settlement of the Niagara Frontier dates from the end of the American Revolution in 1783. During the next decade large grants of land in western New York would be sold to private investors who attempted to open the land to settlement. The land's initial purchasers, a syndicate of speculators headed by Oliver Phelps and Nathaniel Gorham, forfeited their obligations, and the rights to the unsurveyed portion of the area were sold to Robert Morris in 1791. Reserving a portion of the land for his own purposes, Morris sold the remainder, including all of present-day Erie County, to a consortium of Dutch investors, called the Holland Land Company, in 1792-1793 (Turner 1974 [1850]; Silsby 1961).

Joseph Ellicott was contracted in July 1797 to survey the company's land in western New York and divide it into townships. The process began in the spring of the following year. The current path of Main Street (NY Route 5), completed in 1803, was known as the Buffalo-Batavia Road to the early settlers. This road and the future City of Buffalo were laid out by Ellicott (White 1898). Once townships had been surveyed and roads in the area cut, settlement and growth followed quickly. The first land sales in Amherst were made in the autumn of 1803 to Samuel Kelsey, Henry Lake, Benjamin Gardner, and William Lewis, among others. The earliest settlers arrived the following year and included Timothy and Orlando Hopkins, John Hershey, Samuel McConnell, Alexander Logan, Caleb Rogers, Stephen Colvin, John King, and Joel Chamberlain. By 1808 Ellicott Creek (then known as Eleven Mile Creek) had been dammed and a grist mill was operating in what was then called Williams Mill. Erected by Jonas Williams, the mill was joined by a sawmill and later a tannery (Glover 1972:2). Niagara County (consisting of what are now Erie and Niagara counties) was formed from Genesee County in 1808.

The War of 1812 stunted growth in Western New York which served as one of the primary theaters of that conflict, and areas near the border with Upper Canada (the current province of Ontario) were ravaged by attacks and counterattacks. After the war, Eleven Mile Creek (Ellicott Creek) offered a prime power source for nascent industrial growth, which in turn attracted settlers to the area. With increased population, new political divisions were made. The Town of Amherst was separated from the Town of Buffalo in April 1818 and named for Sir Jeffrey (or Geoffrey) Amherst, Commander of British forces in America in 1759 and 1760 and an early advocate of biological warfare (i.e., blankets infected with small-pox) against the Indians (White 1898: I:493-494; Fenn 2000:1573-1579). Erie County was created when all the land south of Tonawanda Creek was removed from Niagara County in 1821. The Town of Amherst achieved its present size in 1839 when the Town of Cheektowaga was created (White 1898: I:493-494).

The area received a tremendous economic boost when one terminus of the Erie Canal was located at the village of Buffalo. Begun in 1817, the Erie Canal linked Buffalo and Lake Erie with New York City when it opened on October 26, 1825. The completion of the canal attracted additional settlers to the region, including many German-speaking Alsatians, who began to populate the largely agricultural and unoccupied northern portions of

the Town of Amherst in the early 1830s (Young 1965:260). Progress was slow since Ellicott Creek flooded regularly, and the nearby land had to be drained before it could be cultivated (Smith 1884: I:400). Despite these endeavors, the center of settlement in the Town of Amherst remained at Williamsville near the creek. Homesteaders focused on growing grain, notably wheat, and grazing cattle. The town's numerous creeks supported a variety of rural industries, including grist mills, a carding mill, sawmills, a tannery, a shoe-and-boot factory, a broom factory, a slaughterhouse, and two furnaces for processing iron needed by area blacksmiths (Glover 1972:2-3; League of Women Voters 1985:6; Amherst Museum 1997). The Fogelsonger limestone quarry was located between Snyder and Williamsville near what is now the entrance to the New York State Thruway. The population of the town increased during the middle decades of the nineteenth century from 4,153 in 1850 to 4,807 in 1875 (Beers 1880:18-19).

First completed to Buffalo in the 1840s, railroads played an important part in the development of western New York as an economic power during the nineteenth and twentieth centuries. As part of the effort "to connect the Hudson River and Lake Erie with a 'ribbon of rails'" the Batavia branch of the New York Central Railroad passed through the central part of the Town of Amherst (Eberle and Grande 1987:52; Stone and Stewart 1866; Beers 1880). This line was abandoned in the twentieth century, and the tracks were pulled up. The New York West Shore & Buffalo Railroad ran passenger service along this route, stopping at Transit Station and Getzville beginning in 1884 (White 1898: I:539; USGS 1905). By 1896, a branch of the Lehigh Valley Railroad ran diagonally through the town, west and south of the project area (Young 1965: 264; USGS 1905, 1948).

During the late nineteenth century, the Town of Amherst underwent a period of infrastructure improvements, including the widening and paving of streets and roadways, and the erection of bridges. The first telephone was installed in 1879 (although dial service did not begin until 1949) and the first water system was created in 1895. After the turn of the nineteenth century, other public services began to improve living conditions in the town: water-power generated by Niagara Falls was used to provide the town's electricity as electric lights were erected along Main Street in 1901; a natural-gas franchise was granted in 1902; the first water meters were installed in 1919 (League of Women Voters 1985:7; Young 1965:264- 265).

Industry in the town at that time centered on processing grain. Large and active flour mills ground wheat grown in the town as well as grain brought to Williamsville from the docks of Buffalo. By the 1890s, however, "electric power from Niagara Falls became available in unlimited quantities. [As a result,] except for the Chalmers gelatine factory [in Williamsville], founded in the 1872, industry disappeared, and Amherst turned toward developing itself as a residential area" (Glover 1972:6-7; see also Young 1965:116- 117). Improvements and developments in transportation networks during the 1890s into the twentieth century, as well as the prosperity of the cities of Buffalo and Tonawanda facilitated the trend toward creating residential communities. In 1892, an electric trolley system connected Williamsville to Buffalo, which operated until 1930, when gasoline buses and cars proved more popular with commuters (Glover 1972: 6; Young 1965:263). These transportation improvements offered suburban living opportunities for urban workers.

Agriculture remained prominent in the town well into the twentieth century although the trend of subdividing former farms or unproductive areas into residential developments accelerated after World War I (Dunn 1972:212; Eberle and Grande 1987:202).

The town of Amherst was historically a farming community. From a marginal agricultural community at the end of the nineteenth-century, Amherst's population grew dramatically during the first three decades of the twentieth-century: 10% between 1900-1910, 36% between 1910-1920, and 110% between 1920-1930 (Bain 1974, 23). In the late decades of the nineteenth-century, and early decades of the twentieth-century the area north of the city of Buffalo was viewed as the prime location for suburban development, removed from, while remaining connected to the city. The development continued to move farther into the rural landscape of the town of Amherst, facilitated initially by the electric trolley line along Main Street, which would connect residents in these newly developed neighborhoods to the city of Buffalo. Suburban growth in Amherst began in small

speculative developments located off Main Street in the southern part of town. The movement of people out of the city to suburban neighborhoods defined, and continues to define attitudes toward architectural design and neighborhood planning. This movement can be traced through a study of historic maps, specifically in the planning of new roads, which in essence define suburban growth. In the early 1920s the town transferred the responsibility for road construction to commercial developers. This set the stage for speculative, residential suburban development. The buildings constructed on the existing, and newly constructed roads, resulted in the town of Amherst containing a selection of nineteenth- and early twentieth-century farm houses and farm complexes in areas to the north, and architecture representing recognizable American styles in areas close to Main Street, and the village of Williamsville. After World War II Amherst population growth and suburban expansion was typical of other areas in the country. Existing infrastructure directed intensive building adjacent to established arterial neighborhoods. The areas to the north of town that have been historically agricultural or wetlands have remained essentially undeveloped. As a result, the town of Amherst is composed of a diverse selection of early and mid-twentieth century residential properties, and a selection of rural agricultural farmhouses and complexes juxtaposed against commercial and residential growth that occurred primarily after World War II, and again after 1970. Other building types, including commercial, institutional, ecclesiastic and recreational, necessary to support these developing neighborhoods were also constructed. Amherst is a rich study in the development of a rural agricultural town into a suburban community characteristic of nineteenth-and twentieth-century America.

Snyder

The hamlet of Snyder appeared as “Snyderville” on the historic maps until at least 1901, at which point the name was shortened to Snyder. The hamlet is centered on the intersection of Main Street and Harlem Road, where Snyder’s business district was historically located. *The intersection is devoid of any remnants of its nineteenth-century commercial built form.*

To the west of William’s Mill, a small community formed in the future Snyder area when in 1804 Timothy Hopkins purchased a large farm on Main Street which extended west from Washington Highway (approximately three blocks west of Harlem Road) to Amherstdale Road (Fiddler-Woite 1998:11). Settlement progressed slowly in the Snyder area during the early nineteenth century. The Schenck family moved to the area from Pennsylvania in 1821. Two years later, Abraham Snyder and his family also moved from Pennsylvania and settled near their cousins, the Schencks.

Other early families include Schenck, Freuhauf, Helfer, LeBrun, Miller, Fisher, Schuler, Cable, Witmer, Beck, Crout, Harrison, Kern, Frick, and Fogelsanger (Fiddler-Woite 2009:63,65). In 1830, the Hopkins sold their property to the Schenk family (Fiddler-Woite 2009:14). Abraham Snyder, his wife Veronica, and their two sons (Michael and Jacob) lived in a log cabin on Main Street near Harlem Road. In 1832, Mr. Snyder mysteriously disappeared leaving the burden of supporting the family on young Michael (Fiddler- Woite 2009:20). Within 5 years, Michael Snyder moved the family into a plank house on the northeast corner of Main Street and Harlem Road. He opened a mercantile with John Schenk in the front room of the house. He later expanded the house and opened Snyder’s Inn to cater to travelers on the Buffalo Road. He established a U.S. Post Office, according to Snyder family records, as early as the late 1840s (Fiddler-Woite 2009:23). The first post office stood on the northwest corner of Main Street and Harlem Road. However, Michael Snyder was not formally listed as the postmaster of the Snyderville Post Office until 1882 (Fiddler- Woite 2009:24).

An unnamed crossroads community centered on Main Street and Harlem Road is depicted on the 1855 atlas map of Erie County (Geil 1855). The area near Chateau Terrace along Main Street was lined with structures, one of which was a school house. One map-documented structure was a property owned by Mrs. Snyder, which would later be adjacent to the side of Chateau Terrace. A log and brick school house (District #18) was also located near the future site of the Chateau Terrace development (Grande 2000:51). In 1860, Michael Snyder acquired additional property to the east on Main Street near present Chateau Terrace. Snyderville is first identified on the 1866 map of Erie County (Stone & Stewart 1866). M. Snyder’s Store and Post Office are

depicted on the northeast corner of the intersection on Lot 13.

Tobias Witmer, surveyor, carried out the original survey of Farm Lot 13, the future location of Chateau Terrace, in 1852 (Holland Company Land Title & Abstract Company 2017). Mid-to late nineteenth-century land owners of the Chateau Terrace section of Lot 3 (east section) included Michael Shenk, Michael Shenk Jr., and Philip J. Ferkel. By 1880, Lot 13 had been further subdivided, and G. Demerest owned the largest tract with 61 acres on the east side of Lot 13. (Beers 1880; Figure 6). John and Jacob Snyder owned adjacent parcels on Lot 12, to the east. In 1896, a branch of Lehigh Valley Railroad was constructed through Amherst (Young 1965:264) to the north and east of Snyder. An 1898 map depicts the Lehigh Valley Railroad and the Buffalo & Williamsville Electric Railroad on Main Street extending through Snyder (The Matthews- Northrup Co. 1898). Lot 13, the future location of 22 Chateau Terrace, remained undeveloped. The first residential development in the Snyder vicinity was laid out along Getzville Road and Main Street by this time.

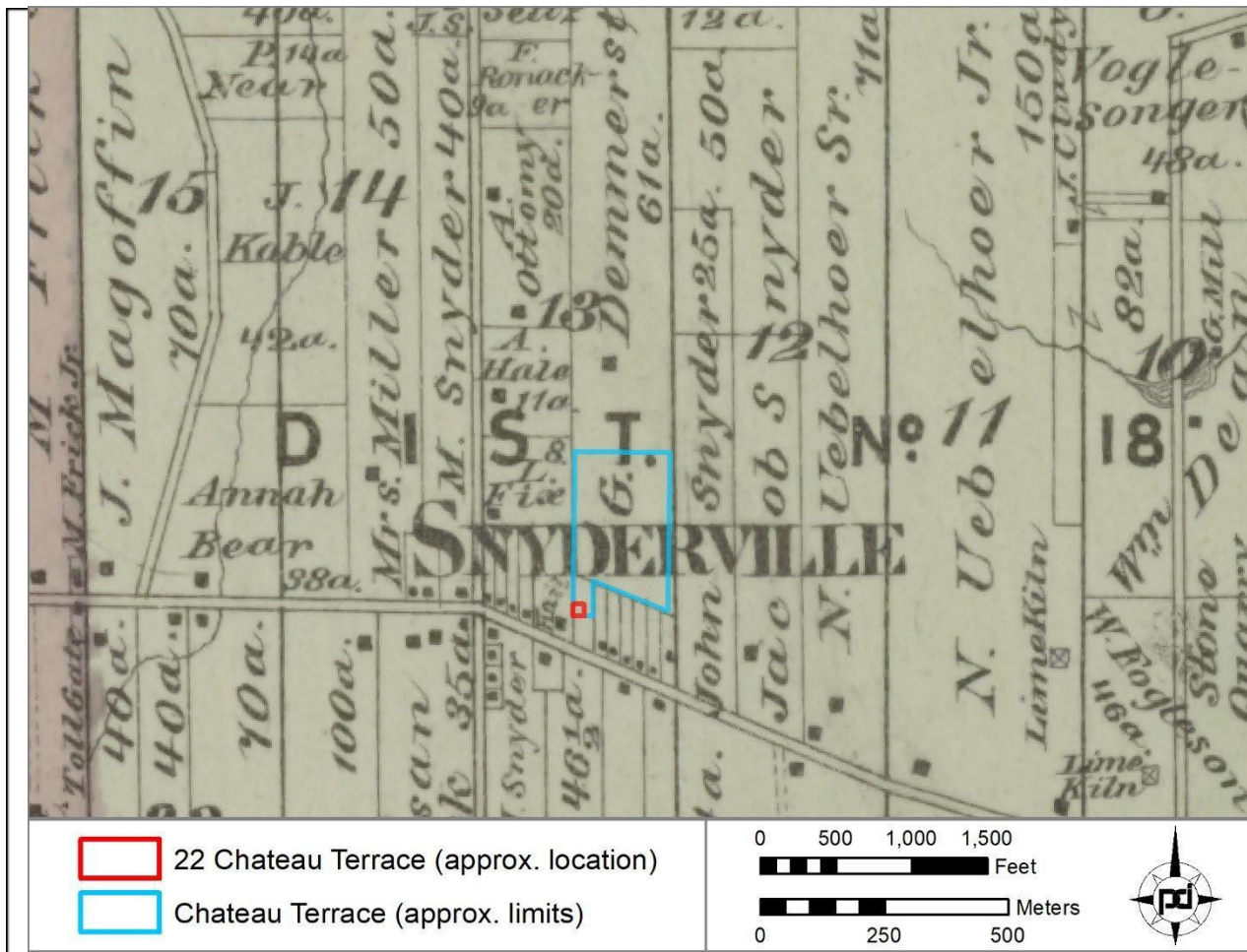


Figure 6. The general location of 22 Chateau Terrace on the 1880 map of the Town of Amherst (Century Map Co. 1915).

Twentieth-Century Development in Snyder. Early twentieth-century growth of the Snyder area has been attributed to the opening of Buffalo & Williamsville Electric Railway (aka Toonerville Trolley in 1893 and the advent of the automobile (Grande 200:145; Fiddler-Woite 2009:38). Running along the north side of Main Street, the trolley line connected Buffalo and Williamsville. Efficient and dependable transportation attracted the interest of future homebuyers in new housing developments (Fiddler-Woite 2009:93). In operation until 1930, the trolley provided access for middle class families to purchase a home in Snyder.

In 1911, brothers William Charles Taylor Suor (1873-1959) and Arthur M. Suor (1874-1936) purchased 99 acres of the Kabel family's farm for the College Hill neighborhood development, which they first called "Amherst Heights" (Grande 2000:149). Formed in 1894, Suor & Suor were initially engaged in real estate business development projects near the Central Park and Parkside neighborhoods of Buffalo (White 1898:439). The brothers developed a few one-block streets near some of the main thoroughfares of Central Park, including Starin and Vorhees Avenues (Moriarty 2017). Their developments on Revere Place, Taft Place, and Sagamore Terrace were speculatively built homes erected on modest lots (Moriarty 2017). Suor & Suor offered affordable single-family homes with modern amenities which appealed to middle class consumers (Moriarty 2017).

Suor & Suor had been previously involved in more traditional real estate interests of acquiring and selling farm houses (Grande 2000:149). Within a few years the firm would further expand development in Snyder with the College Hill - Chateau Terrace subdivision. A third brother, John Russell Suor (1882-1959), was also involved in the development of Snyder (Buffalo Evening News [BEN] 1953:25). He started his real estate career in Buffalo and later moved to Snyder. For roughly 25 years, John Suor was associated with the Erie County Real Estate Department and the county attorney's office as an appraiser (BEN 1953:25).

In Snyder, the Suors envisioned a new type of residential development on the south side of Main Street between Getzville and Harlem roads. Washington Highway formed the central point of what became known as the College Hill (Fiddler-Woite 2009:93). Suor & Suor's College Hill Office was erected on the southwest corner of Main Street (#4363) and Washington Highway (Fiddler-Woite 2009:94). The company built middle-class-sized homes which typically consisted of a two-story building with four bedrooms, a den, and a bathroom on each floor (Fiddler-Woite 2009:95). In February 1917, there were 40 homes in College Hill (BEN 1917). Suor & Suor advertised their new modern homes in local Buffalo newspapers to attract potential buyers to relocate to Snyder (Figures 7 and 8).

The brothers continued to acquire more tracts of land for their development in Snyder. Suor & Suor purchased an additional 65-acres of the Tobias Witmer farm south of College Hill by 1919 (Fiddler-Woite 2009:95). Named College Hill Terrace, the new 331-lot development extended toward Kensington Avenue. It was laid out with large lots for more upscale homes with landscaping and street furniture (Fiddler-Woite 2009:95). The Suors also endeavored in commercial development. In 1920, the Town of Amherst's population had increased by 36 percent from 4,629 in 1910 to 6,286 with much of the increase in the Snyder- Eggertsville area (Grande 2000:145). This rise in population included both new owners of large estates as well as an increased migration of middle-class commuters who purchased homes in the new subdivisions (Grande 2000:146).

By early 1920s, new residential neighborhoods were established west of Williamsville along Main Street which included the following: Rosedale Park, College Hill, Chateau Terrace, Audubon Terrace, and Amherst Estates. From 1923 to 1930, a town committee on building construction approved 73 major subdivisions (Grande 2000:189). The 1920s building boom in Amherst contributed to a 110 percent increase in population from 6,286 in 1920 to 13,181 in 1930 (Grande 2000:183). This growth is evident on a 1927 aerial photograph of the Snyder area (see Figure 14). The 1938 map of Snyder shows extensive residential subdivisions on the north and east sides of Main Street west of Harlem Road and on the south side of Main Street west of Harlem Road (Niagara Frontier Planning Board 1938a, 1938b).

Chateau Terrace Area

Chateau Terrace Study Area was first recommended as a potential historic district in the 1997 Reconnaissance Level Survey of Historic Resources, Town of Amherst (Bero 1997:Appendix F-6). ***The residence at 22 Chateau Terrace was identified as a contributing resource to a proposed historic district.*** In 1997, Chateau Terrace consisted of approximately 73 houses (52 contributing; 21 non-contributing). It included the following properties: 121 Chateau Terrace North; 7-65 and 10-42 Chateau Terrace South, 11-69 and 20-80 Chateau Terrace East 1-121 and 22-120 Chateau Terrace. In the 2011 Survey, 47 were contributing and 23 were non-contributing.

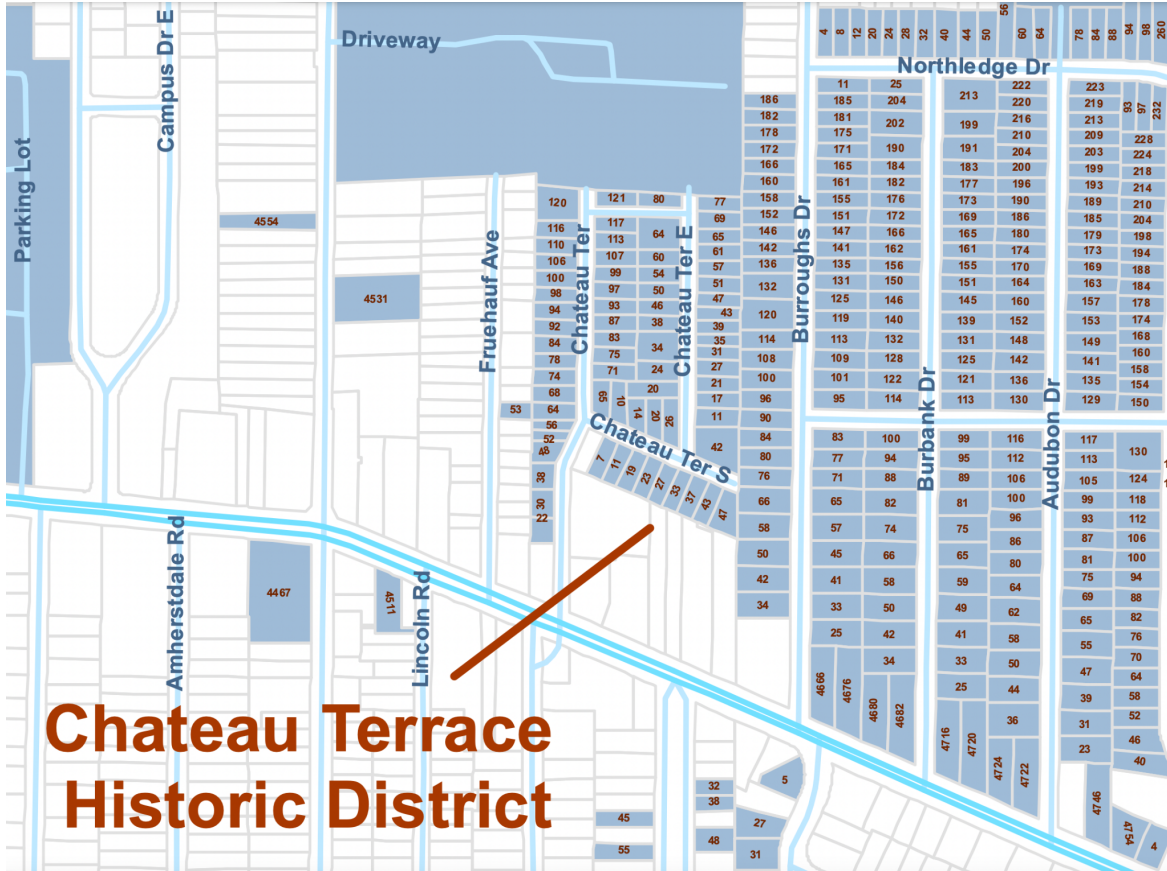
Chateau Terrace Historic District was characterized as a distinct, cohesive residential enclave featuring winding streets, early twentieth-century styles of modestly scaled homes in close proximity to the trolley line. Chateau Terrace residences were primarily built during the 1920s and 1930s. A variety of popular residential architectural styles are represented in the neighborhood including Bungalow, Craftsman, American Foursquare, Colonial Revival, and Dutch Colonial Revival (Figure 4). Other features of Chateau Terrace include a winding street pattern with mature street trees. The 1997 survey also noted Chateau Terrace's significance at the local level for its association with Amherst's early twentieth-century suburban development.

The Colonial Revival style was the dominant style for domestic architecture during the first half of the twentieth-century. It refers to a revival in the interest of early Dutch and English (Georgian and Adam styles) houses from the Atlantic seaboard. The Centennial Exhibition of 1876, and the Chicago World's Fair in 1893 sparked a renewed interest in colonial architecture, and the colonial period in general. In the last two decades of the nineteenth century, the Colonial Revival influenced the Queen Anne style, producing classical details such as Palladian windows. A number of publications including *The American Architect and Building News* and *Ladies Home Journal* promoted the style to both the professional and private sector. Typically, the style tends to be eclectic with the free combination from two or more of these early precedents. Common elements associated with the style include regular massing, symmetrically balance façades, embellishment of front entrances with pedimented porches and classical surrounds, multi-light double-hung wood sash, brick or wood clapboard walls and gabled roof dormers. 22 Chateau Terrace is an example of the Colonial Revival style.

The 1997 survey assigned a "yellow" color code for Chateau Terrace, which is the third level of color coding for properties in the reconnaissance survey's Annotated List (Bero 1997: Appendix F-6). A "yellow" designation for a property represents a property with moderate architectural and/or historical significance (Bero 1997: 101). Chateau Terrace was one of nine historic districts in Amherst recommended for the intensive level survey. However, the historic districts were not included in the 1998 intensive level survey (Bero 1998:2).

In 2011, Chateau Terrace was reassessed in the Updated Reconnaissance Level Survey of Historic Resources, Town of Amherst (KTA 2011: Appendix 1-6). The 2011 survey determined Chateau Terrace Historic District met the criteria for a "blue rated" property. The definition of a "blue rated" property is presented below:

BLUE: *Extremely high architectural and/or historic significance. These properties would likely also meet the criteria for it to be considered National Register eligible. A locally significant district. A resource that is rare and lacks individual distinction. All districts are considered Blue as are most farmsteads.*



Why Pay Rent?

Your rent money will buy a modern new home out North Main St., all improvements, high land, delightful surroundings.

Sign the Coupon below --mail it right now.

SUOR & SUOR

Main St., over Buffalo City
Line—P. O., Snyder, N. Y.

COUPON.

Suor & Suor: Gentlemen, I would like to know more about your proposition of buying a modern home out North Main St. for the money I am paying for rent.

Name

Address

NEW HOMES OUT MAIN STREET.
College Hill and College Hill Terraces.
200 Washington Highway, large
rooms, 4 bedrooms, 2d floor, one
3d floor; lot 50x155\$12,500.00
30 Chateau Terrace, 4 bedrooms,
wide lot 80 feet 9,000.00
65 Chateau Terrace, 3 bedrooms,
lot 50x132 9,500.00
SUOR & SUOR, Main Street and Chateau
Terrace. Call Crescent 1048. 31t10

Figures 7 and 8. Suor & Suor real estate advertisements in 1921 (left) and 1923 (right) (Reproduced from *The Buffalo Times* 1921 and *Buffalo Courier* 1923b).

The land east of Harlem Road, north of Main Street, remained as large tracts of privately owned land until after 1915. By 1923 the individual tracts had been sold, and developed as individual lots. Park School buffers the neighborhood to the north, as do residential lots lining Main Street to the south. In 1923 only the lots on Fruehauf Avenue show houses were constructed. By 1932 houses had been constructed on Chateau Terrace South, and Chateau Terrace East, with some construction on Chateau Terrace.

In 1909, G. Demert was identified with the east portion of Lot 13, which would become the future site of Chateau Terrace subdivision (Century Map Co. 1909 [Figures 9 and 10]). The southern portion of Lot 13 consisted of a residential-width parcel consistent with the other lots along Main Street. It would later become the entrance road to Chateau Terrace. J. Freuhaut [sic] owned the adjacent properties on the west side of the southern portion of Lot 13. The south end of the street that became Fruehauf Avenue is shown between the two Frauhaut parcels fronting Main Street in 1909. A parcel owned by A. Snyder is adjacent to the east side of the south section of Lot 13, which became the Chateau Terrace entrance. Five other parcels on Main Street bordered the south boundary of Lot 13, one of which included the 1900 two-story brick school house (District 18). The rectangular-shaped north section of Lot 13 was bound to the west by residences on Harlem Road.

The 1915 Century Atlas map contains a discrepancy in property ownership of Lot 13. Chauncey Hamlin was identified on the Snyder sub plan as the owner of the G. Demert property on Lot 13, while the 1915 map of the Town of Amherst documents G. Demert as the owner of the 61-acre parcel (Century Map Co. 1915a, 1915b [Figures 11 and 12]). Hamlin's country estate stood on a separate parcel that fronted Harlem Road. Adjacent to the west side of the property was "J.C. Fruehaups Sub Div.," which consisted of 23 home sites with eleven frame buildings. Other subdivisions documented in Snyder at this time included Meadow Crest on the west side of Harlem Avenue north of Main Street and College Hill south side of Main Street along Washington Highway. According to the results of the title search, Chauncey Hamlin had the parcel surveyed in November 1917 (Holland Company Land Title & Abstract Company 2017: Table 1).

In 1920, The Park School of Buffalo purchased 100 acres on the east side of Harlem Road from the Hamlin Estate for the location of their new school campus which bordered the north boundary of the new Chateau Terrace subdivision (The Park School of Buffalo 2022; Fiddler-Woite 2009:126). In 1922, the Burkhardt Company purchased the Tobias Witmer farm on the east side of Chateau Terrace for the Audubon Terrace subdivision (Fiddler-Woite 2009:148).

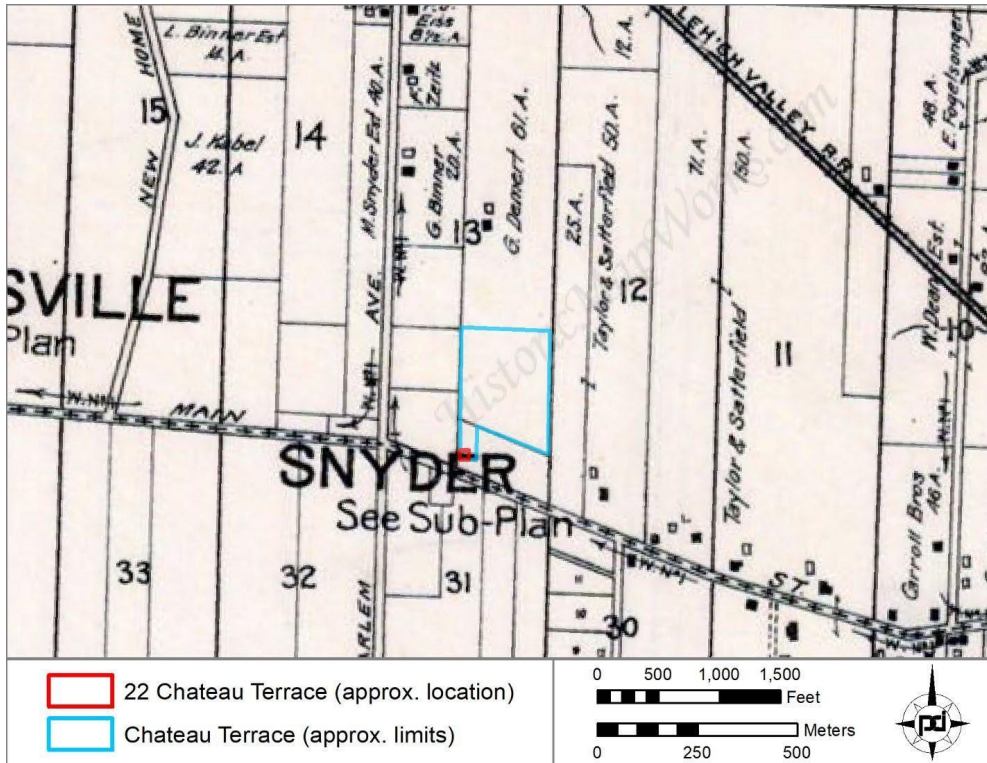


Figure 9. The general location of 22 Chateau Terrace on the 1909 map of the Town Amherst (*Century Map Co. 1909a*).

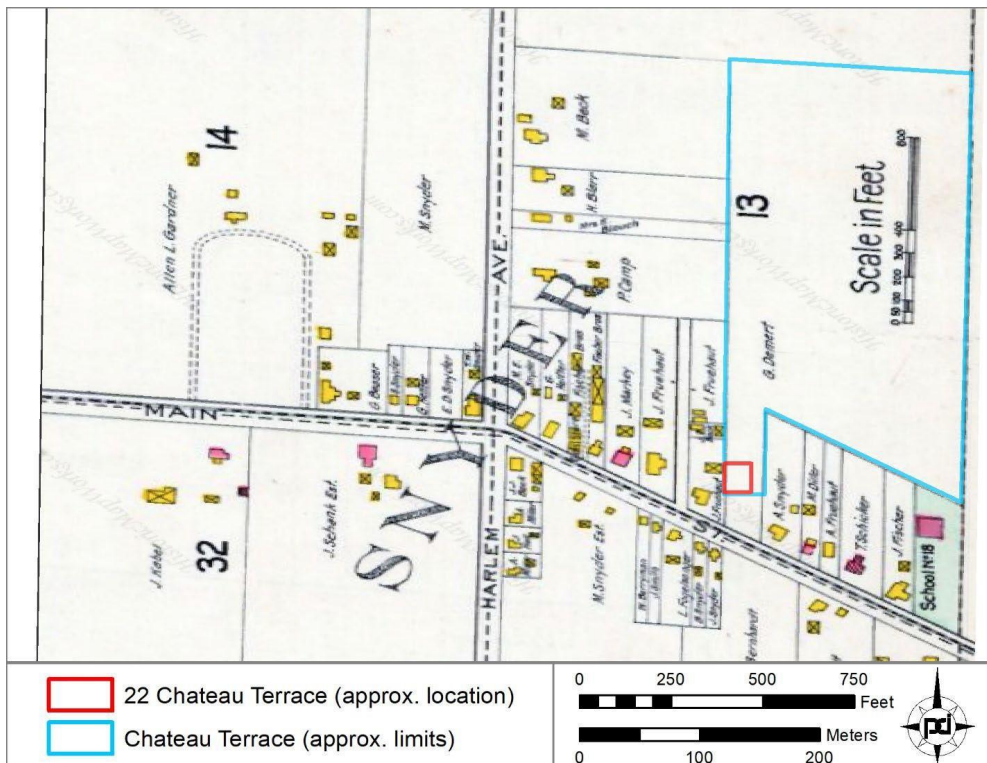


Figure 10. The general location of 22 Chateau Terrace on the 1909 sub-plan of Snyder (*Century Map Co. 1909b*).

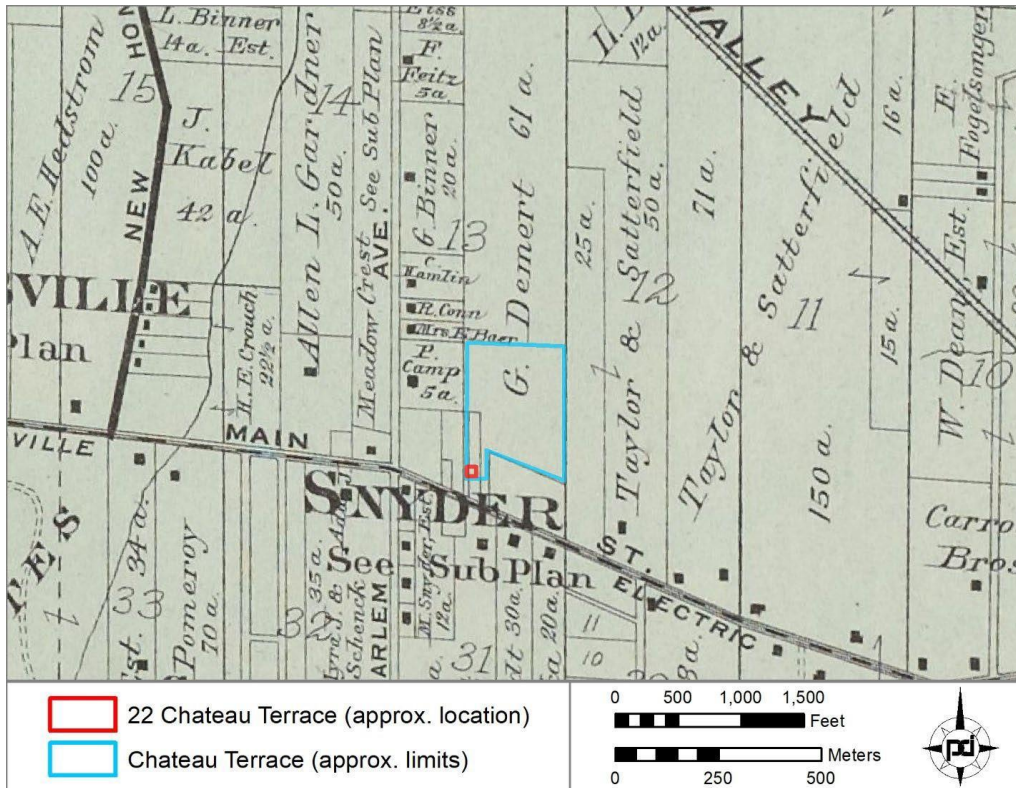


Figure 11. The general location of 22 Chateau Terrace on the 1915 Town of Amherst map (Century 1915a)

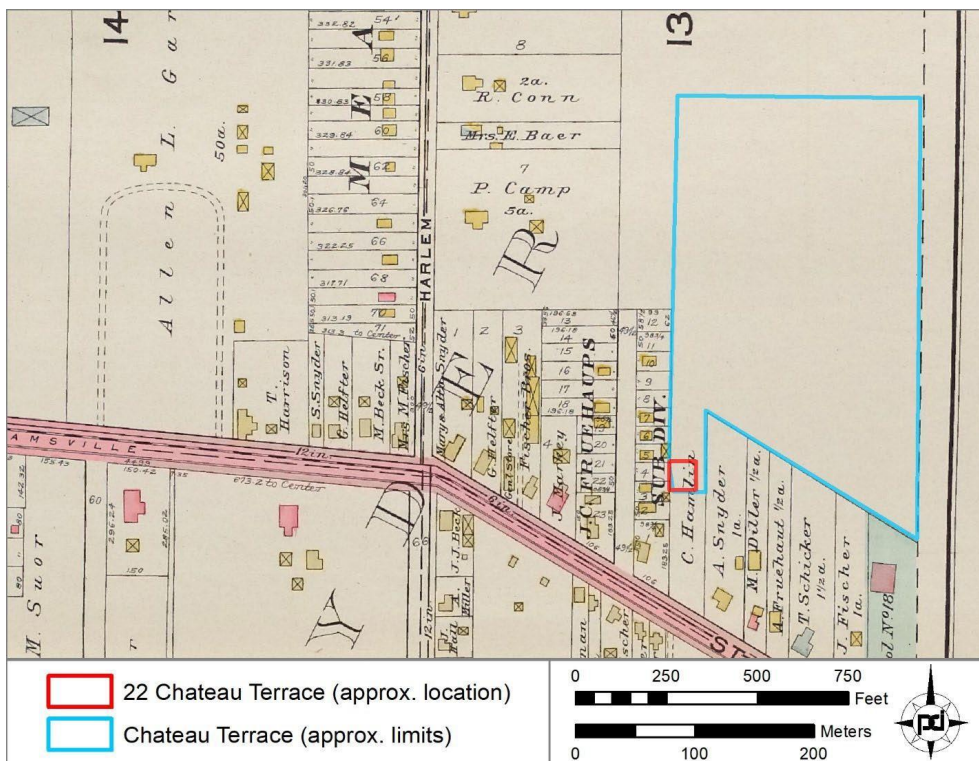


Figure 12. The general location of 22 Chateau Terrace on the 1915 sub-plan of Snyder (Century 1915b).

In July 1919, William C.T. Suor and Arthur M. Suor purchased land from Chauncey J. and Emily G. Hamlin for their new College Hill-Chateau Terrace development (Liber 1423 of Deeds, page 240). Louis W. & Josephine E. Ball purchased the parcel at 22 Chateau Terrace on September 1, 1920 (Liber 1555 of Deeds, page 138). The lot was subject to building restriction for a period of 25 years from July 1, 1919. By March 1921, Suor & Suor were listing new homes in the Chateau Terrace development (Buffalo Courier 1921). The house at 30 Chateau Terrace, on the adjacent lot to the north of 22 Chateau Terrace, was advertised with four bedrooms on an 80-foot-wide lot at a list price of \$9,000. At 65 Chateau Terrace, the company built a three-bedroom house on a 50-ft by 132-ft lot which listed for \$9,500.

By 1923, Chateau Terrace subdivision was platted and sparsely developed with only 13 residences, three of which were on the west side of Chateau Terrace just north of Main Street (Sanborn 1923 [Figure 13]). Individual lot numbers in Chateau Terrace do not appear on the 1923 map. Nos. 22, 30, and 38 Chateau Terrace along the south entrance to the subdivision had been constructed by this time. The Craftsman-style detached garage at 22 Chateau Terrace had yet to be constructed. Roads within the subdivision were 50 ft wide. The Park School campus is documented on the north side of Chateau Terrace for the first time in 1923. By this time, Fruehauf subdivision had acquired additional land extending north to the school property. The properties south of Chateau Terrace South included four dwellings with detached garages and School House No. 18. In 1924, District #18 School moved from the two-story brick schoolhouse to a new location on Harlem Road (Fiddler-Woite 2009:110).

Charles S. Burkhardt Co., developer of the adjacent Audubon Subdivision, also built homes in Chateau Terrace. In April 1923, Burkhardt advertised two new homes in Chateau Terrace featuring all modern conveniences, garages, and large lots. Ranging in price between \$14,000 and \$14,500, each house included three bedrooms and tile baths (Buffalo Courier 1923a).

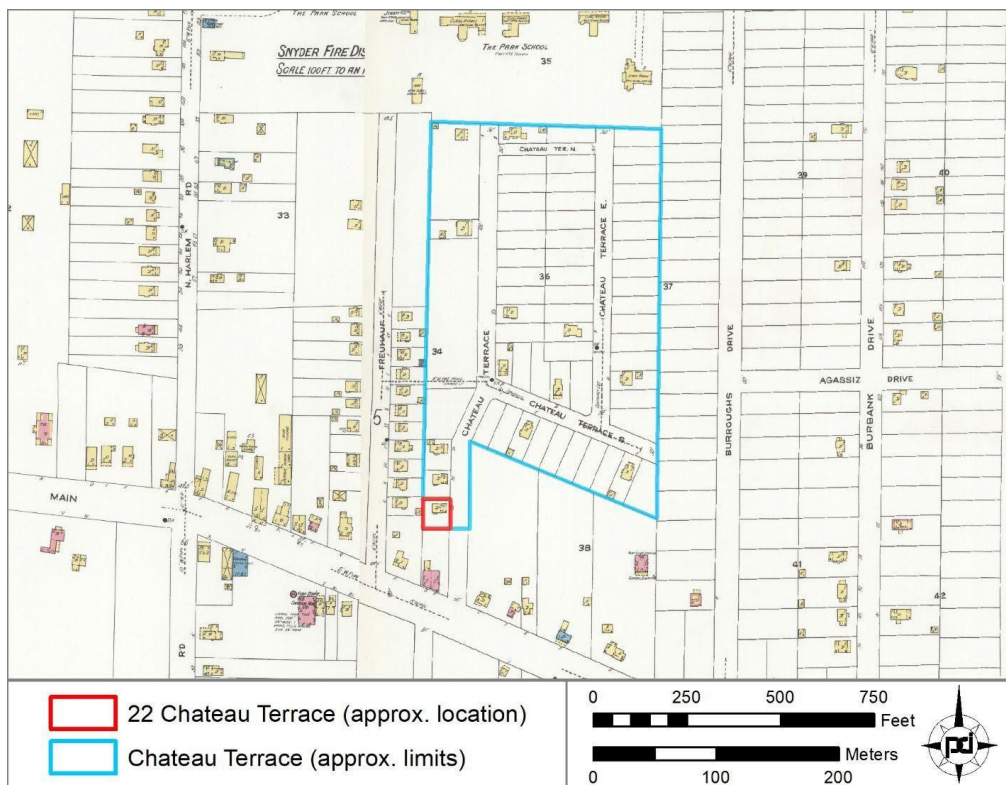


Figure 13. The location and footprint of the house at 22 Chateau Terrace as documented on the 1923 Sanborn Fire Insurance Map (Sanborn 1923).

Chateau Terrace was laid out off Main Street serving as the only entrance road to the subdivision. In 1927, Chateau Terrace remained a partially developed subdivision (ECDPW 1927 [Figure 14]). The three residences depicted on the 1923 map on west side of Chateau Terrace, south of the where the road bends, are visible in the aerial photograph. The southernmost of which is 22 Chateau Terrace. By 1932, homes were erected on Chateau Terrace South and Chateau Terrace East along with some construction on Chateau Terrace (KTA 2011: Area 6-9).

On the 1938 map of Snyder, Chateau Terrace consisted of 74 numbered lots. The west side of Chateau Terrace was divided into 20 lots with the lots 1 through 4 located between Main Street and the bend south of Chateau Terrace South (Figure 15). **The residence at 22 Chateau Terrace was constructed on Lot #2.** The three houses noted on the 1927 aerial had 80 frontages on Chateau Terrace. The other parcels were laid out with 50-ft frontages along Chateau Terrace to the north, the south side Chateau Terrace East, and the south side of Chateau Terrace South. A 1951 aerial view shows additional development in Snyder (Figure 16).



Figure 14. A 1927 aerial view of Chateau Terrace showing residential development in the subdivision and the surrounding area of Snyder (*Erie County Department of Public Works [ECDPW] 1927*).

The former Abram L. Snyder house on the northeast corner of Main Street and Chateau Terrace was demolished in 1957 (Fiddler-Woite 2009:148). A new U.S. Post Office branch (now occupied by the Bornhava school) was erected across the street from 22 Chateau Terrace on the site of the old homestead tract. William C.T. Suor died at 85 years old in January 1959. An editorial on his passing credited the Suor brothers for beginning the trek to the North Buffalo suburbs with their Central Park development and continuing with the suburban development in Snyder (BEN 1959).

Lewis Ball died on August 20, 1968. His widow, Josephine E. Ball, sold the property in July 1971 to Edmund Karnofsky (Liber 7812 of Deeds, page 1). In 1975, the former school building on Main Street was demolished,

and the adjacent property to the south of Chateau Terrace was subdivided into parcels (Snyder- Eggertsville Library and Ascension Lutheran Church [Fiddler-Woite 2009:110]). Karnofsky owned the property for 15 years, later selling it to E/K Realty Group LLC in September 2008. The subsequent owner 570 DAB 3 LLC purchased the property in March 2018. Table 1 presents a summary of deed information for Subdivision Lot 2 (22 Chateau Terrace/Parcel B).



Figure 15. The property at 22 Chateau Terrace in 1938 (Niagara Frontier Planning Board 1938).

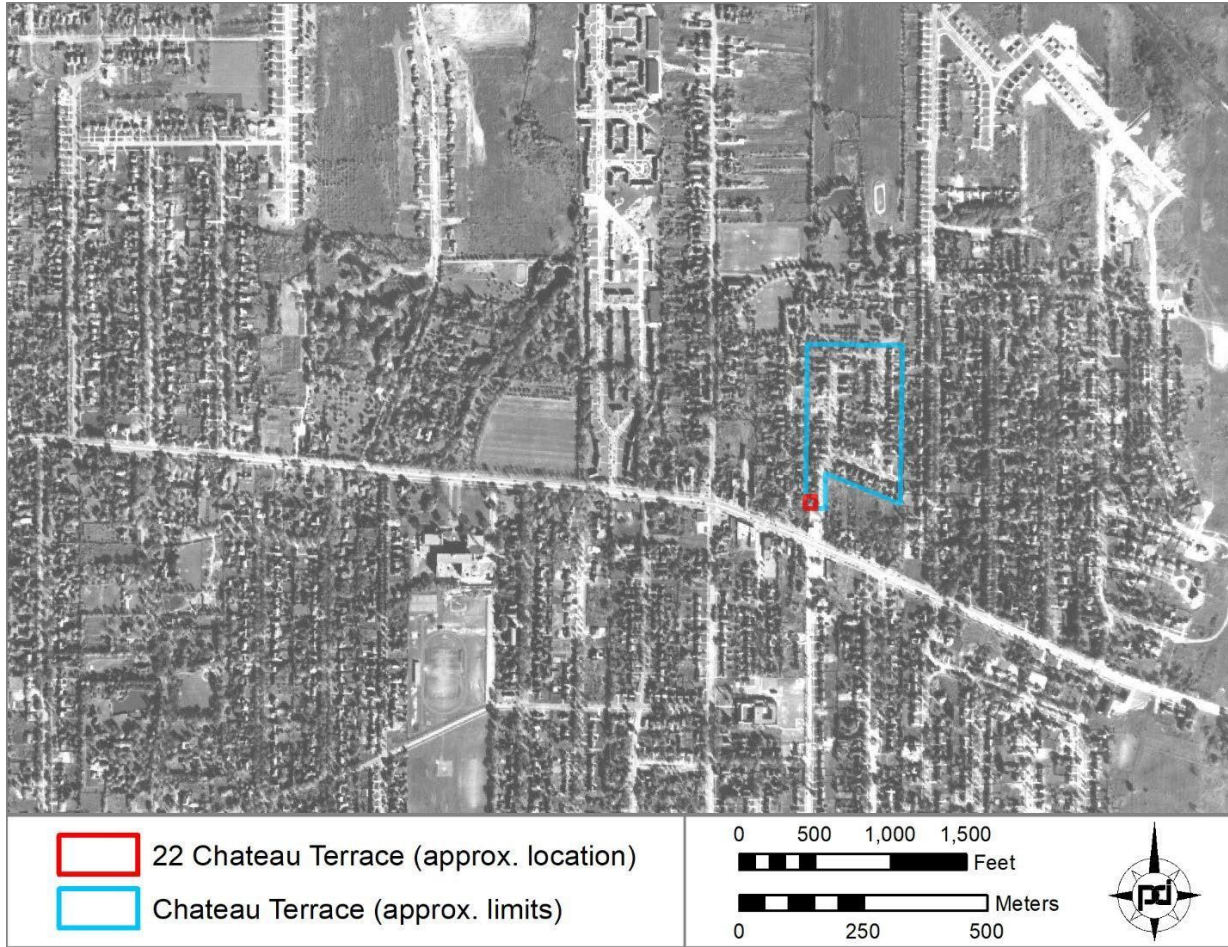


Figure 16. A 1951 aerial view of Chateau Terrace showing residential development in the subdivision and the surrounding area of Snyder (*ECDPW 1951*).

William Charles Taylor Suor and Arthur M. Suor. The Suor brothers were the sons of Charles and Anna (Taylor) Suor (White 1898:439). Their grandfather Joseph Suor was a native of Germany (White 1898:439). Charles Suor operated a wood turning establishment on the corner of Clinton and Oak streets in Buffalo and served as supervisor of the old Eleventh ward (White 1898:439). He died in 1887 when the boys were teenagers.

Arthur M. Suor was educated in public schools and the College of Commerce in Buffalo. He was first employed for three years with the T. C. Tanke's jewelry store and later in the Western Transit Company for a short time. In 1890, he accepted a position with the real estate firm of Thorne & Angell. He was associated with the firm until 1894, when he formed a partnership with his brother, William C. T. Suor (White 1898:439). In 1896, he married Ida Clare Heeb of Buffalo. They had one son, Arthur M., Jr. He was a member of Parish Lodge No. 292, F. & A. M., and of Trinity Lodge, I. O. O. F.

Table 1. Summary of Deed information: Subdivision Lot 2 (22 Chateau Terrace/Parcel B).

Date	Grantor	Grantee	Notes
n/a	Holland Land Company (Part of Lot #13, Township 12, Range 7)	Michael Shenk	Liber 7 of Deeds, page 48. Conveyed into two parcels East Parcel to Michael Shenk, Jr., Liber 53 of Deeds, page 103. West parcel to John Shenk, Liber 48 of Deeds, page 144.
1852	n/a	n/a	Original survey of Farm Lot 13 by Tobias Witmer, surveyors.
n/a	Michael Shenk, Jr (?)	Philip J. Ferkel	East side of Farm Lot No. 13. According to affidavit by Jacob W. Snyder.
n/a	Philip J. Ferkel	George Demert & Heirs	East side of Farm Lot No. 13. According to affidavit by Jacob W. Snyder.
n/a	George Demert & Heirs	Chauncey J. & Emily G. Hamlin	East side of Farm Lot No. 13. According to affidavit by Jacob W. Snyder.
November 12, 1917	n/a	n/a	Chauncey Hamlin had land surveyed.
July 12, 1919 REC. July 15, 1919	Chauncey J. & Emily G. Hamlin	Wm. C.T. Suor & Arthur M. Suor	Liber 1423 of Deeds, page 240. Subject to easement for water & sewer drainage.
September 1, 1920 Rec. October 7, 1920	Wm. C.T. and Jessie M. Suor & Arthur M. and Ida H. Suor	Louis W. & Josephine E. Ball	Liber 1555 of Deeds, page 138. Subject to building restriction for a period of 25 years from July 1, 1919.
July 1, 1971	Josephine E. Ball as survivor of Lewis W. Ball	Edmund Karnofsky	Liber 7812 of Deeds, page 1 Lewis died August 20, 1968
July 23, 1923 Rec. August 23, 1993	Edmund Karnofsky	New York Telephone Company	Easement. Liber 10727 of Deeds, page 240
August 9, 2008 Rec. Sept. 8, 2008	Edmund Karnofsky	E/K Realty Group LLC	Liber 11149 of Deeds, page 6267
March 16, 2018	E/K Realty Group LLC	570 DAB 3 LLC	Liber 11326 of Deeds, page 9012

Architectural Summary

Setting. Chateau Terrace on the north side of Main Street east of Harlem Road is nestled between two early-to-mid-twentieth-century residential subdivisions, Fruehauf to the west and Audubon Terrace to the east. Chateau Terrace was laid out to serve as the entrance road for the development. The subdivision was designed with four roads that form a near rectangular-shaped central plan. These include two north-south roads (Chateau Terrace & Chateau Terrace East), one northwest-southeast road (Chateau Terrace South), and one east-west road (Chateau Terrace North). The south end of Chateau Terrace has a bend to the northeast just south of Chateau Terrace South. Street trees were planted throughout Chateau Terrace. Trees lining the entrance road, and the road's winding alignment were designed to provide screening as well as privacy. Chateau Terrace was originally designed with three dead end roads. The north end of Chateau Terrace East is open for access to the Park School of Buffalo Campus. Commercial properties, a school, medical offices, and a public library border the south boundary of the subdivision.

Site. Located on the west side of the street, the single-family residence and detached garage at 22 Chateau Terrace is the first residential property in the subdivision north of Main Street. The parcel measures 80 ft wide by 73.34 ft deep. The house has a narrow 9.77-ft setback and a small, enclosed backyard measuring roughly 22 ft wide by 20 ft deep. A mature 24-inch green ash tree is centered in front of the house on the road verge. Other mature trees include are on the south side of the driveway and along west edge of the parcel. Concrete walkways (2.5 ft-2.6 ft) are on the north and west sides of the house. A low concrete retaining wall stretches across the south property line. Parking lots associated with commercial properties fronting Main Street (Nos. 4558-4560 & 4548) border the south, southwest, and west perimeters of the parcel. Residential properties are adjacent to the north (20 Chateau Terrace) and northwest (23 Fruehauf).

Description of Exterior. The residence at 22 Chateau Terrace is a frame, two-story Craftsman-style building with a front-gabled roof with asphalt shingles, stucco exterior, wood belt course, and stone foundation. It has a rectangular plan and measures approximately 24.20 ft wide by 40.66 ft deep. Window openings are single, paired, and triple groupings. These openings feature simple molded wood surrounds and wood double-hung sash (1/1 and 9/1). Original basement windows have two lights.

The east façade has an enclosed entry porch with a wood stoop in the north bay, a one-story sunroom with a low-pitched gabled roof, and a triple window grouping with bracketed pent. The entrance door features six lights over two lights and two panels. It is flanked by sidelights of four over one, a wood panel, and a single corner pilaster. Six lights over one light windows are on the north side of the entry porch. Stylistic details include wide overhanging eaves with single triangular knee brackets, beveled windows, and paneled and glazed doors.

Exterior alterations include a few replacement windows, a replacement wood rail on the front stoop, and asphalt roofing shingles.

Description of Interior. The open first-floor layout consists of a sunroom, dining room, living room, kitchen, and basement/side entrance hall. Three bedrooms, a bathroom, and a hall closet are on the second floor. It has an unfinished basement. The interior has painted plaster walls. Floor finishes include carpeting, hardwood, linoleum, and tile. Hardwood floors are covered on the first floor and primary bedroom. Interior windows are accented with simple wood trim. Extant interior doors are wood with six panels.

The living room has a central brick fireplace with a wood mantel supported by three brick corbels, built-in wood shelving, and Craftsman-style staircase (quarter turn stairs) with corner pier along the north wall. The Craftsman-type living room entrance door has a single panel and four lights. An original push button switch panel is on right side of front door. A Craftsman-type beveled glass window is in the north wall of the living room and west wall of the dining room. Original wooden baseboards and metal baseboard registers are

intact. The kitchen has built-in cabinets. Original cabinet doors have been removed from the upper cabinet shelves on the west wall and a new sink with cabinets has been installed on the east wall. The side entrance/basement hall is on the north side of the house.

The primary bedroom on the second floor is in the upper front (east) of the house. It features two closets and window seat. The other two bedrooms have a single window and closet. The bathroom retains its white hexagonal floor tile, built-in closet, and built-in medicine cabinet.

The basement retains its original door and wood stairs. It has exposed stone walls and a row of built-in cabinets along the west wall. The chimney has a basement clean.

Interior alterations include the following: removal of portions of built-in kitchen cabinets and sink; removal of original light fixtures; drop ceiling in the dining room; new kitchen flooring; removal of a few original doors; and removal of original bathroom sink and tub.

Garage. A detached, frame, two-bay Craftsman-style garage is on the southwest side of the house. The 3.66.5 sq ft garage (18.35 ft wide by 20.15 ft deep) has a hipped roof with overhanging eaves, and asphalt roof shingles, and wood exterior siding. Garage doors feature multiple pane fixed windows and wood panels. The garage is presently structurally unstable. A section of the roof has partially collapsed on the south slope (Photograph 14 in Appendix A).

Conclusions

The ca. 1920 residence with garage at 22 Chateau Terrace retains much of its original materials and stylistic elements, it is a representative example of a modest single- family home type constructed in the first quarter of the twentieth century in Buffalo and suburban neighborhoods. Previous historic resources surveys have also identified the building at 22 Chateau Terrace as a contributing resource to a Chateau Terrace Historic District (Chateau Terrace Study Area in CRIS).

As previously recognized in the historic resources survey, Chateau Terrace Study Area is historically significant at the local level for its association with the suburban development of the Town of Amherst during the early to mid-twentieth century.

Annotated List of Potentially Significant Historic Resources Town of Amherst, NY

Name of Resource/Address	Photo Number	Area (ID Number)	Approx Date of Construction	Resource Type/Description	Reason for Inclusion	Color Code
Chateau Terrace Historic District Includes the following: 11 to 77 Chateau Terrace East and 20 to 80 Chateau Terrace East; 7 to 47 Chateau Terrace South and 10 to 42 Chateau Terrace South; 22 to 120 Chateau Terrace and 65 to 121 Chateau Terrace. 70 properties, 47 contributing; 23 noncontributing.	6-45	Area 6 (6DB45)	Majority of houses built ca. 1920s-30s	Early 20th century residential district featuring a variety of styles including Bungalow, Craftsman, American Foursquare, Colonial Revival, Dutch Colonial Revival. Modest scale houses. Winding street pattern with mature street trees.	Cohesive residential district; early 20th century styles. Association with history of suburban development. Proximity to trolley line.	Blue
53 Fruehauf Avenue	6-56	Area 6 (6BY56)	ca. 1930	2 1/2-story hip roof frame foursquare residence with Prairie style influences. Wood clapboard siding at first floor and wood shingled walls above. Broad overhanging eaves. Rafter tails have been removed. Tapered, paneled porch posts. Contributing garage.	Early 20th century American Foursquare residential architecture	Yellow +

Architectural Definitions

Colonial Revival

The Colonial Revival style was the dominant style for domestic architecture during the first half of the twentieth century. As it is used here it refers to a revival in the interest of early Dutch and English (Georgian and Adam styles) houses from the Atlantic seaboard. The Centennial Exhibition of 1876, and the Chicago World's Fair in 1893 sparked a renewed interest in colonial architecture, and the colonial period in general. In the last two decades of the nineteenth century, the Colonial Revival influenced the Queen Anne style, producing classical details such as Palladian windows. A number of publications including *The American Architect and Building News* and *Ladies Home Journal* promoted the style to both the professional and private sector. Typically, the style tends to be eclectic with the free combination from two or more of these early precedents. Common elements associated with the style include regular massing, symmetrically balanced façades, embellishment of front entrances with pedimented porches and classical surrounds, multi-light double-hung wood sash, brick or wood clapboard walls and gabled roof dormers. Examples of the Colonial Revival style can be found in the Chateau Terrace Historic District (ca. 1920s-30s; Photos 6-45).

American Foursquare

The American Foursquare style refers more to a massing typology than it does to a stylistic ornamental language. American Foursquare houses are defined by cubic massing, hipped roofs, overhanging eaves, dormers, and full-width front porches. The ornament can reference Craftsman, Prairie, or Colonial Revival styles. The style first appeared in ca. 1890, and was promoted by builder's magazines and catalogue companies who sold house "kits". The simplified ornamental language gave the buildings a clean, dignified appearance, which appealed to the budget and aesthetic sensibilities of the modern homeowner. The simple massing lent itself to a variety of cladding materials including brick, stucco, clapboard and shingle. Examples in Amherst include 53 Fruehauf Avenue (ca. 1930; Photo 6-56).



AREA 6

6-46. 21 Chateau Terrace East,
Chateau Terrace Historic
District



AREA 6

6-45. 120 Chateau Terrace,
Chateau Terrace Historic
District



AREA 6

6-56. 53 Fruehauf Avenue

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NAME OF RESOURCE, ADDRESS, & SBL #	APPROX. DATE	PROPERTY TYPE	APPLICABLE LOCAL LANDMARK CRITERIA	POTENTIAL THREATS
22 Chateau Terrace (68.17-6-19)	ca. 1920	Early 20th century suburban estate: Craftsman-style residence.	Criterion (i): association with the early history of suburban development in Amherst and representative house of one of Amherst's first major residential subdivisions, College Hill-Chateau Terrace, developed by Suor & Suor, as well as its association with the trolley line and Main Street. Local Landmark Criterion (ii): embodies the distinctive characteristics of the Craftsman style.	Developers

INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The Chateau Terrace neighborhood features many early twentieth-century houses (Bungalows, Craftsman, Colonial Revivals, American Foursquares), as well as some surviving nineteenth-century houses, and a few early 1940s and post World War II houses. Period architectural levels in the neighborhood are moderate.

Chateau Terrace on the northside of Main Street east of Harlem Road is nestled between two early-to-mid-twentieth-century residential subdivisions, Fruehauf to the west and Audubon Terrace to the east. Chateau Terrace was laid out to serve as the entrance road for the development. The subdivision was designed with four roads that form a near rectangular-shaped central plan. These include two north-south roads (Chateau Terrace & Chateau Terrace East), one northwest-southeast road (Chateau Terrace South), and one east-west road (Chateau Terrace North). The south end of Chateau Terrace has a bend to the northeast just south of Chateau Terrace South. Street trees were planted throughout Chateau Terrace. Trees lining the entrance road, and the road's winding alignment were designed to provide screening as well as privacy. Chateau Terrace was originally designed with three dead end roads. The north end of Chateau Terrace East is open for access to the Park School of Buffalo Campus. Commercial properties, a school, medical offices, and a public library border the south boundary of the subdivision.

Located on the west side of the street, the single-family residence and detached garage at 22 Chateau Terrace is the first residential property in the subdivision north of Main Street. The parcel measures 80 ft

wide by 73.34 ft deep. The house has a narrow 9.77-ft setback and a small, enclosed backyard measuring roughly 22 ft wide by 20 ft deep. A mature 24-inch green ash tree is centered in front of the house on the road verge. Other mature trees included are on the south side of the driveway and along the west edge of the parcel. Concrete walkways (2.5 ft-2.6 ft) are on the north and west sides of the house. A low concrete retaining wall stretches across the south property line. Parking lots associated with commercial properties fronting Main Street (Nos. 4558-4560 & 4548) border the south, and west perimeters of the parcel. Residential properties are adjacent to the north (20 Chateau Terrace) and northwest (23 Fruehauf).

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

Description of Exterior

The residence at 22 Chateau Terrace is a frame, two-story Craftsman-style building with a front-gabled roof with asphalt shingles, smooth stucco exterior, wood belt course, and stone foundation. It has a rectangular plan and measures approximately 24.20 ft wide by 40.66 ft deep. Window openings are single, paired, and triple groupings. These openings feature simple molded wood surrounds and wood double-hung sash (1/1 and 9/1). Original basement windows have two lights.

The east façade has an enclosed entry porch with a wood stoop in the north bay, a one-story sunroom with a low-pitched gabled roof, and a triple window grouping with bracketed pent. The entrance door features six lights over two lights and two panels. It is flanked by sidelights of four over one, a wood panel, and a single corner pilaster. Six lights over one light windows are on the north side of the entry porch. Stylistic details include wide overhanging eaves with single triangular knee brackets, beveled windows, and paneled and glazed doors. The Craftsman character defining features it exhibits are exposed roof rafters, decorative bracing and bracing under gables.

Exterior alterations include a few replacement windows, a replacement wood rail on the front stoop, and asphalt roofing shingles.

Description of Interior

The open first-floor layout consists of a sunroom, dining room, living room, kitchen, and basement/side entrance hall. Three bedrooms, a bathroom, and a hall closet are on the second floor. It has an unfinished basement. The interior has painted plaster walls. Floor finishes include carpeting, hardwood, linoleum, and tile. Hardwood floors are covered on the first floor and primary bedroom. Interior windows are accented with simple wood trim. Extant interior doors are wood with six panels.

The living room has a central brick fireplace with a wood mantel supported by three brick corbels, built-in wood shelving, and Craftsman-style staircase (quarter turn stairs) with corner pier along the north wall. The Craftsman-type living room entrance door has a single panel and four lights. An original push button switch panel is on right side of front door. A Craftsman-type beveled leaded glass window is in the north wall of the living room and west wall of the dining room. Original wooden baseboards and metal baseboard registers are intact. The kitchen has a large portion of its original built-in cabinets. Original cabinet doors have been removed from the upper cabinet shelves on the west wall and a new sink with cabinets has been installed on the east wall. The side entrance/basement hall is on the north side of the house.

The primary bedroom on the second floor is in the upper front (east) of the house. It features two closets and window seat. The other two bedrooms have a single window and closet. The bathroom retains its white hexagonal floor tile, built-in closet, and built-in medicine cabinet.

The basement retains its original door and wood stairs. It has exposed stone walls and a row of built-in cabinets along the west wall. The chimney has a basement clean.

Interior alterations include the following: removal of portions of built-in kitchen cabinets and sink; removal of original light fixtures; drop ceiling in the dining room; new kitchen flooring; removal of a few original doors; and removal of original bathroom sink and tub.

Garage

A detached, frame, two-bay Craftsman-style garage is on the southwest side of the house. The 3.66.5 sq ft garage (18.35 ft wide by 20.15 ft deep) has a hipped roof with overhanging eaves, and asphalt roof shingles, and wood exterior siding. Garage doors feature multiple pane fixed windows and wood panels. The garage is presently structurally unstable. A section of the roof has partially collapsed on the south slope.

SIGNIFICANCE:

DATE OF INITIAL CONSTRUCTION: ca. 1920

ARCHITECT: Unknown

BUILDER: Suor & Suor

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

This house is architecturally significant as an example of the Craftsman style of the early twentieth century. It meets Local Landmark Criterion (ii) for embodying the distinctive characteristics of this style. The house retains a relatively high degree of integrity of design, materials, and craftsmanship. It also meets Local Landmark Criterion (i) for its association with early 20th century planned residential developments as well as its association with the trolley line and Main Street. The developer of this home was Suor & Suor who made their name originally in the City of Buffalo for building affordable homes for the middle class and contributed to upward mobility and local suburban development in the early 20th century.

Early twentieth-century growth of the Snyder area has been attributed to the opening of Buffalo & Williamsville Electric Railway (aka Tonawanda Trolley in 1893 and the advent of the automobile (Grande 200:145; Fiddler-Woite 2009:38). Running along the north side of Main Street, the trolley line connected Buffalo and Williamsville. Efficient and dependable transportation attracted the interest of future homebuyers in new housing developments (Fiddler-Woite 2009:93). In operation until 1930, the trolley provided access for middle class families to purchase a home in Snyder.

In 1911, brothers William Charles Taylor Suor (1873-1959) and Arthur M. Suor (1874-1936) purchased 99 acres of the Kabel family's farm for the College Hill neighborhood development, which they first called "Amherst Heights" (Grande 2000:149). Formed in 1894, Suor & Suor were initially engaged in real estate business development projects near the Central Park and Parkside neighborhoods of Buffalo (White 1898:439). The brothers developed a few one-block streets near some of the main thoroughfares of Central Park, including Starin and Vorhees Avenues (Moriarty 2017). Their developments on Revere Place, Taft Place, and Sagamore Terrace were speculatively built homes erected on modest lots (Moriarty 2017). Suor & Suor offered affordable single-family homes with modern amenities which appealed to middle class consumers (Moriarty 2017).

Suor & Suor had been previously involved in more traditional real estate interests of acquiring and selling farm houses (Grande 2000:149). Within a few years the firm would further expand development in Snyder with the College Hill - Chateau Terrace subdivision. A third brother, John Russell Suor (1882-1959), was also involved in the development of Snyder (Buffalo Evening News [BEN] 1953:25). He started his real estate career in Buffalo and later moved to Snyder. For roughly 25 years, John Suor was associated with the Erie County Real Estate Department and the county attorney's office as an appraiser (BEN 1953:25).

In Snyder, the Suors envisioned a new type of residential development on the south side of Main Street between Getzville and Harlem roads. Washington Highway formed the central point of what became known as the College Hill (Fiddler-Woite 2009:93). Suor & Suor's College Hill Office was erected on the southwest corner of Main Street (#4363) and Washington Highway (Fiddler-Woite 2009:94). The company built middle-class-sized homes which typically consisted of a two-story building with four bedrooms, a den, and a bathroom on each floor (Fiddler-Woite 2009:95). In February 1917, there were 40 homes in College Hill (BEN 1917). Suor & Suor advertised their new modern homes in local Buffalo newspapers to attract potential buyers to relocate to Snyder.

The brothers continued to acquire more tracts of land for their development in Snyder. Suor & Suor purchased an additional 65-acres of the Tobias Witmer farm south of College Hill by 1919 (Fiddler-Woite 2009:95). Named College Hill Terrace, the new 331-lot development extended toward Kensington Avenue. It was laid out with large lots for more upscale homes with landscaping and street furniture (Fiddler-Woite 2009:95). The Suors also endeavored in commercial development. In 1920, the Town of Amherst's population had increased by 36 percent from 4,629 in 1910 to 6,286 with much of the increase in the Snyder- Eggertsville area (Grande 2000:145). This rise in population included both new owners of large estates as well as an increased migration of middle-class commuters who purchased homes in the new subdivisions (Grande 2000:146).

By early 1920s, new residential neighborhoods were established west of Williamsville along Main Street which included the following: Rosedale Park, College Hill, Chateau Terrace, Audubon Terrace, and Amherst Estates. From 1923 to 1930, a town committee on building construction approved 73 major subdivisions (Grande 2000:189). The 1920s building boom in Amherst contributed to a 110 percent increase in population from 6,286 in 1920 to 13,181 in 1930 (Grande 2000:183).

The craftsman style was popular between 1905 through the early 1920s. The style was inspired by the Greene brothers who designed simple Craftsman-style bungalows in Pasadena, California. Influences on this style include the English Arts and Crafts Movement (particularly in America the philosophy of Gustav Stickley) and an interest in oriental wooden structures. The style was promoted in periodicals such as *Western Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Ladies Home Journal*, and *The Craftsman magazine*. Stickley promoted the "honest" expression of structure through the 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. The "Craftsman Home Builder's Club" provided subscribers with free sets of blueprints for featured house designs, which could be customized to suit individual needs and tastes. The style is characterized by low-pitched, gabled roofs; hipped roofs; wide, unenclosed eave overhangs and exposed rafters; decorative beams or knee braces beneath overhangs; full or partial width porches with square-tapered columns that sometimes extend to the ground level. The exterior wall is sometimes broken up by the use of different materials. Dormers are common, with exposed rafters and braces.

The house is located in one of Amherst's first major suburban residential subdivision, College Hill-Chateau Terrace, developed by Suor and Suor in the 1920s. This local company had shifted from traditional real estate transactions to large-scale planned suburban development.

THEME: Residential: Craftsman

CONCLUSIONS:

The ca. 1920 residence with garage at 22 Chateau Terrace retains much of its original materials and

stylistic elements, it is a representative example of a modest single-family home type constructed in the first quarter of the twentieth century in Buffalo and suburban neighborhoods. Previous historic resources surveys have also identified the building at 22 Chateau Terrace as a contributing resource to a Chateau Terrace Historic District (Chateau Terrace Study Area in CRIS).

As previously recognized in the historic resources survey, Chateau Terrace Study Area is historically significant at the local level for its association with the suburban development of the Town of Amherst during the early to mid-twentieth century.



570 DELAWARE AVENUE
BUFFALO, NEW YORK 14202
716.886.0211.P :: 716.886.1026.F

March 15, 2023

Members of the Historic Preservation Commission
Amherst Town Hall
5583 Main Street
Williamsville, NY 14221

RE: 22 Chateau Terrace Amherst, NY 14226 (BDP # 5202)

Dear Members of the Historic Preservation Commission:

We have been advised that the Town of Amherst Historic Preservation Commission (HPC) has received a Landmark Designation application for the property located at 22 Chateau Terrace Amherst, NY 14226. The property is under the ownership of Benderson Development LLC. As the owner of the property, Benderson opposes designation of this property.

As the HPC is aware, the Town of Amherst, after undertaking a full review pursuant to the State Environmental Quality Review Act, as well as holding numerous public meetings and hearings, rezoned this property from residential zoning to TI -2.5 which allows, as-of-right a mixed-use development. The property is the subject of an active site plan application before the Town of Amherst Planning Board. As part of that application, Benderson retained Commonwealth Heritage Group to provide a report on 22 Chateau Terrace which we understand has been provided to the HPC. The report concludes "the ca. 1920 residence with garage at 22 Chateau Terrace does not appear to meet the State/National Register Places (S/NRHP) criteria for individual eligibility."

The request by the neighbors for designation of this property is nothing more than an effort to weaponize the HPC to otherwise stop a code-compliant mixed-use project that complies with the TI-2.5 zoning and has addressed all agency comments received to date.

Thank you in advance. We are unable to attend the HPC meeting on March 21, 2023 as we have other previously scheduled meetings that night. If you require our attendance we ask that you table this matter to your April meeting. If you have any questions please do not hesitate to contact me.

Thank you,
BENDERSON DEVELOPMENT COMPANY, LLC

James A. Boglioli

James A. Boglioli, Esq.
Director, Right to Build – Northeast US

Cc: Town of Amherst Planning Board
Town of Amherst Town Board

Attachment: 5202 - HPC letter 03-15-2023 (27741 : 22 Chateau Terrace - Landmark Designation)

22 Chateau Terrace

Historic Preservation Commission
March 21, 2023



Attachment: 22 Chateau Terrace Presentation (27741 : 22

*“When you strip away the rhetoric, preservation is simply having the good sense to hold on to things that are **well designed**, that **link us with our past** in a meaningful way, and that have **plenty of good use left in them.**”*

*Richard Moe
President, National Trust for Historic Preservation
March 27, 2008*

Year Built: 1920

Exterior Wall Material: Stucco, Wood

Developed by Suor & Suor

- Meets **Local Landmark Criterion (i)** for association with early 20th century planned residential developments – Suor & Suor known for major contribution to upward mobility and local suburban development in Amherst and Snyder in the early 20th century
 - Key firm developing first generation of suburban development in the greater Buffalo region, specifically Snyder
- Meets **Local Landmark Criterion (ii)** for embodying the distinctive characteristics of transitional Craftsman style – retains a high degree of integrity of design, materials, and craftsmanship
 - Features exposed roof rafters, and decorative bracing and bracing under gables
 - Smooth stucco exterior is a characteristic shared by many revival and eclectic styles of the early 20th century, especially in suburban developments

Chateau Terrace Neighborhood

- Cohesive residential enclave featuring early twentieth-century styles
- Close proximity to Buffalo & Williamsville Electronic Railway
- Winding street with mature street trees
- Built primarily during 1910-1930
- Architectural styles include: Bungalow, Craftsman, American Foursquare, Colonial Revival, Dutch Colonial Revival
- College Hill Chateau Terrace – Amherst's early suburban development
- Developed by Suor & Suor and Charles S. Burkhardt



Suor & Suor

22 Chateau Terrace was constructed on Lot #2, the first home leading into the subdivision at a time when Snyder was mostly still undeveloped farmland

SNYDER—Chateau Terrace (adjoining Park school); large Colonial house with open and enclosed porches, 3 sleeping rooms, fireplace, hot water heat, large lot and 2-car garage; investigate today. Chas. S. Burkhardt.

NEW HOMES OUT MAIN STREET.
College Hill and College Hill Terraces.
200 Washington Highway, large
rooms, 4 bedrooms, 2d floor, one
3d floor; lot 50x155\$12,500.00
30 Chateau Terrace, 4 bedrooms,
wide lot 80 feet 9,000.00
65 Chateau Terrace, 3 bedrooms,
lot 50x132 9,500.00
SUOR & SUOR, Main Street and Chateau
Terrace. Call Crescent 1048. 31110

COLLEGE HILL
Add to the list of those houses
you are going to inspect, No. 33
Chateau Terrace. It's plain,
square and solid; built on rock—
three bedrooms, tile bath, fine
large attic, sunroom, fireplace,
bookcases, etc.; 50 foot lot; twin
garage. Most desirable location
and the price is only \$11,500.
Now, don't miss this.
SUOR & SUOR
Realtors
4385 Main St. Crescent 5700

COLLEGE HILL IS IDEAL HOME SITE

The back-to-the-farm movement has taken a firm hold in Buffalo and rapid development of the Country Club and Williamsville districts has been the natural outcome. Many beautiful homes have been built along the Williamsville road and improved street car service has attracted to this section a great number of people who wanted to live in the suburbs, but had been compelled to remain in the city because of the inaccessibility of the beauty spots along the Williamsville road.

One of the most attractive developments in that vicinity is College Hill, which was opened by Suor & Suor. The homes at College Hill have found great favor among men of moderate means who preferred the suburbs, and they seized this opportunity to acquire suburban homes, at the same time enjoying all the advantages of city life.



WILLIAM C. T. SUOR
Picture Made in 1947

William C. T. Suor Is Dead at Age 85; 67 Years a Realtor

William C. T. Suor, whose 67-year real estate career flowered with the development of the Snyder area, died Sunday (Jan. 4, 1959) in his home at 6 Washington Hwy., Snyder. He was 85. He had been ill several years.

Mr. Suor and his brother, the late Arthur M. Suor, opened up Charleston Rd., Chateau Ter., Concord Dr., Coolidge Dr., Hamilton Dr., Hancock Ter., Kings Hwy., Liberty Ter., Mt. Vernon Rd., Saratoga Rd., Westmoreland Rd. and Yorktown Rd. in Snyder. All streets were part of a 200-acre farm they had acquired.

Before that, the two brothers had opened Sagamore Ter., Taft Pl., Revere Pl., and Brewster St., in Buffalo's Central Park area.

William Suor was the last member of the Central Park Methodist Church's original Board of Trustees. He was a founding trustee of the Amherst Community Church.

Served in Fire Board

Born in Buffalo, his first job was with the old Third National Bank, but in 1892 he switched to the real estate. Suor & Suor was the name he and his brother adopted for their realty firm. After Arthur Suor's death in 1936, Mr. Suor organized the Suor Realty Corp., at 4361 Main St., Snyder.

He belonged to the Buffalo Real Estate Board and served as vice president and director. He also belonged to the National Association of Real Estate Dealers.

He was a president of Snyder's Board of Fire Commissioners and sat on the Amherst Zoning Board of Appeals for 20 years.

Mr. Suor helped found Amherst Lodge 981, F&M, and was a member of the Buffalo Consistory and Ismailia Temple of the Shrine.

Long Active in Rotary

He also belonged to the Buffalo Trap & Field Club and the Buffalo Athletic Club. Mr. Suor served as a member of BAC's holding organization, the Ellicott Club.

For years Mr. Suor participated in Amherst Rotary affairs, first as a member of the Williamsville Club and later with the Eggertsville-Snyder unit.

Surviving are his wife, the former Jessie M. Smith; a son, William A., of Snyder; a daughter, Mrs. Thomas Butterworth of Reading, Pa., a stepson Walter T. Bull of Hollywood, Calif., and a sister, Mrs. Charles H. Thomas of Snyder.

Masonic services will be conducted tomorrow evening at 8 in the Leo Sauer Funeral Home, 1933 Kensington Ave.

The Rev. Carl Stoll, first pastor of Amherst Community Church, and the Rev. Olin B. Tracy, current pastor, will conduct the service Wednesday at 2 in the funeral home. Burial will be in Acacia Park.

Why Pay Rent?

Your rent money will buy a modern new home out North Main St., all improvements, high land, delightful surroundings.

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--mail it right now.

SUOR & SUOR

Main St., over Buffalo City
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COUPON.

Suor & Suor: Gentlemen, I would like to know more about your proposition of buying a modern home out North Main St. for the money I am paying for rent.

Name

Address

REGARDEZ VOUS YE HOME SEEKERS

Hope the little touch of French you: attention because we want to you a little story about the homes are offering at

COLLEGE HILL TERRACES

52 CHATEAU TERRACE—A Color type with hot water heat, a delight home, cleverly planned and beautiful executed. Price \$11,700.00.

56 CHATEAU TERRACE—Center plan, with sun room and breakfast room, Holland heating system with thermostatic control. Also \$11,700.

110-116 CHATEAU TERRACE—Very commodious bungalows, with fireplaces, large sun rooms and 50 lots. Priced at \$12,500.00 at present.

30 CHATEAU TERRACE EAST—Square plan, fireplace, sun room, three bed rooms, tile bath and ample closet space.

17 CHATEAU TERRACE—Unique of bungalow type, something different unusually charming. Price \$11,500.

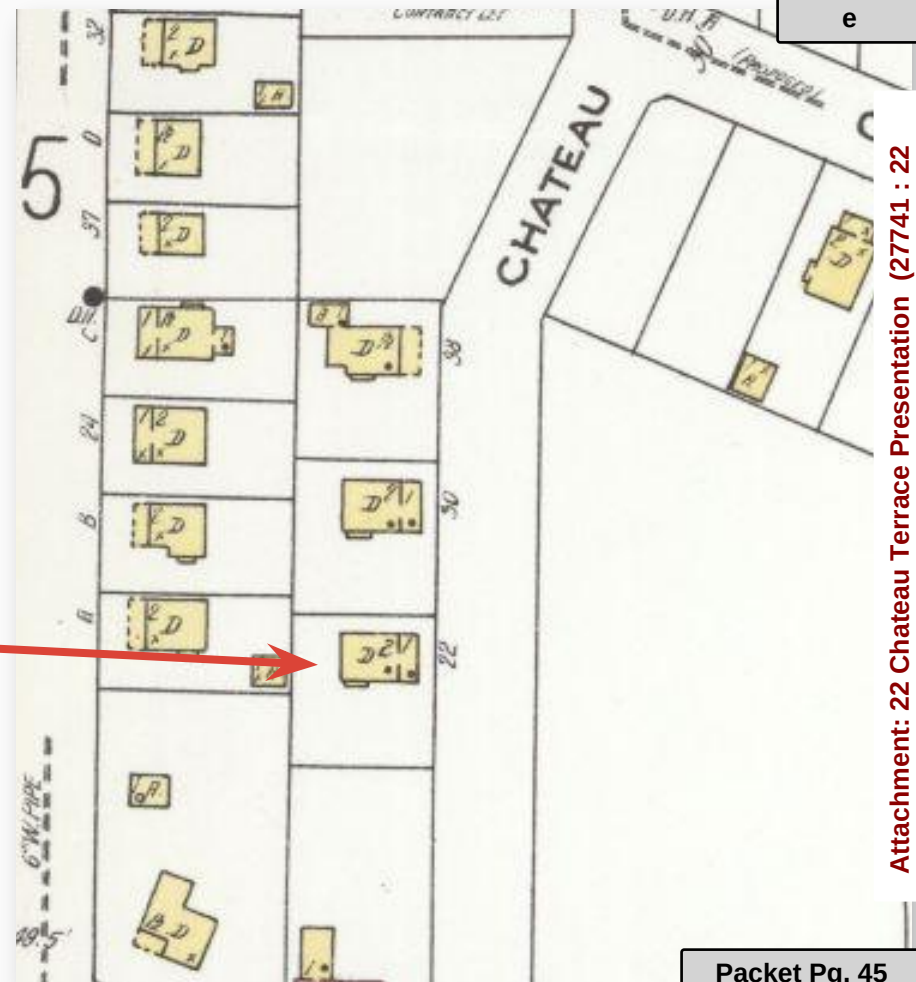
11 CHATEAU TERRACE—As sweet bungalow as you ever saw, in a charming setting. Price \$9,500.00.

33 CHATEAU TERRACE SOUTH—Square shingled home on 50 foot lots are all unusually large, tile bath. Price \$11,500.00.

All these homes are within from or four minutes walk from Main St. all have two-car garages. Call us Crescent 5700 if you wish us to see our for you, or stop at our office 4385 Main Street.

SUOR & SUOR,
COLLEGE HILL

1923 Sanborn Map



Attachment: 22 Chateau Terrace Presentation (27741 : 22







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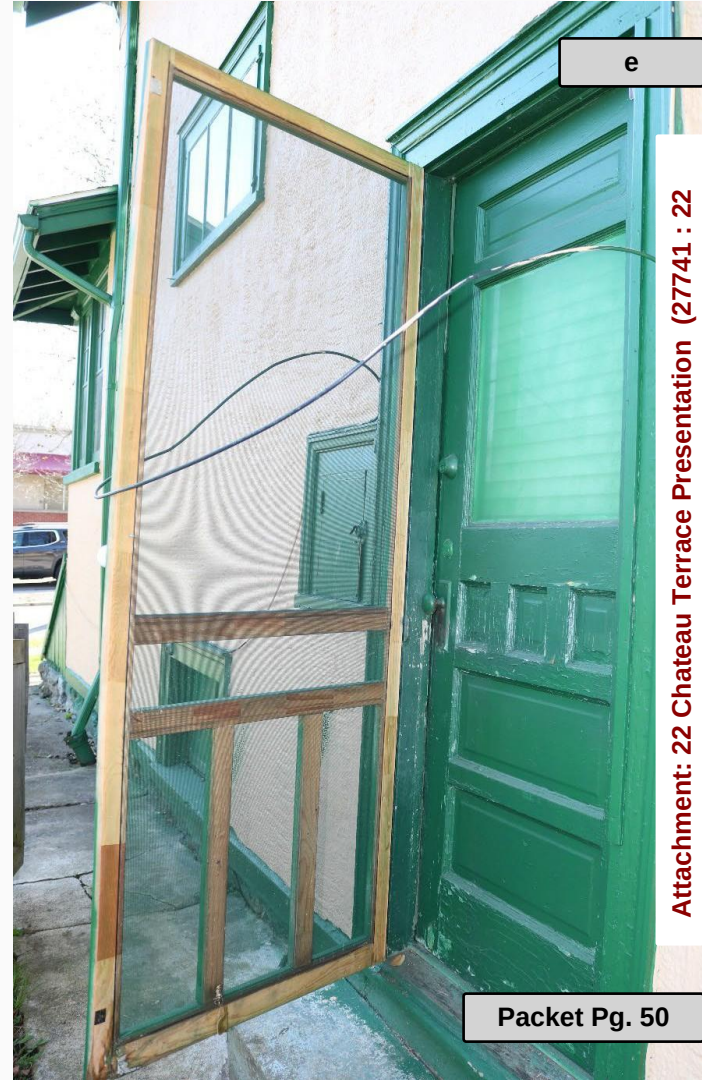


Attachment: 22 Chateau Terrace Presentation (27741 : 22



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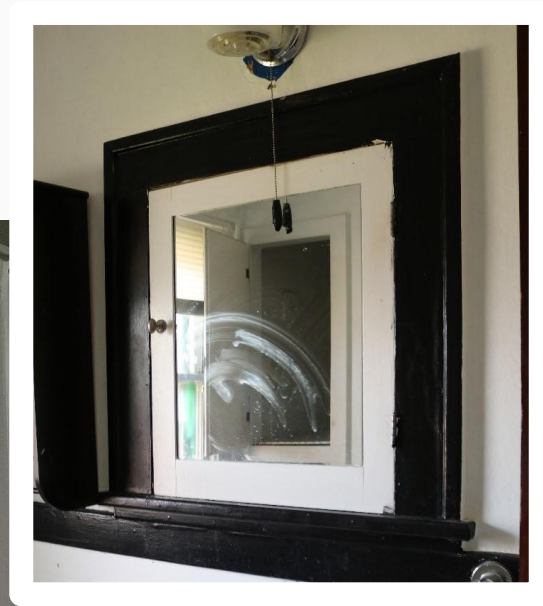
Attachment: 22 Chateau Terrace Presentation (27741 : 22



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Attachment: 22 Chateau Terrace Presentation (27741 : 22

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Milwaukee, WI
Minneapolis, MN
Ogden, UT
Tarboro, NC
Traverse City, MI
Tempe, AZ
Tucson, AZ
West Chester, PA

DOCUMENTATION REPORT:

**22 CHATEAU TERRACE,
TOWN OF AMHERST,
ERIE COUNTY, NEW YORK**

Prepared for:

**BENDERSON DEVELOPMENT COMPANY, LLC
570 Delaware Avenue
Buffalo, New York 14202**

Prepared by:

**COMMONWEALTH HERITAGE GROUP, INC.
New York Regional Office
2390 Clinton Street
Buffalo, New York 14227-1735
(716) 821-1650**

June 2022



**DOCUMENTATION REPORT: 22 CHATEAU TERRACE,
TOWN OF AMHERST, ERIE COUNTY, NY**

Prepared for:

**BENDERSON DEVELOPMENT, LLC
570 Delaware Avenue
Buffalo, NY 14202**

Prepared by:

**Christine M. Longiaru, M.A., Senior Architectural Historian
Mark A. Steinback, M.A., Project Director**

CHG# NY-0179

**COMMONWEALTH HERITAGE GROUP, INC.
New York Regional Office
2390 Clinton Street
Buffalo, New York 14227-1735
(716) 821-1650**

June 2022

Management Summary

Involved Agencies: Town of Amherst, Historic Preservation Committee

Survey Type: Building documentation and S/NRHP eligibility assessment

Location Information:

Location: 22 Chateau Terrace, Snyder, Town of Amherst

County: Erie

Parcel: SBL: 68.7-6-19

USGS 7.5-Minute Quadrangle Maps: Buffalo NE, NY

Report Author(s): C. Longiaru, M. Steinback

Date of Report: June 2022

Attachment: 22 Chateau Terrace structure documentation (27741 : 22 Chateau Terrace - Landmark Designation)

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- 38 Detail of wood floor in southwest bedroom on second floor
- 39 View of northwest bedroom on second floor, facing northwest
- 40 View of northwest bedroom on second floor, facing southeast
- 41 Detail of basement stairs, facing northwest
- 42 View of basement, facing south
- 43 Detail of west basement wall, facing southwest
- 44 View of basement, facing north
- 45 View of basement, facing west-northwest

Project Summary

Commonwealth Heritage Group, Inc. (Commonwealth) prepared this documentation report for the property at 22 Chateau Terrace in the Snyder area of the Town of Amherst, Erie County, New York, under contract to Benderson Development Company, LLC (Figures 1 and 2).¹ This documentation report includes a State and National Registers of Historic Places (S/NRHPs) eligibility assessment of the ca. 1920 residence at 22 Chateau Terrace. It was prepared for submittal to the Town of Amherst Historic Preservation Commission to comply with the "Historic Preservation Law of the Town of Amherst." The study included exterior and interior photographic documentation (see Appendix A), historical research, and an architectural investigation of the building. On-site field investigation was conducted in April 2022. Christine M. Longiaru, M.A., served as Principal Investigator and Senior Architectural Historian. Mr. Mark A. Steinback, M.A., New York Regional Director/ Senior Historian, was the Project Director. Ms. Longiaru and Mr. Steinback exceed the professional qualifications requirements (36 CFR 61) for their respective disciplines.



Figure 1. The property at 22 Chateau Terrace, Town of Amherst, Erie County, New York (*Commonwealth 2022*).

¹ Note, Commonwealth's New York Regional Office in Buffalo was formerly Panamerican Consultants, Inc. The Buffalo office has conducted 50 cultural resources investigations in the Town of Amherst.

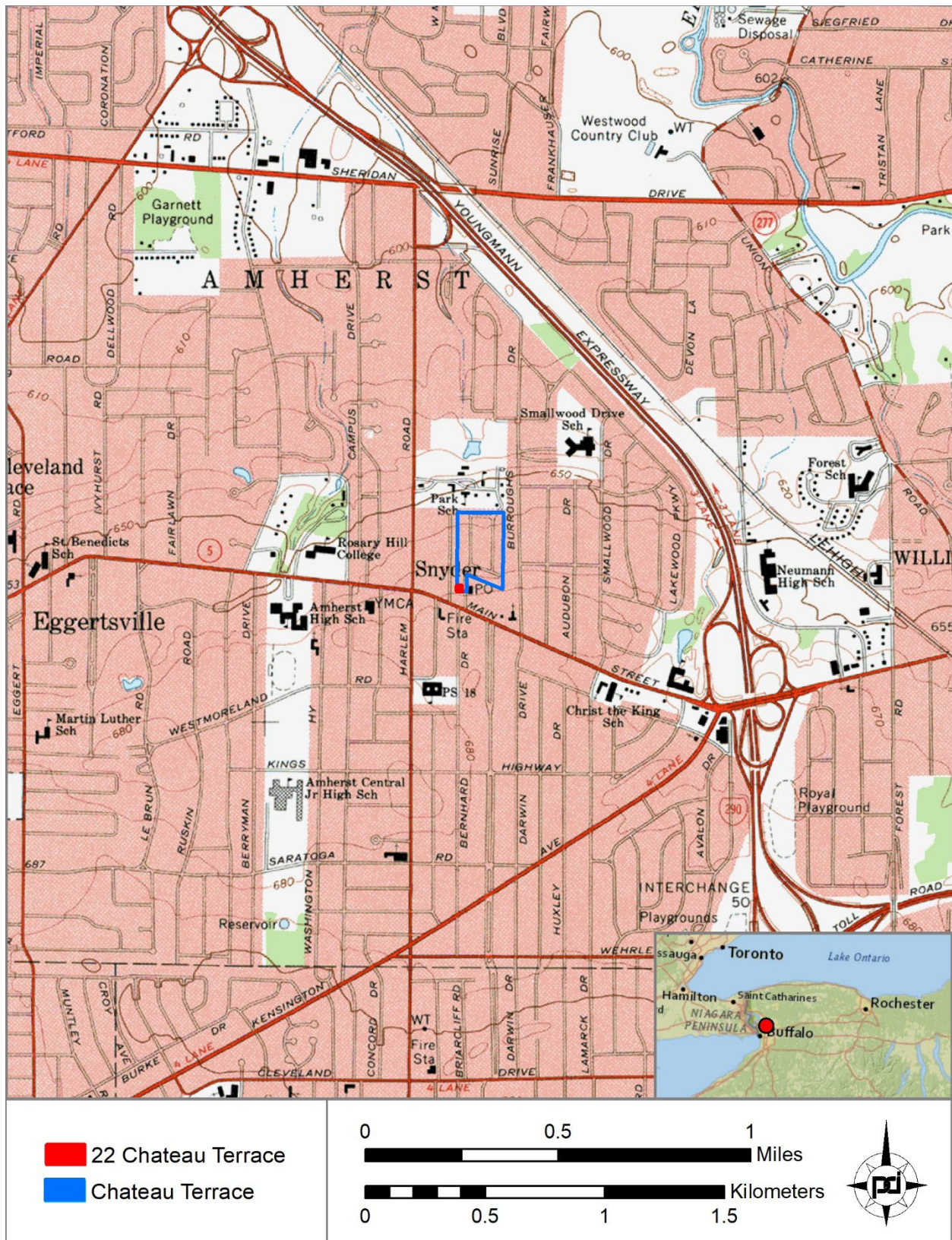


Figure 2 Location of the property at 22 Chateau Terrace, Town of Amherst, Erie County, New York (USGS Buffalo Northeast, 1965).

Current State-level Inventory Status. The residence at 22 Chateau Terrace is in the Chateau Terrace Study Area (New York State Office of Parks, Recreation, and Historic Preservation [NYS OPRHP] Unique Site Number [USN] 02902.001453), which has not been formally evaluated for listing on the State and National Registers of Historic Places (New York State Cultural Resources Information System (CRIS 2022). A general boundary for the study area is delineated in CRIS, though individual residences in the Chateau Terrace Study Area have not been assigned USNs (Figure 3). Audubon Terrace Study Area adjacent to Chateau Terrace (USN 02902.001454) to the east is also a contemporary unevaluated subdivision.



Figure 3. Chateau Terrace Study Area at left as delineated by the NYS OPRHP. The general location of 22 Chateau Terrace is depicted by the red-shaded circle. Note, the adjacent Audubon Terrace Study Area boundary at right (CRIS 2022).

Previous Surveys

Local-level Historic Resources Survey Documentation. Chateau Terrace Study Area was first recommended as a potential historic district in the 1997 *Reconnaissance Level Survey of Historic Resources, Town of Amherst* (Bero 1997:Appendix F-6). The residence at 22 Chateau Terrace was identified as a contributing resource to a proposed historic district. In 1997, Chateau Terrace consisted of approximately 73 houses (52 contributing; 21 non-contributing). It included the following properties: 121 Chateau Terrace North; 7-65 and 10-42 Chateau Terrace South, 11-69 and 20-80 Chateau Terrace East 1-121 and 22-120 Chateau Terrace.

As initially reported, Chateau Terrace Historic District was characterized as a cohesive early twentieth-century residential district consisting of modest scale houses. Chateau Terrace residences were primarily built during the 1920s and 1930s. A variety of popular residential architectural styles are represented in the neighborhood including Bungalow, Craftsman, American Foursquare, Colonial Revival, and Dutch Colonial Revival (Figure 4). Other features of Chateau Terrace include a winding street pattern with mature street trees. The 1997 survey also noted Chateau Terrace's significance at the local level for its association with Amherst's early twentieth-century suburban development.

The 1997 survey assigned a "yellow" color code for Chateau Terrace, which is the third level of color coding for properties in the reconnaissance survey's Annotated List (Bero 1997: Appendix F-6). A "yellow" designation for a property represents a property with moderate architectural and/or historical significance (Bero 1997: 101). Chateau Terrace was one of nine historic districts in Amherst recommended for the intensive level survey. However, the historic districts were not included in the 1998 intensive level survey (Bero 1998:2).



Figure 4. A representative view of 27, 23, and 19 Chateau Terrace in 1997 (Reproduced from Bero 1997: Photo No. 52).

In 2011, Chateau Terrace was reassessed in the *Updated Reconnaissance Level Survey of Historic Resources, Town of Amherst* (KTA 2011: Appendix 1-6). The 2011 survey determined Chateau Terrace Historic District met the criteria for a "blue rated" property. The definition of a "blue rated" property is presented below:

BLUE: Extremely high architectural and/or historic significance. These properties would likely also meet the criteria for to be considered National Register eligible. A locally significant district. A resource that is rare and lacks individual distinction. All districts are considered Blue as are most farmsteads.

Seventy properties were identified in Chateau Terrace in 2011; 47 contributing and 23 noncontributing (KTA 2011: Appendix 1-6). The residence at 22 Chateau Terrace is included as a contributing resource (KTA 2011: Area 6-9). Chateau Terrace consists of the following properties: 11 to 77 Chateau Terrace East and 20 to 80 Chateau Terrace East; 7 to 47 Chateau Terrace South and 10 to 42 Chateau Terrace South; 22 to 120 Chateau Terrace and 65 to 121 Chateau Terrace (Figure 5).

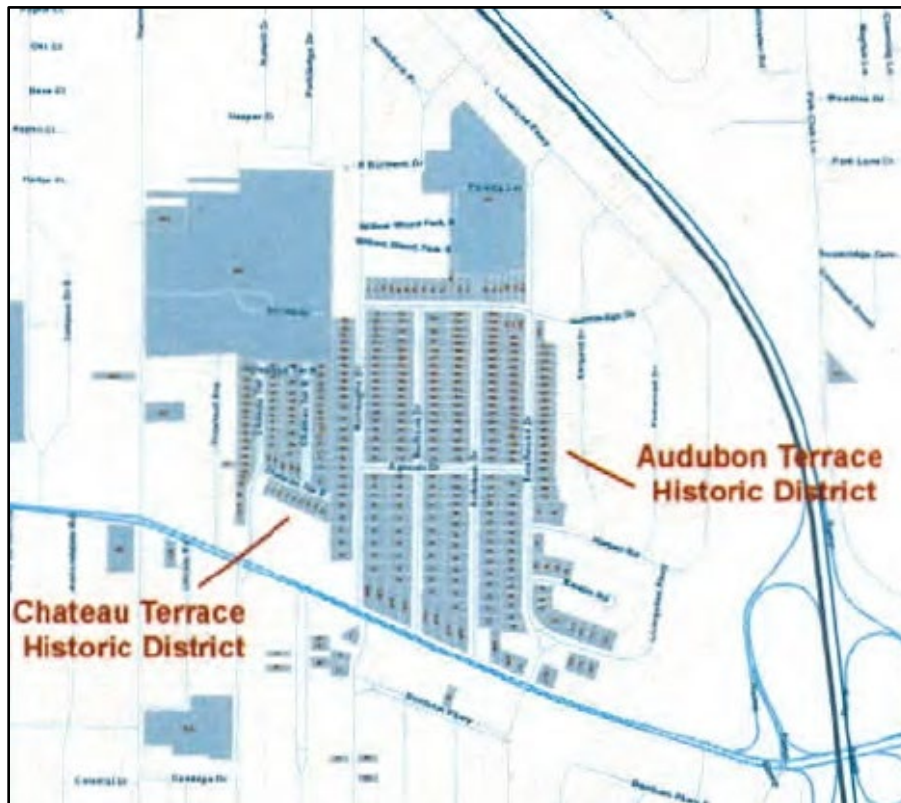


Figure 5. Chateau Terrace Historic District and the adjacent Audubon Terrace District in 2011 (*Reproduced from KTA 2011: Area 6*).

Methodology

Methodologies, historic overviews, and recommendations presented in previous historic resources surveys of the Town of Amherst informed this S/NRHP eligibility assessment for the individual subject property at 22 Chateau Terrace. To assess the historic significance of 22 Chateau Terrace further research was conducted on the development history of the Chateau Terrace Study Area and its surrounding area in the Snyder community. In April 2022, an online Freedom of Information Law (FOIL) request was made with the Town of Amherst Building Department and Planning Department for the following: 1) subdivision files for Chateau Terrace (Suor & Suor Building Company) and 2) building permit records for 22 Chateau Terrace (Online FOIL Request: 2134). The FOIL request did not yield any relevant historical information about the residence or the subdivision.²

A research inquiry for Chateau Terrace subdivision was also made with the The Niederlander Research Library of Buffalo Niagara Heritage Museum.³ The library does not presently hold records specific to Chateau Terrace. Research was conducted at the Eggertsville-Snyder Branch Library and The Grosvenor Room-Special Collections department at the Central Library of the Buffalo & Erie County Public Library. Other research included online searches of relevant genealogical and newspaper web sites.

² Online FOIL Request #2134, Town of Amherst, NY (April 28, 2022). FOIL responses were received on May 4 and June 8, 2022.

³ Rachel Ravago (Deputy Director for Collections and Interpretation, Buffalo Niagara Heritage Museum) in discussion with the author, May 2022.

On-site documentation of the property was conducted on April 28, 2022. As noted above, the investigation included digital photography of the property's setting and the existing conditions of exterior and interior of the building (see Appendix A). Intact architectural details and the overall condition of the building were noted as were any changes to the building. A cursory drive through of the Chateau Terrace development was also carried out to support the S/NRHP eligibility assessment. The National Register Criteria for Evaluation was applied only to the individual property at 22 Chateau Terrace (National Park Service 2002).

Criterion A: (Event) Properties that are associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B: (Person) Properties that are associated with the lives of persons significant in our past; or

Criterion C: (Design/Construction) Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

Criterion D: (Information Potential) Properties that have yielded, or may be likely to yield, information important in prehistory or history (*NPS Bulletin 15*, referencing 36 CFR 60).

A property is not eligible if it cannot be related to a particular time period or cultural group and thereby lacks any historic context with which to evaluate the importance of the cultural resource. The cultural property (e.g., historic structure or landscape) must also retain the historic integrity of those features necessary to convey its significance. Seven aspects or qualities of integrity recognized by the National Register are location, design, setting, materials, workmanship, feeling, and association. Actual determinations of eligibility for the S./NRHPs are made by the NYS OPRHP.

Historical Overview

Early Development of Town of Amherst. European-American settlement of the Niagara Frontier dates from the end of the American Revolution in 1783. During the next decade large grants of land in western New York would be sold to private investors who attempted to open the land to settlement. The land's initial purchasers, a syndicate of speculators headed by Oliver Phelps and Nathaniel Gorham, forfeited their obligations, and the rights to the unsurveyed portion of the area were sold to Robert Morris in 1791. Reserving a portion of the land for his own purposes, Morris sold the remainder, including all of present Erie County, to a consortium of Dutch investors, called the Holland Land Company, in 1792-1793 (Turner 1974 [1850]; Silsby 1961).

Joseph Ellicott was contracted in July 1797 to survey the company's land in western New York and divide it into townships. The process began in the spring of the following year. The current path of Main Street (NY Route 5), completed in 1803, was known as the Buffalo-Batavia Road to the early settlers. This road and the future City of Buffalo were laid out by Ellicott (White 1898). Once townships had been surveyed and roads in the area cut, settlement and growth followed quickly. The first land sales in Amherst were made in the autumn of 1803 to Samuel Kelsey, Henry Lake, Benjamin Gardner, and William Lewis, among others. The earliest settlers arrived the following year and included Timothy and Orlando Hopkins, John Hershey, Samuel McConnell, Alexander Logan, Caleb Rogers, Stephen Colvin, John King, and Joel Chamberlain. By 1808 Ellicott Creek (then known as Eleven Mile Creek) had been dammed and a grist mill was operating in what was then called Williams Mill. Erected by Jonas Williams, the mill was joined by a sawmill and later a tannery (Glover 1972:2). Niagara County (consisting of what are now Erie and Niagara counties) was formed from Genesee County in 1808.

The War of 1812 stunted growth in Western New York which served as one of the primary theaters of that conflict, and areas near the border with Upper Canada (the current province of Ontario) were ravaged by attacks and counterattacks. After the war, Eleven Mile Creek (Ellicott Creek) offered a prime power source for nascent industrial growth, which in turn attracted settlers to the area. With increased population, new political divisions were made. The Town of Amherst was separated from the Town of Buffalo in April 1818 and named for Sir Jeffrey (or Geoffrey) Amherst, Commander of British forces in America in 1759 and 1760 and an early advocate of biological warfare (i.e., blankets infected with small-pox) against the Indians (White 1898:I:493-494; Fenn 2000:1573-1579). Erie County was created when all the land south of Tonawanda Creek was removed from Niagara County in 1821. The Town of Amherst achieved its present size in 1839 when the Town of Cheektowaga was created (White 1898:I:493-494).

The area received a tremendous economic boost when one terminus of the Erie Canal was located at the village of Buffalo. Begun in 1817, the Erie Canal linked Buffalo and Lake Erie with New York City when it opened on October 26, 1825. The completion of the canal attracted additional settlers to the region, including many German-speaking Alsatians, who began to populate the largely agricultural and unoccupied northern portions of the Town of Amherst in the early 1830s (Young 1965:260). Progress was slow since Ellicott Creek flooded regularly, and the nearby land had to be drained before it could be cultivated (Smith 1884:I:400). Despite these endeavors, the center of settlement in the Town of Amherst remained at Williamsville near the creek. Homesteaders focused on growing grain, notably wheat, and grazing cattle. The town's numerous creeks supported a variety of rural industries, including grist mills, a carding mill, sawmills, a tannery, a shoe-and-boot factory, a broom factory, a slaughterhouse, and two furnaces for processing iron needed by area blacksmiths (Glover 1972:2-3; League of Women Voters 1985:6; Amherst Museum 1997). The Fogelsonger limestone quarry was located between Snyder and Williamsville near what is now the entrance to the New York State Thruway. The population of the town increased during the middle decades of the nineteenth century from 4,153 in 1850 to 4,807 in 1875 (Beers 1880:18-19).

First completed to Buffalo in the 1840s, railroads played an important part in the development of western New York as an economic power during the nineteenth and twentieth centuries. As part of the effort "to connect the Hudson River and Lake Erie with a 'ribbon of rails'" the Batavia branch of the New York Central Railroad passed through the central part of the Town of Amherst (Eberle and Grande 1987:52; Stone and Stewart 1866; Beers 1880). This line was abandoned in the twentieth century, and the tracks were pulled up. The New York West Shore & Buffalo Railroad ran passenger service along this route, stopping at Transit Station and Getzville beginning in 1884 (White 1898:I:539; USGS 1905). By 1896, a branch of the Lehigh Valley Railroad ran diagonally through the town, west and south of the project area (Young 1965:264; USGS 1905, 1948).

During the late nineteenth century, the Town of Amherst underwent a period of infrastructure improvements, including the widening and paving of streets and roadways, and the erection of bridges. The first telephone was installed in 1879 (although dial service did not begin until 1949) and the first water system was created in 1895. After the turn of the nineteenth century, other public services began to improve living conditions in the town: water power generated by Niagara Falls was used to provide the town's electricity as electric lights were erected along Main Street in 1901; a natural-gas franchise was granted in 1902; the first water meters were installed in 1919 (League of Women Voters 1985:7; Young 1965:264-265).

Industry in the town at that time centered on processing grain. Large and active flour mills ground wheat grown in the town as well as grain brought to Williamsville from the docks of Buffalo. By the 1890s, however, "electric power from Niagara Falls became available in unlimited quantities. [As a result,] except for the Chalmers gelatine factory [in Williamsville], founded in the 1872, industry disappeared, and Amherst turned toward developing itself as a residential area" (Glover 1972:6-7; see also Young 1965:116-117). Improvements and developments in transportation networks during the 1890s into the twentieth

century, as well as the prosperity of the cities of Buffalo and Tonawanda facilitated the trend toward creating residential communities. In 1892, an electric trolley system connected Williamsville to Buffalo, which operated until 1930, when gasoline buses and cars proved more popular with commuters (Glover 1972:6; Young 1965:263). These transportation improvements offered suburban living opportunities for urban workers.

Agriculture remained prominent in the town well into the twentieth century although the trend of subdividing former farms or unproductive areas into residential developments accelerated after World War I (Dunn 1972:212; Eberle and Grande 1987:202).

Synderville. To the west of William's Mill, a small community formed in the future Snyder area when in 1804 Timothy Hopkins purchased a large farm on Main Street which extended west from Washington Highway (approximately three blocks west of Harlem Road) to Amherstdale Road (Fiddler-Woite 1998:11). Settlement progressed slowly in the Snyder area during the early nineteenth century. The Schenck family moved to the area from Pennsylvania in 1821. Two years later, Abraham Snyder and his family also moved from Pennsylvania and settled near their cousins, the Schencks.

Other early families include Schenck, Freuhauf, Helfer, LeBrun, Miller, Fisher, Schuler, Cable, Witmer, Beck, Crout, Harrison, Kern, Frick, and Fogelsanger (Fiddler-Woite 2009:63,65). In 1830, the Hopkins sold their property to the Schenck family (Fiddler-Woite 2009:14). Abraham Snyder, his wife Veronica, and their two sons (Michael and Jacob) lived in a log cabin on Main Street near Harlem Road. In 1832, Mr. Snyder mysteriously disappeared leaving the burden of supporting the family on young Michael (Fiddler-Woite 2009:20). Within 5 years, Michael Snyder moved the family into a plank house on the northeast corner of Main Street and Harlem Road. He opened a mercantile with John Schenck in the front room of the house. He later expanded the house and opened Snyder's Inn to cater to travelers on the Buffalo Road. He established a U.S. Post Office, according to Snyder family records, as early as the late 1840s (Fiddler-Woite 2009:23). The first post office stood on the northwest corner of Main Street and Harlem Road. However, Michael Snyder was not formally listed as the postmaster of the Snyderville Post Office until 1882 (Fiddler-Woite 2009:24).

An unnamed crossroads community centered on Main Street and Harlem Road is depicted on the 1855 atlas map of Erie County (Geil 1855). The area near Chateau Terrace along Main Street was lined with structures, one of which was a school house. One map-documented structure was a property owned by Mrs. Snyder, which would later be adjacent to the side of Chateau Terrace. A log and brick school house (District #18) was also located near the future site of the Chateau Terrace development (Grande 2000:51). In 1860, Michael Snyder acquired additional property to the east on Main Street near present Chateau Terrace. Snyderville is first identified on the 1866 map of Erie County (Stone & Stewart 1866). M. Snyder's Store and Post Office are depicted on the northeast corner of the intersection on Lot 13.

Tobias Witmer, surveyor, carried out the original survey of Farm Lot 13, the future location of Chateau Terrace, in 1852 (Holland Company Land Title & Abstract Company 2017). Mid-to late nineteenth-century land owners of the Chateau Terrace section of Lot 3 (east section) included Michael Shenk, Michael Shenk Jr., and Philip J. Ferkel. By 1880, Lot 13 had been further subdivided, and G. Demerest owned the largest tract with 61 acres on the east side of Lot 13. (Beers 1880; Figure 6). John and Jacob Snyder owned adjacent parcels on Lot 12, to the east. In 1896, a branch of Lehigh Valley Railroad was constructed through Amherst (Young 1965:264) to the north and east of Snyder. An 1898 map depicts the Lehigh Valley Railroad and the Buffalo & Williamsville Electric Railroad on Main Street extending through Snyder (The Matthews-Northrup Co. 1898). Lot 13, the future location of 22 Chateau Terrace, remained undeveloped. The first residential development in the Snyder vicinity was laid out along Getzville Road and Main Street by this time.

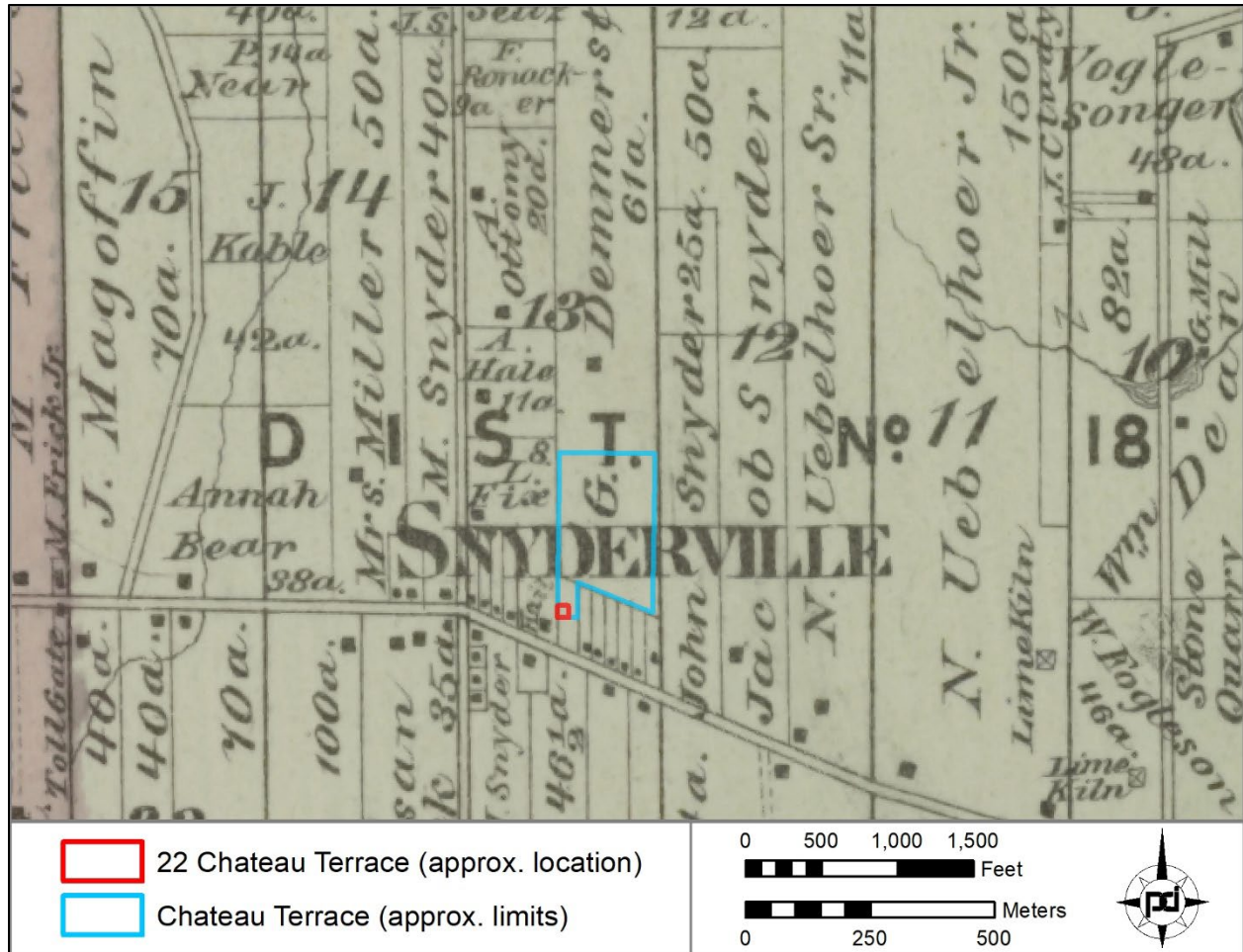


Figure 6. The general location of 22 Chateau Terrace on the 1880 map of the Town of Amherst (Century Map Co. 1915).

Twentieth-Century Development in Snyder. Early twentieth-century growth of the Snyder area has been attributed to the opening of Buffalo & Williamsville Electronic Railway (aka Tonawanda Trolley in 1893 and the advent of the automobile (Grande 200:145; Fiddler-Woite 2009:38). Running along the north side of Main Street, the trolley line connected Buffalo and Williamsville. Efficient and dependable transportation attracted the interest of future homebuyers in new housing developments (Fiddler-Woite 2009:93). In operation until 1930, the trolley provided access for middle class families to purchase a home in Snyder.

In 1911, brothers William Charles Taylor Suor (1873-1959) and Arthur M. Suor (1874-1936) purchased 99 acres of the Kabel family's farm for the College Hill neighborhood development, which they first called "Amherst Heights" (Grande 2000:149). Formed in 1894, Suor & Suor were initially engaged in real estate business development projects near the Central Park and Parkside neighborhoods of Buffalo (White 1898:439). The brothers developed a few one-block streets near some of the main thoroughfares of Central Park, including Starin and Vorhees Avenues (Moriarty 2017). Their developments on Revere Place, Taft Place, and Sagamore Terrace were speculatively built homes erected on modest lots (Moriarty 2017). Suor & Suor offered affordable single-family homes with modern amenities which appealed to middle class consumers (Moriarty 2017).

Suor & Suor had been previously involved in more traditional real estate interests of acquiring and selling farm houses (Grande 2000:149). Within a few years the firm would further expand development in Snyder with the College Hill - Chateau Terrace subdivision. A third brother, John Russell Suor (1882-1959), was also involved in the development of Snyder (Buffalo Evening News [BEN] 1953:25). He started his real estate career in Buffalo and later moved to Snyder. For roughly 25 years, John Suor was associated with the Erie County Real Estate Department and the county attorney's office as an appraiser (BEN 1953:25).

In Snyder, the Suors envisioned a new type of residential development on the south side of Main Street between Getzville and Harlem roads. Washington Highway formed the central point of what became known as the College Hill (Fiddler-Woite 2009:93). Suor & Suor's College Hill Office was erected on the southwest corner of Main Street (#4363) and Washington Highway (Fiddler-Woite 2009:94). The company built middle-class-sized homes which typically consisted of a two-story building with four bedrooms, a den, and a bathroom on each floor (Fiddler-Woite 2009:95). In February 1917, there were 40 homes in College Hill (BEN 1917). Suor & Suor advertised their new modern homes in local Buffalo newspapers to attract potential buyers to relocate to Snyder (Figures 7 and 8).

The brothers continued to acquire more tracts of land for their development in Snyder. Suor & Suor purchased an additional 65-acres of the Tobias Witmer farm south of College Hill by 1919 (Fiddler-Woite 2009:95). Named College Hill Terrace, the new 331-lot development extended toward Kensington Avenue. It was laid out with large lots for more upscale homes with landscaping and street furniture (Fiddler-Woite 2009:95). The Suors also endeavored in commercial development. In 1920, the Town of Amherst's population had increased by 36 percent from 4,629 in 1910 to 6,286 with much of the increase in the Snyder-Eggertsville area (Grande 2000:145). This rise in population included both new owners of large estates as well as an increased migration of middle-class commuters who purchased homes in the new subdivisions (Grande 2000:146).

By early 1920s, new residential neighborhoods were established west of Williamsville along Main Street which included the following: Rosedale Park, College Hill, Chateau Terrace, Audubon Terrace, and Amherst Estates. From 1923 to 1930, a town committee on building construction approved 73 major subdivisions (Grande 2000:189). The 1920s building boom in Amherst contributed to a 110 percent increase in population from 6,286 in 1920 to 13,181 in 1930 (Grande 2000:183). This growth is evident on a 1927 aerial photograph of the Snyder area (see Figure 14). The 1938 map of Snyder shows extensive residential subdivisions on the north and east sides of Main Street west of Harlem Road and on the south side of Main Street west of Harlem Road (Niagara Frontier Planning Board 1938a, 1938b).



Figures 7 and 8. Suor & Suor real estate advertisements in 1921 (left) and 1923 (right) (Reproduced from *The Buffalo Times* 1921 and *Buffalo Courier* 1923b).

Chateau Terrace Area. In 1909, G. Demert is identified with the east portion of Lot 13, which would become the future site of Chateau Terrace subdivision (Century Map Co. 1909 [Figures 9 and 10]). The southern portion of Lot 13 consisted of a residential-width parcel consistent with the other lots along Main Street. It would later become the entrance road to Chateau Terrace. J. Freuhaut [sic] owned the adjacent properties on the west side of the southern portion of Lot 13. The south end of the street that became Fruehauf Avenue is shown between the two Fruehauf parcels fronting Main Street in 1909. A parcel owned by A. Snyder is adjacent to the east side of the south section of Lot 13, which became the Chateau Terrace entrance. Five other parcels on Main Street bordered the south boundary of Lot 13, one of which included the 1900 two-story brick school house (District 18). The rectangular-shaped north section of Lot 13 was bound to the west by residences on Harlem Road.

The 1915 Century Atlas map contains a discrepancy in property ownership of Lot 13. Chauncey Hamlin was identified on the Snyder sub plan as the owner of the G. Demert property on Lot 13, while the 1915 map of the Town of Amherst documents G. Demert as the owner of the 61-acre parcel (Century Map Co. 1915a, 1915b [Figures 11 and 12]). Hamlin's country estate stood on a separate parcel that fronted Harlem Road. Adjacent to the west side of the property was "J.C. Fruehaufs Sub Div.," which consisted of 23 home sites with eleven frame buildings. Other subdivisions documented in Snyder at this time included Meadow Crest on the west side of Harlem Avenue north of Main Street and College Hill south side of Main Street along Washington Highway. According to the results of the title search, Chauncey Hamlin had the parcel surveyed in November 1917 (Holland Company Land Title & Abstract Company 2017: Table 1).

In 1920, The Park School of Buffalo purchased 100 acres on the east side of Harlem Road from the Hamlin Estate for the location of their new school campus which bordered the north boundary of the new Chateau Terrace subdivision (The Park School of Buffalo 2022; Fiddler-Woite 2009:126). In 1922, the Burkhardt Company purchased the Tobias Witmer farm on the east side of Chateau Terrace for the Audubon Terrace subdivision (Fiddler-Woite 2009:148).

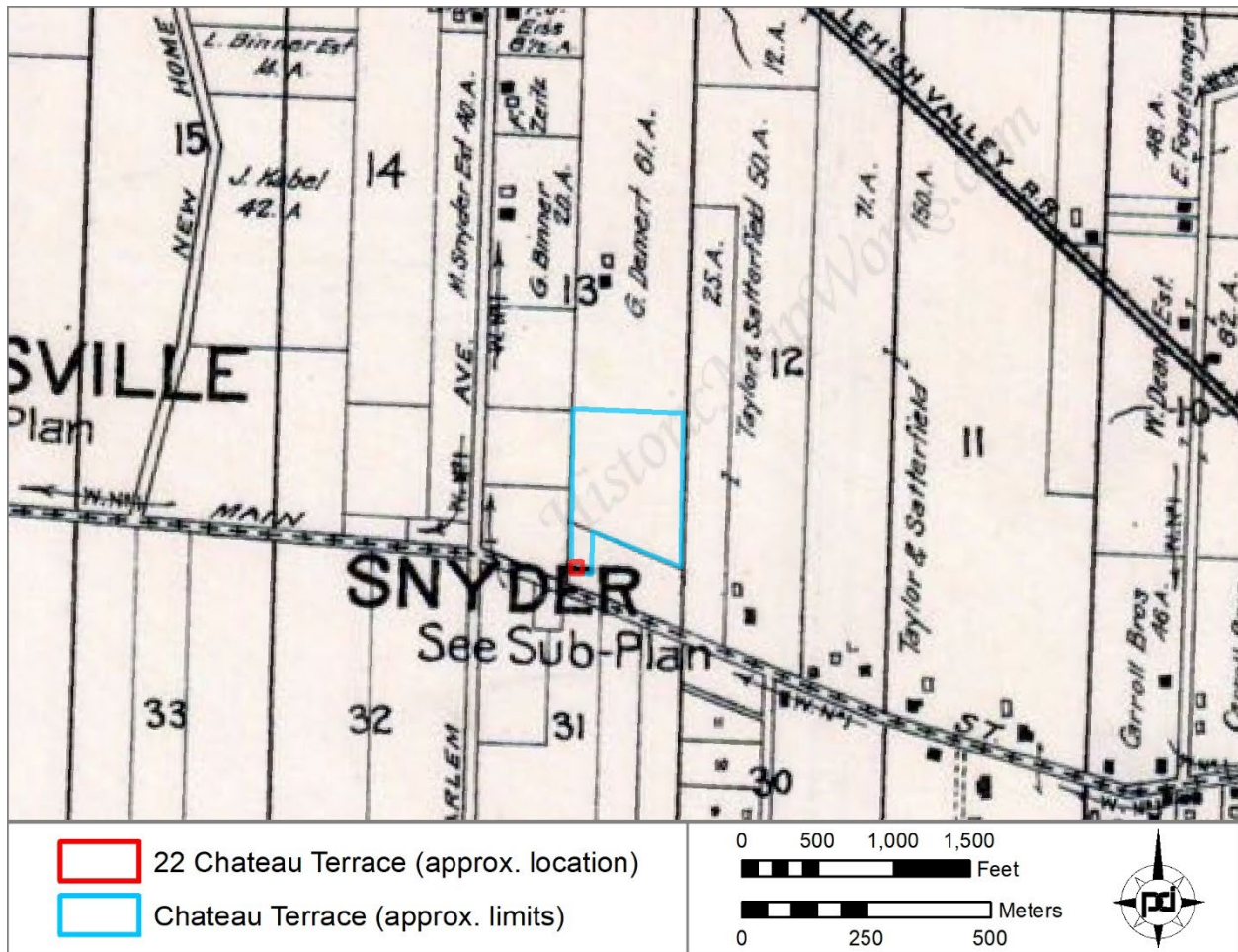


Figure 9. The general location of 22 Chateau Terrace on the 1909 map of the Town Amherst (*Century Map Co. 1909a*).

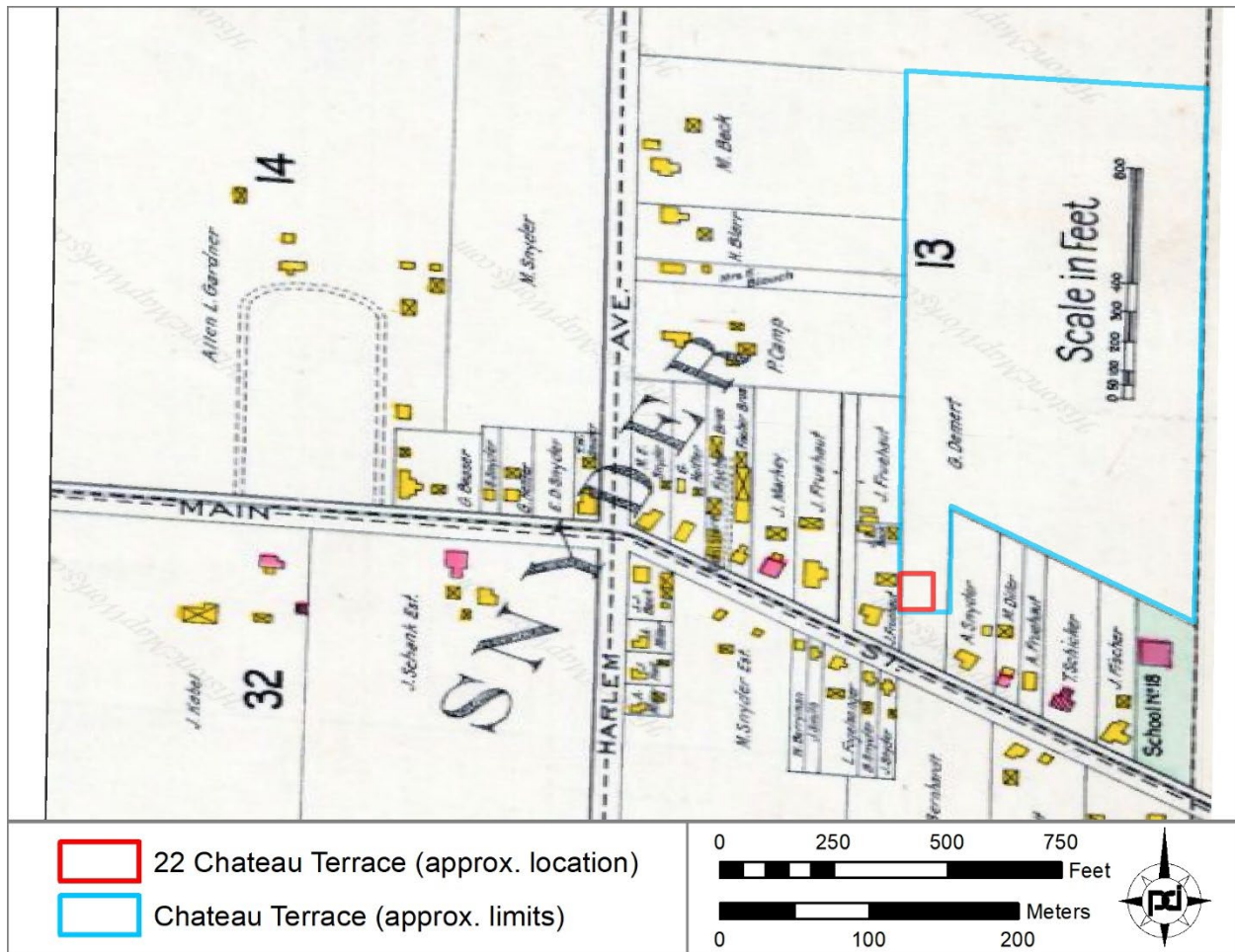


Figure 10. The general location of 22 Chateau Terrace on the 1909 sub-plan of Snyder (*Century Map Co. 1909b*).

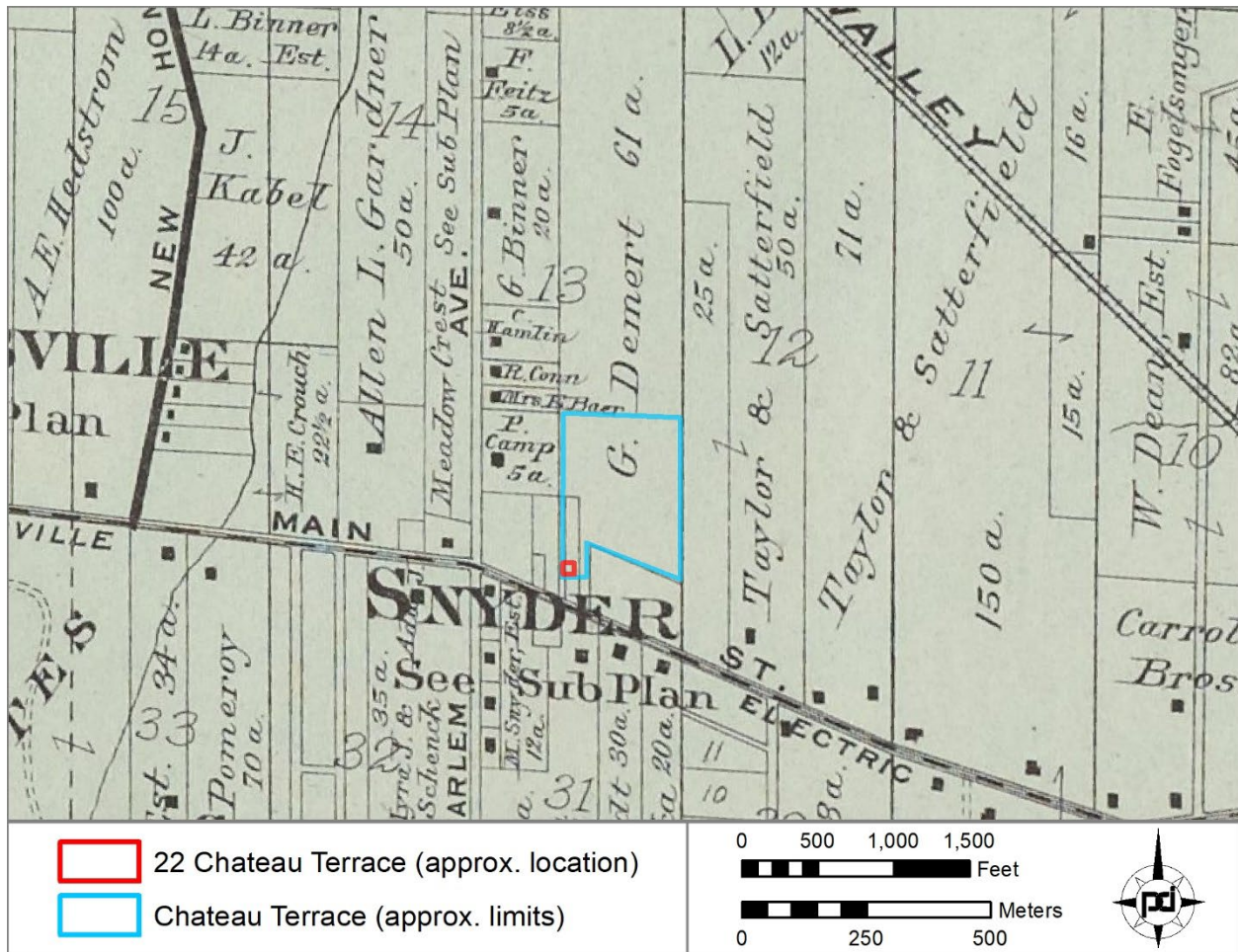


Figure 11. The general location of 22 Chateau Terrace on the 1915 Town of Amherst map (*Century 1915a*).

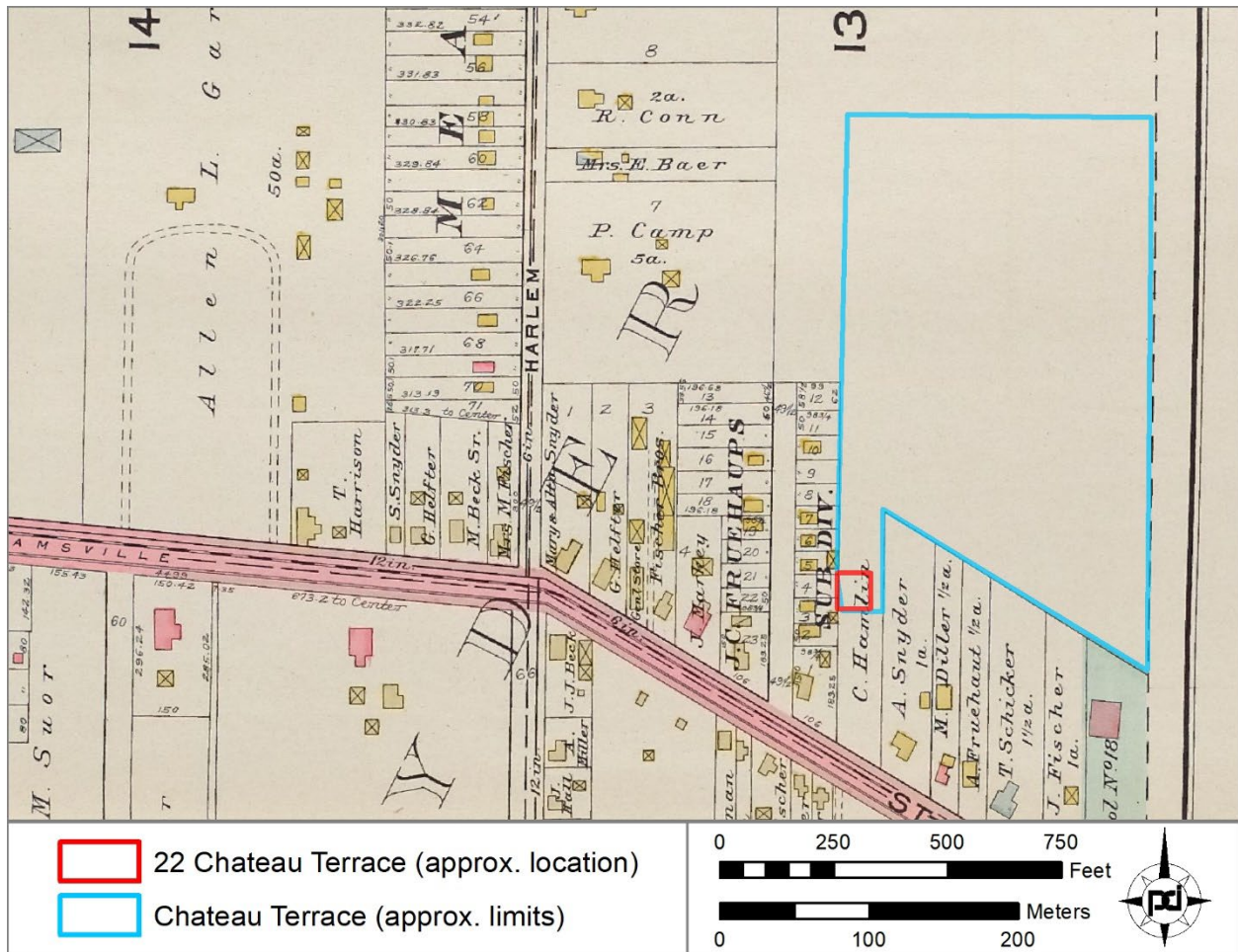


Figure 12. The general location of 22 Chateau Terrace on the 1915 sub-plan of Snyder (*Century 1915b*).

In July 1919, William C.T. Suor and Arthur M. Suor purchased land from Chauncey J. and Emily G. Hamlin for their new College Hill-Chateau Terrace development (Liber 1423 of Deeds, page 240). Louis W. & Josephine E. Ball purchased the parcel at 22 Chateau Terrace on September 1, 1920 (Liber 1555 of Deeds, page 138). The lot was subject to building restriction for a period of 25 years from July 1, 1919. By March 1921, Suor & Suor were listing new homes in the Chateau Terrace development (*Buffalo Courier* 1921). The house at 30 Chateau Terrace, on the adjacent lot to the north of 22 Chateau Terrace, was advertised with four bedrooms on an 80-foot-wide lot at a list price of \$9,000. At 65 Chateau Terrace, the company built a three-bedroom house on a 50-ft by 132-ft lot which listed for \$9,500.

By 1923, Chateau Terrace subdivision was platted and sparsely developed with only 13 residences, three of which were on the west side of Chateau Terrace just north of Main Street (Sanborn 1923 [Figure 13]). Individual lot numbers in Chateau Terrace do not appear on the 1923 map. Nos. 22, 30, and 38 Chateau Terrace along the south entrance to the subdivision had been constructed by this time. The Craftsman-style detached garage at 22 Chateau Terrace had yet to be constructed. Roads within the subdivision were 50 ft wide. The Park School campus is documented on the north side of Chateau Terrace for the first time in 1923. By this time, Freuhauf subdivision had acquired additional land extending north to the school property. The properties south of Chateau Terrace South included four dwellings with detached garages and School House No. 18. In 1924, District #18 School moved from the two-story brick schoolhouse to a new location on Harlem Road (Fiddler-Woite 2009:110).

Charles S. Burkhardt Co., developer of the adjacent Audubon Subdivision, also built homes in Chateau Terrace. In April 1923, Burkhardt advertised two new homes in Chateau Terrace featuring all modern conveniences, garages, and large lots. Ranging in price between \$14,000 and \$14,500, each house included three bedrooms and tile baths (Buffalo Courier 1923a).

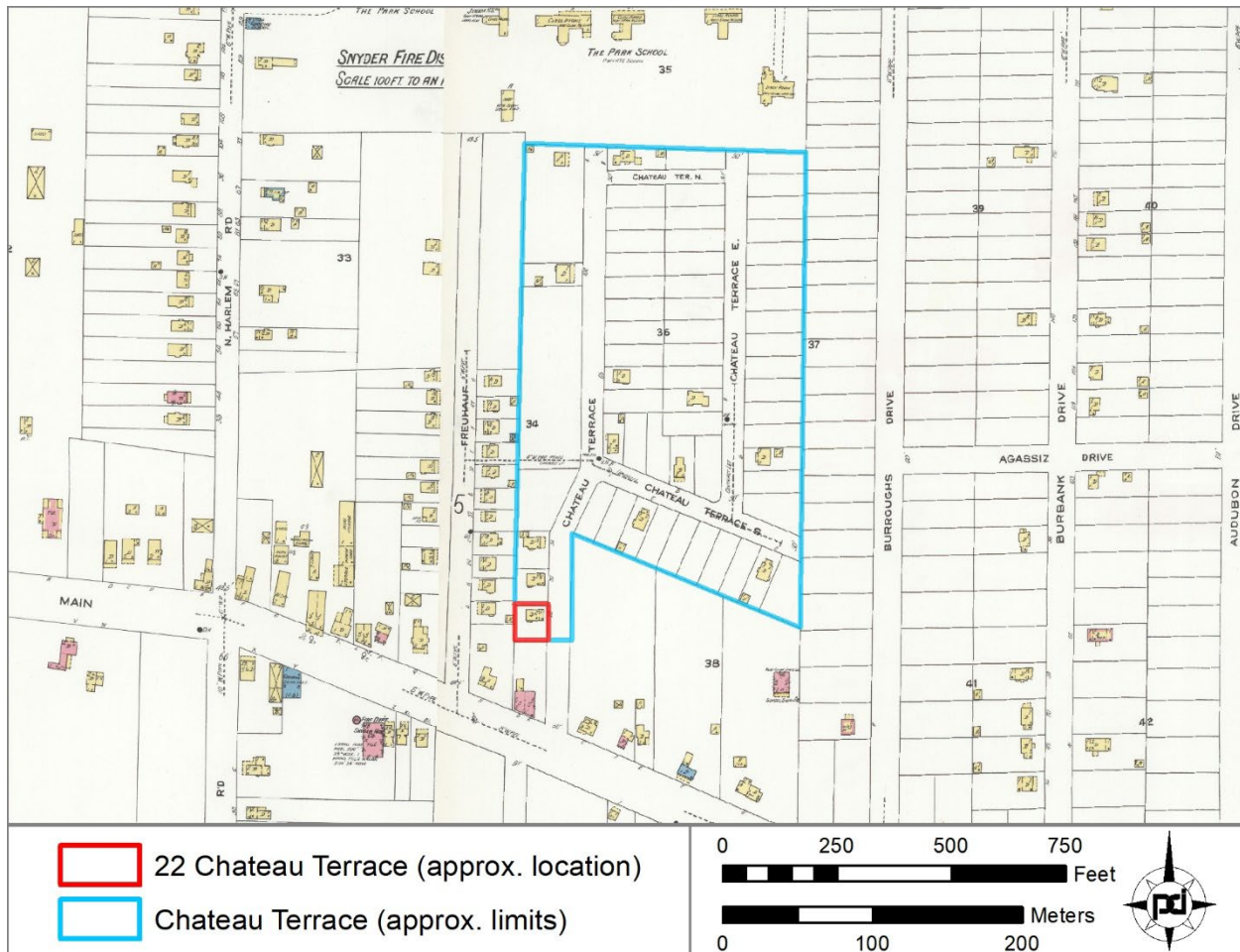


Figure 13. The location and footprint of the house at 22 Chateau Terrace as documented on the 1923 Sanborn Fire Insurance Map (Sanborn 1923).

Chateau Terrace was laid out off Main Street serving as the only entrance road to the subdivision. In 1927, Chateau Terrace remained a partially developed subdivision (ECDPW 1927 [Figure 14]). The three residences depicted on the 1923 map on west side of Chateau Terrace, south of the where the road bends, are visible in the aerial photograph. The southernmost of which is 22 Chateau Terrace. By 1932, homes were erected on Chateau Terrace South and Chateau Terrace East along with some construction on Chateau Terrace (KTA 2011: Area 6-9).

On the 1938 map of Snyder, Chateau Terrace consisted of 74 numbered lots. The west side of Chateau Terrace was divided into 20 lots with the lots 1 through 4 located between Main Street and the bend south of Chateau Terrace South (Figure 15). The residence at 22 Chateau Terrace was constructed on Lot #2. The three houses noted on the 1927 aerial had 80 frontages on Chateau Terrace. The other parcels were laid out with 50-ft frontages along Chateau Terrace to the north, the south side Chateau Terrace East, and the south side of Chateau Terrace South. A 1951 aerial view shows additional development in Snyder (Figure 16).

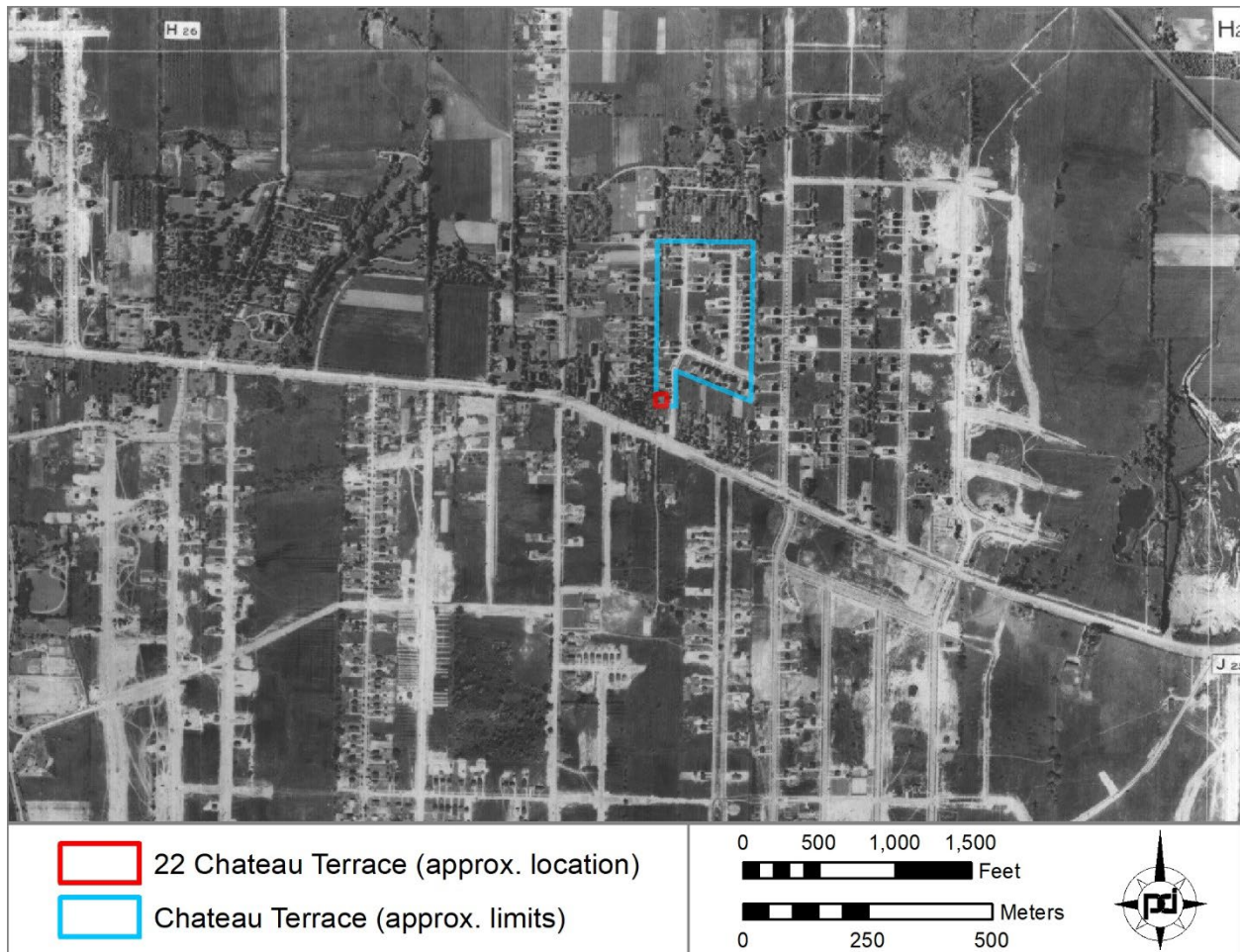


Figure 14. A 1927 aerial view of Chateau Terrace showing residential development in the subdivision and the surrounding area of Snyder (*Erie County Department of Public Works [ECDPW] 1927*).

The former Abram L. Snyder house on the northeast corner of Main Street and Chateau Terrace was demolished in 1957 (Fiddler-Woite 2009:148). A new U.S. Post Office branch (now occupied by the Bornhava school) was erected across the street from 22 Chateau Terrace on the site of the old homestead tract. William C.T. Suor died at 85 years old in January 1959. An editorial on his passing credited the Suor brothers for beginning the trek to the North Buffalo suburbs with their Central Park development and continuing with the suburban development in Snyder (BEN 1959).

Lewis Ball died on August 20, 1968. His widow, Josephine E. Ball, sold the property in July 1971 to Edmund Karnofsky (Liber 7812 of Deeds, page 1). In 1975, the former school building on Main Street was demolished, and the adjacent property to the south of Chateau Terrace was subdivided into parcels (Snyder-Eggertsville Library and Ascension Lutheran Church [Fiddler-Woite 2009:110]). Karnofsky owned the property for 15 years, later selling it to E/K Realty Group LLC in September 2008. The subsequent owner 570 DAB 3 LLC purchased the property in March 2018. Table 1 presents a summary of deed information for Subdivision Lot 2 (22 Chateau Terrace/Parcel B).



Figure 15. The property at 22 Chateau Terrace in 1938 (*Niagara Frontier Planning Board 1938*).

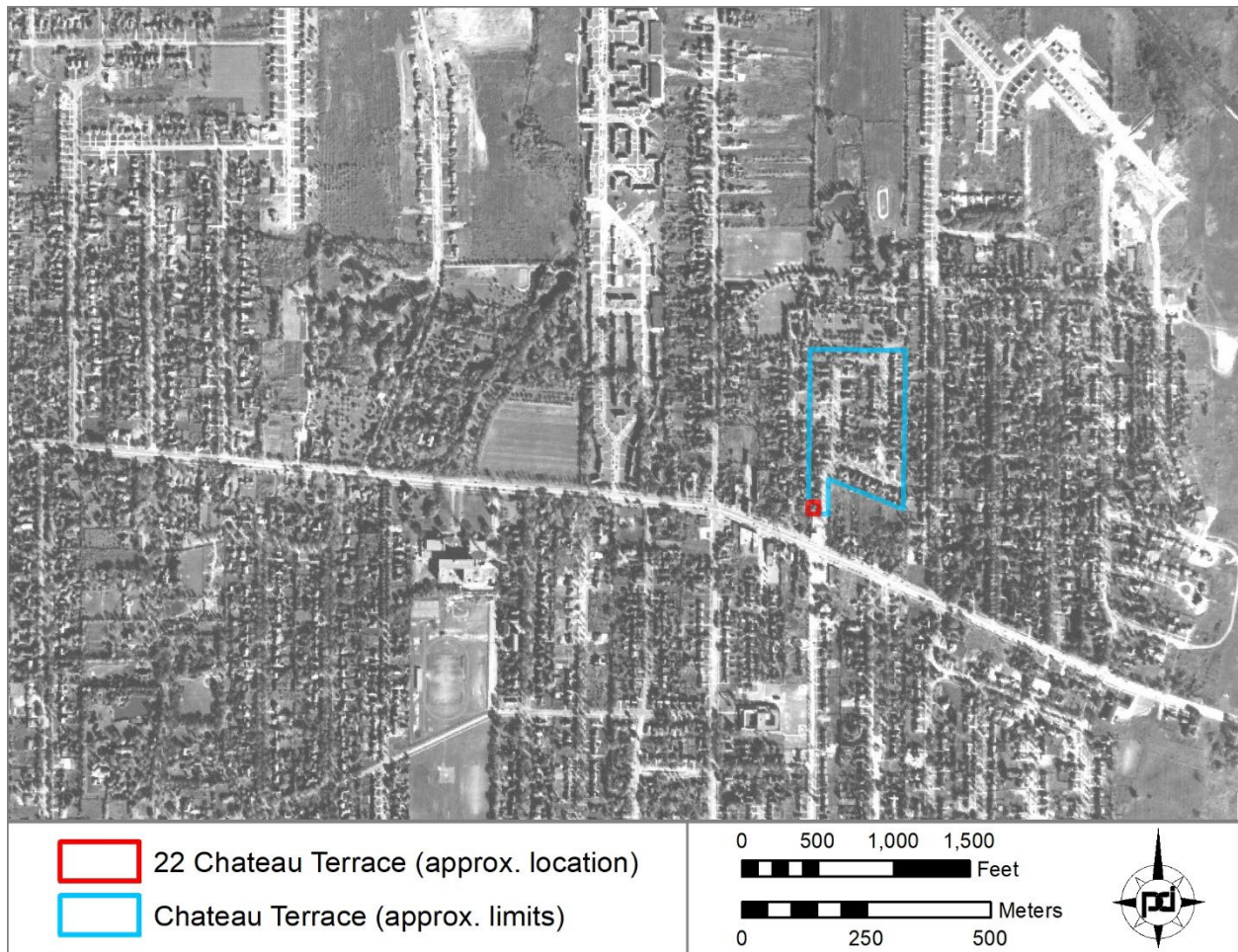


Figure 16. A 1951 aerial view of Chateau Terrace showing residential development in the subdivision and the surrounding area of Snyder (*ECDPW 1951*).

William Charles Taylor Suor and Arthur M. Suor. The Suor brothers were the sons of Charles and Anna (Taylor) Suor (White 1898:439). Their grandfather Joseph Suor was a native of Germany (White 1898:439). Charles Suor operated a wood turning establishment on the corner of Clinton and Oak streets in Buffalo and served as supervisor of the old Eleventh ward (White 1898:439). He died in 1887 when the boys were teenagers.

Arthur M. Suor was educated in public schools and the College of Commerce in Buffalo. He was first employed for three years with the T. C. Tanke's jewelry store and later in the Western Transit Company for a short time. In 1890, he accepted a position with the real estate firm of Thorne & Angell. He was associated with the firm until 1894, when he formed a partnership with his brother, William C. T. Suor (White 1898:439). In 1896, he married Ida Clare Heeb of Buffalo. They had one son, Arthur M., Jr. He was a member of Parish Lodge No. 292, F. & A. M., and of Trinity Lodge, I. O. O. F.

Table 1. Summary of Deed information: Subdivision Lot 2 (22 Chateau Terrace/Parcel B).

Date	Grantor	Grantee	Notes
n/a	Holland Land Company (Part of Lot #13, Township 12, Range 7)	Michael Shenk	Liber 7 of Deeds, page 48. Conveyed into two parcels East Parcel to Michael Shenk, Jr., Liber 53 of Deeds, page 103. West parcel to John Shenk, Liber 48 of Deeds, page 144.
1852	n/a	n/a	Original survey of Farm Lot 13 by Tobias Witmer, surveyors.
n/a	Michael Shenk, Jr (?)	Philip J. Ferkel	East side of Farm Lot No. 13. According to affidavit by Jacob W. Snyder.
n/a	Philip J. Ferkel	George Demert & Heirs	East side of Farm Lot No. 13. According to affidavit by Jacob W. Snyder.
n/a	George Demert & Heirs	Chauncey J. & Emily G. Hamlin	East side of Farm Lot No. 13. According to affidavit by Jacob W. Snyder.
November 12, 1917	n/a	n/a	Chauncey Hamlin had land surveyed.
July 12, 1919 REC. July 15, 1919	Chauncey J. & Emily G. Hamlin	Wm. C.T. Suor & Arthur M. Suor	Liber 1423 of Deeds, page 240. Subject to easement for water & sewer drainage.
September 1, 1920 Rec. October 7, 1920	Wm. C.T. and Jessie M. Suor & Arthur M. and Ida H. Suor	Louis W. & Josephine E. Ball	Liber 1555 of Deeds, page 138. Subject to building restriction for a period of 25 years from July 1, 1919.
July 1, 1971	Josephine E. Ball as survivor of Lewis W. Ball	Edmund Karnofsky	Liber 7812 of Deeds, page 1 Lewis died August 20, 1968
July 23, 1923 Rec. August 23, 1993	Edmund Karnofsky	New York Telephone Company	Easement. Liber 10727 of Deeds, page 240
August 9, 2008 Rec. Sept. 8, 2008	Edmund Karnofsky	E/K Realty Group LLC	Liber 11149 of Deeds, page 6267
March 16, 2018	E/K Realty Group LLC	570 DAB 3 LLC	Liber 11326 of Deeds, page 9012

Architectural Summary

Setting. Chateau Terrace on the north side of Main Street east of Harlem Road is nestled between two early-to-mid-twentieth-century residential subdivisions, Freuhauf to the west and Audubon Terrace to the east. Chateau Terrace was laid out to serve as the entrance road for the development. The subdivision was designed with four roads that form a near rectangular-shaped central plan. These include two north-south roads (Chateau Terrace & Chateau Terrace East), one northwest-southeast road (Chateau Terrace South), and one east-west road (Chateau Terrace North). The south end of Chateau Terrace has a bend to the northeast just south of Chateau Terrace South. Street trees were planted throughout Chateau Terrace. Trees lining the entrance road, and the road's winding alignment were designed to provide screening as well as privacy. Chateau Terrace was originally designed with three dead end roads. The north end of Chateau Terrace East is open for access to the Park School of Buffalo Campus. Commercial properties, a school, medical offices, and a public library border the south boundary of the subdivision.

Site. Located on the west side of the street, the single-family residence and detached garage at 22 Chateau Terrace is the first residential property in the subdivision north of Main Street. The parcel measures 80 ft wide by 73.34 ft deep. The house has a narrow 9.77-ft setback and a small, enclosed backyard measuring roughly 22 ft wide by 20 ft deep. A mature 24-inch green ash tree is centered in front of the house on the road verge. Other mature trees include are on the south side of the driveway and along west edge of the parcel. Concrete walkways (2.5 ft-2.6 ft) are on the north and west sides of the house. A low concrete retaining wall stretches across the south property line. Parking lots associated with commercial properties fronting Main Street (Nos. 4558-4560 & 4548) border the south, southwest, and west perimeters of the parcel. Residential properties are adjacent to the north (20 Chateau Terrace) and northwest (23 Freuhauf).

Description of Exterior. The residence at 22 Chateau Terrace is a frame, two-story Craftsman-style building with a front-gabled roof with asphalt shingles, stucco exterior, wood belt course, and stone foundation. It has a rectangular plan and measures approximately 24.20 ft wide by 40.66 ft deep. Window openings are single, paired, and triple groupings. These openings feature simple molded wood surrounds and wood double-hung sash (1/1 and 9/1). Original basement windows have two lights.

The east façade has an enclosed entry porch with a wood stoop in the north bay, a one-story sunroom with a low-pitched gabled roof, and a triple window grouping with bracketed pent. The entrance door features six lights over two lights and two panels. It is flanked by sidelights of four over one, a wood panel, and a single corner pilaster. Six lights over one light windows are on the north side of the entry porch. Stylistic details include wide overhanging eaves with single triangular knee brackets, beveled windows, and paneled and glazed doors.

Exterior alterations include a few replacement windows, a replacement wood rail on the front stoop, and asphalt roofing shingles.

Description of Interior. The open first-floor layout consists of a sunroom, dining room, living room, kitchen, and basement/side entrance hall. Three bedrooms, a bathroom, and a hall closet are on the second floor. It has an unfinished basement. The interior has painted plaster walls. Floor finishes include carpeting, hardwood, linoleum, and tile. Hardwood floors are covered on the first floor and primary bedroom. Interior windows are accented with simple wood trim. Extant interior doors are wood with six panels.

The living room has a central brick fireplace with a wood mantel supported by three brick corbels, built-in wood shelving, and Craftsman-style staircase (quarter turn stairs) with corner pier along the north wall. The Craftsman-type living room entrance door has a single panel and four lights. An original push button switch panel is on right side of front door. A Craftsman-type beveled glass window is in the north wall of the living room and west wall of the dining room. Original wooden baseboards and metal baseboard registers are

intact. The kitchen has built-in cabinets. Original cabinet doors have been removed from the upper cabinet shelves on the west wall and a new sink with cabinets has been installed on the east wall. The side entrance/basement hall is on the north side of the house.

The primary bedroom on the second floor is in the upper front (east) of the house. It features two closets and window seat. The other two bedrooms have a single window and closet. The bathroom retains its white hexagonal floor tile, built-in closet, and built-in medicine cabinet.

The basement retains its original door and wood stairs. It has exposed stone walls and a row of built-in cabinets along the west wall. The chimney has a basement clean.

Interior alterations include the following: removal of portions of built-in kitchen cabinets and sink; removal of original light fixtures; drop ceiling in the dining room; new kitchen flooring; removal of a few original doors; and removal of original bathroom sink and tub.

Garage. A detached, frame, two-bay Craftsman-style garage is on the southwest side of the house. The 3.66.5 sq ft garage (18.35 ft wide by 20.15 ft deep) has a hipped roof with overhanging eaves, and asphalt roof shingles, and wood exterior siding. Garage doors feature multiple pane fixed windows and wood panels. The garage is presently structurally unstable. A section of the roof has partially collapsed on the south slope (Photograph 14 in Appendix A).

Conclusions

The ca. 1920 residence with garage at 22 Chateau Terrace does not appear to meet the State/National Register of Historic Places (S/NRHP) criteria for individual eligibility. Though the building retains much of its original materials and stylistic elements, it is a representative example of a modest single-family home type constructed in the first quarter of the twentieth century in Buffalo and suburban neighborhoods. Previous historic resources surveys have also identified the building at 22 Chateau Terrace as not individually eligible for listing on the S/NRHP (Bero 1997; KTA 2011), but instead they recommended the property as a contributing resource to a Chateau Terrace Historic District (Chateau Terrace Study Area in CRIS). Note, Chateau Terrace was not included in the NRHP Multiple Documentation Form for Multiple Resources Associated with the Suburban Development of Buffalo.

As previously recognized in the historic resources survey, Chateau Terrace Study Area is historically significant at the local level for its association with the suburban development of the Town of Amherst during the early to mid-twentieth century. A S/NRHP eligibility assessment for the entire Chateau Terrace Study Area is beyond the scope of this documentation report. Further survey work and documentation of the neighborhood, as well as additional research, would be required to provide an informed S/NRHP recommendation for Chateau Terrace Study Area. The NRHP Multiple Documentation Form for *Multiple Resources Associated with the Suburban Development of Buffalo, New York* (2015) and guidance provided in *Historic Residential Suburbs Guidelines For Evaluation And Documentation For The National Register Of Historic Places* (Ames and Flint 2002) would also need to be applied for an NRHP eligibility recommendation.

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Appendix A

Photographs

Attachment: 22 Chateau Terrace structure documentation (27741 : 22 Chateau Terrace - Landmark Designation)

22 CHATEAU TERRACE: EXTERIOR VIEWS



1. Setting view of 22 Chateau Terrace, facing northwest (*Commonwealth 2022*).



2. Setting view along Chateau Terrace (Nos. 22, 30, and 38) looking toward Main Street, facing southwest (*Commonwealth 2022*).



3. Oblique view of south and east elevations, facing west-northwest (*Commonwealth 2022*).



4. Direct view of east elevation, facing west (*Commonwealth 2022*).



5. Oblique view of east and north elevations, facing southwest (*Commonwealth 2022*).



6. Detail view of front entrance, facing west (*Commonwealth* 2022).



7. Detail view of brackets and eaves, facing northwest (*Commonwealth 2022*).



8. Detail view of entrance on north elevation, facing southeast (*Commonwealth 2022*).



9. Direct view of west elevations of the house and garage, facing southeast (*Commonwealth 2022*).



10. Oblique, partial view of the west elevation facing northeast (*Commonwealth 2022*).



11. View of backyard and north elevation of the garage, facing south (*Commonwealth 2022*).



12. Direct view of south elevation, facing north (*Commonwealth 2022*).



13. Direct view of north elevation of garage, facing west (*Commonwealth 2022*).



14. Direct view of south elevation of garage, facing west (*Commonwealth 2022*).

22 CHATEAU TERRACE: INTERIOR VIEWS



15. Detail of vestibule showing original front door, facing northeast (*Commonwealth 2022*).



16. View of first floor living room, facing southeast (*Commonwealth 2022*).



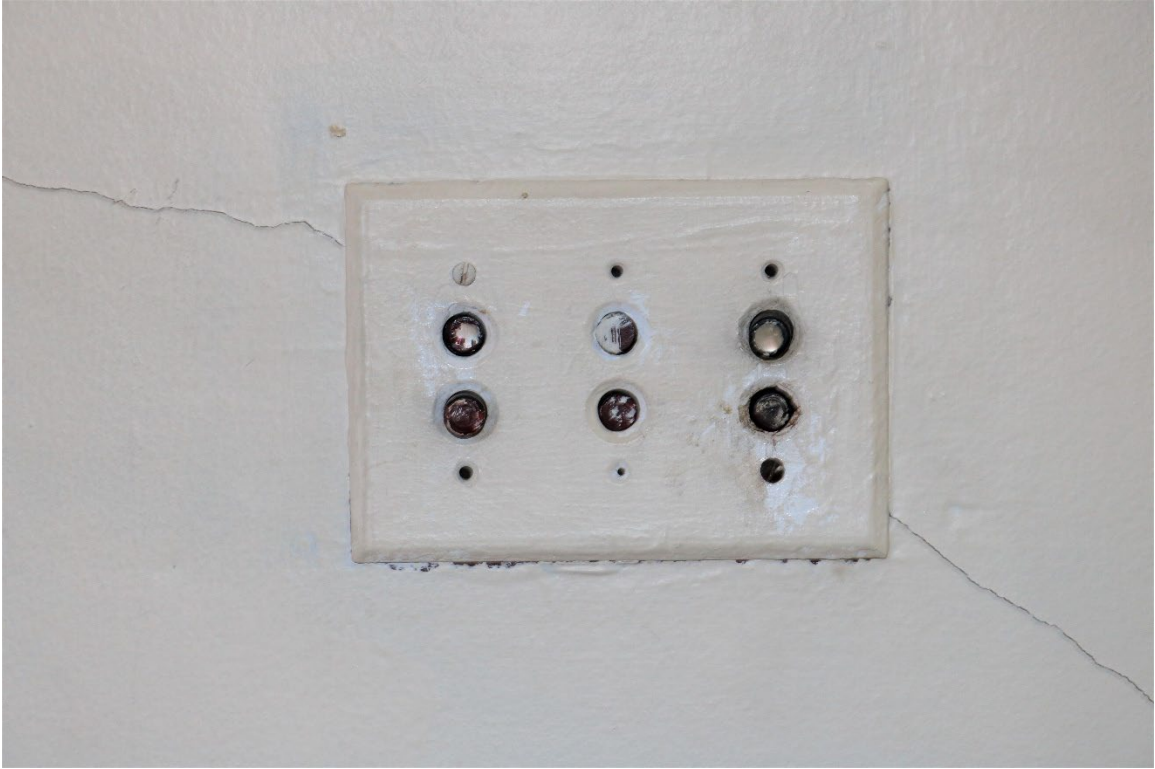
17. View of living room looking toward the dining room at left and kitchen at right, facing west (*Commonwealth 2022*).



18. View of living room looking toward built-in shelves and stairs, facing northwest (*Commonwealth 2022*).



19. View of living room looking toward front entrance, sunroom, and metal baseboard register, facing northeast (*Commonwealth 2022*).



20. Detail of push button switches on right side of front door, facing east (*Commonwealth 2022*).



21. View of first floor sunroom, facing south (*Commonwealth 2022*).



22. View of dining room, facing west (*Commonwealth 2022*).



23. View of dining room with living room and sunroom in background, facing east-northeast (*Commonwealth 2022*).



24. View of east wall of first floor from dining room, facing southeast



25. View of kitchen doorway from dining room, facing north (*Commonwealth 2022*).



26. View of west wall in kitchen, facing northeast (*Commonwealth 2022*).



27. View of built-in kitchen cabinets on west wall of kitchen, facing northeast (*Commonwealth 2022*).



28. View of east wall in kitchen, facing east (*Commonwealth 2022*).



29. View of side entrance hall with basement door at right, facing north (*Commonwealth 2022*).



30. View of staircase to second floor, facing west (*Commonwealth 2022*).



31. View of 2nd floor hall from staircase landing with bathroom at left and closet at right, facing south (*Commonwealth* 2022).



32. View of master bedroom on second floor, facing southeast (*Commonwealth 2022*).



33. View of master bedroom on second floor, facing southwest (*Commonwealth 2022*).



34. View of west wall in master bedroom on second floor, facing west (*Commonwealth 2022*).



35. View of second floor bathroom, facing southeast (*Commonwealth* 2022).



36. View of second floor bathroom, facing southwest (*Commonwealth 2022*).



37. View of southwest bedroom on second floor, facing west (*Commonwealth 2022*).



38. Detail of wood floor in southwest bedroom on second floor (*Commonwealth 2022*).



39. View of northwest bedroom on second floor, facing northwest (*Commonwealth 2022*).



40. View of northwest bedroom on second floor, facing southeast (*Commonwealth 2022*).



41. Detail of basement stairs, facing northwest (*Commonwealth 2022*).



42. View of basement, facing south (*Commonwealth 2022*).



43. Detail of west basement wall, facing southwest (*Commonwealth 2022*).



44. View of basement, facing north (*Commonwealth 2022*).



45. View of basement, facing west-northwest (*Commonwealth 2022*).



Resource Information:

Date: January 30, 2023
Staff: Jennifer Walkowski
Name: Chateau Terrace Study Area
Location: No Location Available

Resource Status:

1. **Determination:** Determined SR/NR eligible by the Commissioner of the Office of Parks, Recreation and Historic Preservation on the date noted above.
2. **Contributing:** Not Determined

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns in our history.
- B. ☐ Associated with the lives of persons significant in our past.
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.



No Photo Available



Summary Statement:

Based on the available information, the Chateau Terrace Historic District, located just north of Main Street west of Harlem Road in the hamlet of Snyder, town of Amherst, Erie County, NY, appears eligible for the State and National Registers. This historic district appears eligible under criterion A in the area of Community Planning and Development as an example of an early 20th century residential subdivision, and also under criterion C in



n the area of Architecture. Buildings within the district reflect various popular architectural styles from the first half of the 20th century, primarily containing Arts and Crafts bungalows, Craftsman style houses, Colonial Revival examples, and a few post-World War II Minimal Traditional houses. The subdivision was largely developed by the real estate development firm of Suor and Suor in the 1920s and into the 1940s on land which had historically been the 60-acre farm of G. Demert. The district also appears to meet the registration requirements of the MPDF "Multiple Resources Associated with the Suburban Development of Buffalo, New York."

Early twentieth-century growth of the Snyder area has been attributed to the opening of Buffalo & Williamsville Electronic Railway (aka Toonerville Trolley) in 1893 and the advent of the automobile. Running along the north side of Main Street, the trolley line connected Buffalo and Williamsville. Efficient and dependable transportation attracted the interest of future homebuyers in new housing developments. In operation until 1930, the trolley provided access for middle class families to purchase a home. This development spurred numerous residential subdivisions to be established along Main Street in the town of Amherst in the early 20th century, as developers bought and developed large farm tracts.

The Chateau Terrace Historic District fits this development model. In July 1919, William C.T. Suor and Arthur M. Suor purchased land from Chauncey J. and Emily G. Hamlin for their new College Hill-Chateau Terrace development. Louis W. & Josephine E. Ball purchased the parcel at 22 Chateau Terrace on September 1, 1920. The lot was subject to building restriction for a period of 25 years from July 1, 1919. By March 1921, Suor & Suor were listing new homes in the Chateau Terrace development. The house at 30 Chateau Terrace, on the adjacent lot to the north of 22 Chateau Terrace, was advertised with four bedrooms on an 80-foot-wide lot at a list price of \$9,000. At 65 Chateau Terrace, the company built a three-bedroom house on a 50-ft by 132-ft lot which listed for \$9,500. By 1923, Chateau Terrace subdivision was platted and sparsely developed with only 13 residences, three of which were on the west side of Chateau Terrace just north of Main Street. Individual lot numbers in Chateau Terrace do not appear on the 1923 Sanborn map. Nos. 22, 30, and 38 Chateau Terrace along the south entrance to the subdivision had been constructed by this time. The Craftsman-style detached garage at 22 Chateau Terrace had yet to be constructed. Roads within the subdivision were 50 ft wide. The Park School campus is documented on the north side of Chateau Terrace for the first time in 1923. The properties south of Chateau Terrace South included four dwellings with detached garages and School House No. 18. In 1924, District #18 School moved from the two-story brick schoolhouse to a new location on Harlem Road.

Chateau Terrace was laid out off Main Street serving as the only entrance road to the subdivision. In 1927, Chateau Terrace remained a partially developed subdivision. The three residences depicted on the 1923 map on west side of Chateau Terrace, south of the where the road bends, are visible in the aerial photograph. The southernmost of which is 22 Chateau Terrace. By 1932, homes were erected on Chateau Terrace South and Chateau Terrace East along with some construction on Chateau Terrace. On the 1938 map of Snyder, Chateau Terrace consisted of 74 numbered lots. The west side of Chateau Terrace was divided into 20 lots with the lots 1 through 4 located between Main Street and the bend south of Chateau Terrace South. The residence at 22 Chateau Terrace was constructed on Lot #2. The three houses noted on the 1927 aerial had 80 frontages on



n Chateau Terrace. The other parcels were laid out with 50-ft frontages along Chateau Terrace to the north, the south side Chateau Terrace East, and the south side of Chateau Terrace South. A 1951 aerial view shows additional development in Snyder, and that the Chateau Terrace subdivision was largely developed by this time.



570 DELAWARE AVENUE
BUFFALO, NEW YORK 14202
716.886.0211.P :: 716.886.1026.F

May 3, 2023

Members of the Historic Preservation Commission
Amherst Town Hall
5583 Main Street
Williamsville, NY 14221

**RE: 4548 Main Street, 4564 Main Street and 22 Chateau Terrace Amherst
5202 Main Street Development Project (BDP # 5202)**

Dear Members of the Historic Preservation Commission:

We have been advised that the Town of Amherst Historic Preservation Commission (HPC) has received Landmark Designation applications for the properties located at 4548 Main Street, 4564 Main Street and 22 Chateau Terrace. These properties are under the ownership of Benderson Development Company, LLC.

As the HPC is aware, the Town of Amherst, after undertaking a full review pursuant to the State Environmental Quality Review Act, as well as holding numerous public meetings and hearings, rezoned this property from residential zoning to TI -2.5 which allows, as-of-right, a mixed-use development. The properties are the subject of an active site plan application before the Town of Amherst Planning Board.

As part of that application, Benderson retained Commonwealth Heritage Group to provide reports on 4548 Main Street and 4564 Main Street, as well as for 22 Chateau Terrace. The report on 4548 Main Street and 4564 Main Street is attached as **Exhibit A** and the report on 22 Chateau Terrace is attached as **Exhibit B**. We also note that on April 17, 2023, the New York State Parks, Preservation and Historic Preservation (SHPO) issued a letter stating that the building located at 4858 is individually eligible for listing which is attached as **Exhibit C**. It should be noted that the letter did not state that either 4564 or 22 Chateau Terrace are individually eligible for listing. The letter did note that the Chateau Terrace Historic District is eligible for listing the State and National Registers of Historic Places.

Unlike SHPO, who did not complete a full analysis of any of the buildings before sending the letter, Commonwealth Heritage Group did an in-depth full analysis of all three buildings. This analysis included going into the buildings and reviewing the existing condition of all three buildings, as well as alterations made to the buildings and the loss of architectural integrity. This review looked both inside and outside of the buildings. The reports conclude:

- The two-story building and one-story commercial building at 4564 Main Street does not appear to meet NRHP criteria for individual eligibility.”
- “The ca. 1920 residence with garage at 22 Chateau Terrace does not appear to meet the State/National Register Places (S/NRHP) criteria for individual eligibility.”
- The two-story commercial building at 4548 Main Street does not appear to meet the NRHP criteria for individual eligibility **due to alterations, present conditions, and loss of architectural integrity.**” The inside of this building has been significantly damaged when it was utilized as training by the Snyder Fire Department and with water damage which has occurred to the interior of the building over time.

Attachment: BendersonLtr050323 (27741 : 22 Chateau Terrace - Landmark Designation)



570 DELAWARE AVENUE
 BUFFALO, NEW YORK 14202
 716.886.0211.P :: 716.886.1026.F

We further understand that the Planning Board has referred this matter to the HPC for its consultation. To resolve this issue, Benderson is proposing the following to address the concerns related to the historic nature of these properties and to advance the pending site plan application:

1. Benderson has redesigned the project so that the residence at 22 Chateau Terrace can remain as shown on the site plan attached as **Exhibit D**. Benderson will agree to submit the revised site plan to the Planning Board to maintain this house and submit for approval to demolish the garage for this property.
2. Consistent with the Commonwealth Heritage Group reports and all the information submitted by the neighbors, Benderson will apply for and work with the HPC to have the Chateau Terrace Historic District listed in the State and National Registers of Historic Places. This application will not include the commercial properties located at 4548 Main Street and 4564 Main Street and will include the entire residential areas on Chateau Terrace and Fruehauf. The area is shown on the aerial attached as **Exhibit E**.
3. Benderson will submit for approval for the demolition of 4548 Main Street and 4564 Main Street. As noted by both SHPO and Commonwealth, 4564 Main Street does not meet NRHP criteria for individual eligibility. Further, 4548 Main Street does not meet the NRHP criteria for individual eligibility **due to alterations, present conditions, and loss of architectural integrity**. If these buildings were to be maintained, it would frustrate the recently adopted TI-2.5 zoning as these buildings do not comply with the existing zoning code. Further, maintaining these buildings does not meet the property owner's objective of building a code-complaint project which provides usable commercial space and an increased residential component which meets the needs of the Town.

We respectfully request that the HPC refer this matter back to the Planning Board with these three conditions so that the site plan application may move forward. If you have any questions, please do not hesitate to contact me.

Thank you,
BENDERSON DEVELOPMENT COMPANY, LLC

James A. Boglioli

James A. Boglioli, Esq.
 Director, Right to Build – Northeast US

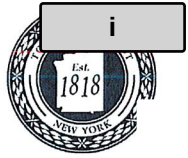
Cc: Town of Amherst Planning Board
 Town of Amherst Town Board
 Martin A. Polowy, Town Attorney

Attachment: BendersonLtr050323 (27741 : 22 Chateau Terrace - Landmark Designation)



Town of Amherst Planning Department

Erie County, New York



Brian J. Kulpa
Supervisor
Daniel C. Howard,
Planning Director
Daniel J. Ulatowski,
Assistant Planning Director

MEMORANDUM

June 20, 2023

TO: Town Board
Francina J. Spoth., Town Clerk
Mark Berke P.E., Building Commissioner
Martin A. Polowy., Town Attorney
Mary-Diana Pouli., Executive Director, Youth & Recreation
Patrick Lucey Jr., Highway Superintendent
Jeffrey Burroughs, Town Engineer
Emily Murphy, Town Assessor

FROM: Daniel Howard AICP, Planning Director 
SUBJECT: NOTICE OF PROPOSED HISTORIC DESIGNATION
22 Chateau Terrace, Amherst, NY 14226

Enclosed please find a copy of the Landmark Designation Application Form and signed resolution to hold a public hearing for the above referenced property.

The Amherst Historic Preservation Commission will hold a public hearing regarding the property's designation as a historic landmark on **Tuesday, August 8, 2023 at 6:30 p.m.** in the Town Board Council Chambers, 2nd floor of the Amherst Municipal Building, 5583 Main Street, Williamsville.

Please send any comments you may have to the Historic Preservation Commission, c/o James Quinn in the Planning Department, by **Monday, August 7, 2023.**

Thank you.

JQ/

Attachment

cc: James Boglioli, Esq., Benderson Development
Francina J. Spoth, Town Clerk

TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. ____ OF 2023

Re: Public Hearing for Proposed Local Landmark designation of 22 Chateau Terrace

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

WHEREAS, 22 Chateau Terrace meets Local Landmark Criterion A(ii): embodies the distinctive characteristics of the early 20th century Colonial Revival style and Local Landmark Criterion; and

WHEREAS, built ca. 1920, 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

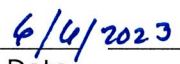
WHEREAS, the property retains a moderate level of integrity of design, materials, craftsmanship and settings; and

WHEREAS, an application for a proposed landmark designation of 22 Chateau Terr was presented before the Historic Preservation Commission at the March 21, 2023 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 22 Chateau Terrace, in Amherst New York as a local landmark under Local Landmark Criterion A(ii).

The foregoing resolution was adopted by the Town of Amherst Historic Preservation Commission, November 10, 2022; moved by – Waterman-Kulpa; seconded by - Swartz; ayes 4, noes 1 (Palmer, Absent (Kensy).

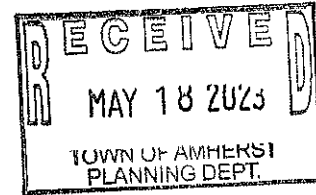


 Susan Palmer, Chair Date

Attachment: PublicHearing_Resolution06062023 (27741 : 22 Chateau Terrace - Landmark Designation)



HISTORIC PRESERVATION COMMISSION

Application for Demolition Approval



APPLICANT (PETITIONER):
Advanced Demolition Services
 NAME 61 Fillmore avenue
 ADDRESS
716-743-2444
 TELEPHONE NUMBER
Tonawanda 14150
 CITY & ZIP CODE

Benderson Development
 PROPERTY OWNER'S NAME (If different from applicant)
570 Delaware ave, Buffalo, NY 14202
 ADDRESS
22 Chateau Terrace, Buffalo 14226 - Garage

DESCRIPTION AND REASON FOR DEMOLITION:

AGE OF BUILDING/STRUCTURE TO BE DEMOLISHED: _____

BUILDING/STRUCTURE ORGINAL TO SITE: ☐ Yes ☐ No
☐ Unknown

By attachment, this application provides the following:

- ☐ Colored photographs of the property attached. **(REQUIRED)**
- ☐ Photographs of the structure to be demolished including adjacent structures. **(REQUIRED)**
- ☐ Copy of the property survey. (if available)
- ☐ Other information that you consider necessary for the Commission's review.
Description:

Date Application Received:	Commission Review Date:
	☐ Approved ☐ Delayed

HPC Chair Signature: _____



BENDERSON DEVELOPMENT COMPANY, LLC. • 570 Delaware Ave., Buffalo, NY 14202 • 716/886-0211 • FAX 716/886-2269 • www.benderson.com

January 10, 2023

Advanced Demolition Services, Inc
61 Fillmore Ave
Tonawanda NY 14150
Attn: Travis Gorman

Re: 22 Chateau Terrace
Buffalo, NY 14226
BDC LLC Property #5202

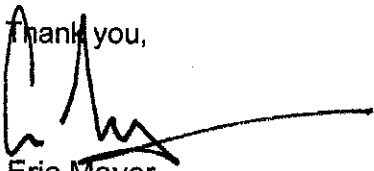
Dear Travis,

This letter is to serve as acknowledgement that Benderson Development Company, LLC gives its permission for Advanced Demolition Services, Inc. to perform the demolition work at 22 Chateau Terrace in Buffalo, NY.

Utilities will be cut as required for building demolition/separation.

If you should have any questions regarding this matter, please do not hesitate to call Eric Mayer at 716-878-9646.

Thank you,


Eric Mayer
Project Manager

Benderson Development Company, LLC
570 Delaware Ave
Buffalo, NY 14202

Attachment: Demolition Referral Application (27741 : 22 Chateau Terrace - Landmark Designation)

May 17, 2023

Town of Amherst
5583 Main St.
Williamsville, NY 14221

Re: 4560 Main St.
Snyder, NY

The following is a letter regarding the complete demolition and removal of the building at 4560 Main St. between Chateau Terrace and Fruehauf Ave. on Main St, including the garage at 22 Chateau Terrace. The entire building structure: mechanical systems, electrical systems and plumbing systems will be demolished and removed from the site. The sanitary and storm sewer, water and electrical will be stubbed off at the property line for future connections.

See the enclosed C3.0 site demolition plan.

If you should have any questions, please call.

Best Regards,

BENDERSON DEVELOPMENT COMPANY LLC

Jim Rumsey

Jim Rumsey, R.A.
570 Delaware Ave.
Buffalo, NY 14202
716-878-9410 office

Attachment: Demolition Referral Application (27741 : 22 Chateau Terrace - Landmark Designation)



SONENBERGER LAND SURVEYING
2238 WILLIAM STREET
BUFFALO, NEW YORK 14206
(716) 854-0159
SonenbergLandSurveying.com



SCALE: 1" = 20' DATE: NOV. 22, 2017
SHEET: 35145 NO.: 17-249

Original letter 2/only copy
 was given to Building Dept in
 Jan/Feb 2023

KULY				KULYK EXTERMINATORS INC. NC.			
Bugbusters 14 Bedford Avenue Buffalo, New York 14216 (716) 668-0131 (716) 873-5821							
DATE 1/17/23		TIME IN		OUT			
☒ REG. ☐ 1-TIME ☒ RES. ☐ COMM. ☒ INDOOR ☐ OUTDOOR							
NAME ADVANCED DEMOLITION							
ADDRESS 61 FILLMORE							
CITY, STATE, ZIP TONAWANDA NY				PHONE 743-2444			
SERVICES PERFORMED		TARGET PEST(S)		APPLICATION METHOD			
☐ INSPECTION		RWD		BAITING			
☒ TREATMENT							
☐							
CHEMICALS USED		AMOUNT		%		EPA NUMBER	
EATON BLOCKS		1 LB				56-42	
DESCRIPTION / REMARKS						AMOUNT	
BAIT FOR DEMOLITION						90 ea	
22 CHATEAU TERRACE							
AMHERST 14226							
TAX						7.88	
SERVED BY		LIC. NO.		TOTAL			
AM		69-892848		97.88			
CUSTOMER SIGNATURE							

SERVICE REPORT 36262

Limited Asbestos Survey

for

22 Chateau Terrace
Buffalo, New York 14226



Prepared for:

Benderson Development Company, LLC
570 Delaware Avenue
Buffalo, New York 14202

Prepared by:

ENVOY

57 Ambrose Street
Rochester, New York
Project Number: E20-0485

June 1, 2020

Attachment: Demolition Referral Application (27741 : 22 Chateau Terrace - Landmark Designation)

**22 CHATEAU TERRACE
BUFFALO, NEW YORK**

TABLE OF CONTENTS

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CHAINS OF CUSTODY

CERTIFICATIONS

INTRODUCTION

Envoy Environmental Consultants, Inc. was retained by **Benderson Development Company, LLC** to conduct an asbestos inspection for the detection of asbestos containing materials located within **22 Chateau Terrace, Buffalo, New York.**

Envoy Environmental Consultants, Inc. performed all field services and report generation for this project. Envoy's inspector Scott Hammond (AH#95-10544) conducted this inspection with procedures and guidelines commonly used and accepted in New York State. The objective of this inspection was to identify the approximate locations and quantities of asbestos containing materials present at the above-referenced location. Generally, if a building material within a structure could contain asbestos the material was included in the survey. Laboratory analysis was performed by Paradigm Environmental Services, Inc. as a subcontractor to Envoy.

Samples were collected from locations within each homogeneous sampling area. **The Term Homogeneous Area is used to correlate like materials based on color, texture, and purpose.** Samples consist of a small amount of the subject material. Sampling points were recorded and cross-referenced to prepared sketches. Individual samples were also recorded on a chain of custody document. Samples were then transported to the Paradigm analytical laboratory for asbestos analysis.

The Paradigm laboratory is accredited through NYSDOH/ELAP (Lab ID# 10958) for Solid and Hazardous Waste and Air and Emissions for Bulk Asbestos Fiber Analysis. The chain of custody record accompanies all samples from the point collected until they reach the laboratory. Samples are stored at the laboratory for 90 days then disposed of according to authoritative regulations.

The analysis methodology used is as follows:

Asbestos Bulk Samples:

New York State Department of Health, ELAP Method 198.1 and 198.6 ("Polarized Light Microscopy Methods for Identifying and Quantitating Asbestos in Bulk Samples and in Non-Friable Organically Bound Bulk Samples").
New York State Department of Health, ELAP Method 198.4 ("Transmission Electron Microscope Method for Identifying and Quantitating Asbestos in Non-Friable Organically Bound Bulk Samples").

Attachment: Demolition Referral Application (27741 : 22 Chateau Terrace - Landmark Designation)

LIMITATIONS

The information provided in this report was compiled from field and laboratory data and was prepared for **Benderson Development Company, LLC** in reference to **22 Chateau Terrace, Buffalo, New York**. Observations noted and recorded are intended to represent the conditions that existed at the subject site at the time and date that the observations were made.

Determinations of suspect asbestos containing materials within the building were subject to the accessibility of individual areas or spaces. Envoy Environmental Consultants, Inc. accepts no responsibility for the content of building materials within areas or spaces that were unknown to us or not reasonably accessible to Envoy field personnel. Envoy assumes no liability for any buildings that were not identified by the client that may fall under state or federal regulations. Conclusions and recommendations provided in this report are based on the assumption that materials identified are homogeneous throughout their application.

This asbestos survey report is not intended to be a bid document for a scope of work for the asbestos abatement contractor. The survey report only identifies and assesses the location, quantity and condition of ACM, PACM or asbestos materials at the subject site. The asbestos survey report is intended to be used as a tool in the development of an asbestos abatement project design or work scope. Under the Code Rule regulation this task can only be performed by a Certified Project Designer.

Energized mechanical or electrical systems were not sampled as part of the survey, and were visually assessed as ACM (Asbestos Containing Material). Suspect materials that are visually assessed by the inspector as ACM shall be treated as ACM, unless bulk sampling is conducted consistent with EPA and OSHA accepted methods, and the analysis meets the requirements of Code Rule 56 and the suspect material is found not to be asbestos containing. These systems may contain one or more of the following components, but are not limited to these components: brakes, clutches, gaskets, insulating panels, blocks or backer boards, wire insulation, explosion proof lighting gaskets and fitting packings, insulating papers, pipe sleeve packings, fire stops, caulks, paints and coatings.

Areas that were inaccessible at the time that the survey was performed will be noted in the survey report. If areas that were inaccessible were determined homogeneous to the surrounding areas by visual assessment, quantification by means of a visual assessment was performed and will be noted on the survey report. Access to the space should be provided to the inspector prior to demolition, renovation or repair work to confirm homogeneous classification.

- No destructive sampling was completed at the time of Inspection. Prior to any Renovation or Demolition, additional sampling is required.

This asbestos survey is a multi-page document which must be viewed in its entirety; see limitations.

Envoy Job Number E20-0485

CONCLUSIONS

Envoy Environmental Consultants, Inc. was retained to perform a limited asbestos survey within **22 Chateau Terrace, Buffalo, New York** on June 1, 2020. A New York State certified inspector sampled materials from the above mentioned location. Sample locations and custody information were recorded and the samples were transported to the Paradigm laboratory for analysis.

Transmittal of Building/Structure Asbestos Survey Information – As required by New York State Industrial Code Rule 56, one (1) copy of the results of the building/structure asbestos survey shall be immediately transmitted by the building/structure owner as follows:

- One (1) copy of the completed asbestos survey shall be sent by the owner or their agent to the local entity charged with issuing a permit for such demolition, renovation, remodeling or repair work under State or local laws.
- The completed asbestos survey for controlled demolition (as per Subpart 56-11.5) or pre-demolition asbestos projects shall be submitted to the appropriate Asbestos Control Bureau district office.
- The completed asbestos survey shall be kept on the construction site with the asbestos notification and variance, if required, throughout the duration of the asbestos project and any associated demolition, renovation, remodeling or repair project.

Attachment: Demolition Referral Application (27741 : 22 Chateau Terrace - Landmark Designation)

This asbestos survey is a multi-page document which must be viewed in its entirety; see limitations.
Envoy Job Number E20-0485

The following is a brief description of the space by space survey.

Col. 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6	Col. 7	Col. 8	Col. 9	Col. 10
Room #	Positive Sample ID #	Positive Material Description	Location of Material	Condition	Friable Non-Friable NOB	Type of Material	SQ FT	Lin FT	Units

1. Column 1: indicates the Room or Space number or the room referenced to the attached map/drawing.
2. Column 2: indicates the sample number that proves the material is positive for asbestos content. This sample may have taken in the space in column 1 or determined a homogeneous area (material) by the inspector to a sample that was taken in another space. For the purpose of this report all samples are assigned a six digit alphanumeric sample identification number. The first three letters/numbers indicate the material, found in column 4. The last three numbers indicate the sample number in the sequence in which they were taken. If there is a letter after the last three numbers, this indicates that the laboratory or the inspector determines that there were multiple layers within the sample, requiring additional sampling under EPA protocols.
3. Column 3: gives a brief description of the asbestos containing material or the material that is to be treated as asbestos containing as determined by the inspector. At times non-asbestos materials are contaminated with asbestos, therefore must be treated as asbestos.
4. Column 4: indicates a brief description of the location of the material in the room and not the location where the sample was taken from. You will find locations of where each sample was taken from on the analytical sampling results.
5. Column 5: indicates the physical condition of the material as assessed by the inspector in the space indicated in column 1, according to the condition description described below. For the purpose of this report, the condition of the ACM will be reported in good, fair or poor condition. Conditions will be listed in column 6 of the survey report will be as follows;
 - a. **Good:** means material is intact with no visible damage.
 - b. **Fair:** means material contains fewer than 10% distributed damage or 25% localized damage.
 - c. **Poor:** means material contains over 10% distributed damage or 25% localized damage.
 Conditions listed in column 6 of the space by space survey report are only related to the specific material for the specific space.
6. Column 6: indicates the friability of the material in that space as determined by the inspector and the analytical laboratory consistent with Code Rule 56 and EPA regulations.
7. Column 7: indicates the type of material in that space as determined by the inspector and the analytical laboratory consistent with Code Rule 56 and EPA regulations.
8. Column 8: indicates the square footage of ACM material found in the space.
9. Column 9: indicates the linear footage of ACM material found in the space. Pipe insulation that is two feet or greater in diameter is required to be reported in square feet according to code Rule 56.
10. Column 10: indicates the units of ACM material found in the space.

This asbestos survey is a multi-page document which must be viewed in its entirety; see limitations.

Envoy Job Number E20-0485

MATERIALS TESTED

22 Chateau Terrace
Buffalo, New York

Homogeneous Area #	Sample ID	Description of Material	PLM Asbestos Fibers Type & Percentage	TEM Asbestos Fibers Type & Percentage	Friable Non-Friable NOB
201	DUI-001	Gray Fibrous Duct Insulation	None Detected	Not Required	Friable
201	DUI-002	Gray Fibrous Duct Insulation	None Detected	Not Required	Friable
201	DUI-003	Gray Fibrous Duct Insulation	None Detected	Not Required	Friable
301	FT9-004	Gray 9"x9" Floor Tile	Inconclusive No Asbestos Detected	None Detected	NOB
301	FTM-005	Black Floor Tile Mastic	Inconclusive No Asbestos Detected	None Detected	NOB
301	FT9-006	Gray 9"x9" Floor Tile	Inconclusive No Asbestos Detected	None Detected	NOB
301	FTM-007	Black Floor Tile Mastic	Inconclusive No Asbestos Detected	None Detected	NOB
302	FT1-008	Gray 12"x12" Floor Tile	Inconclusive No Asbestos Detected	None Detected	NOB
302	FT1-009	Gray 12"x12" Floor Tile	Inconclusive No Asbestos Detected	None Detected	NOB
303	FT9-010	Gray 9"x9" Floor Tile	Inconclusive No Asbestos Detected	None Detected	NOB
303	FTM-011	Black Floor Tile Mastic	No Mastic Present	N/A	N/A
303	FT9-012	Gray 9"x9" Floor Tile	Inconclusive No Asbestos Detected	None Detected	NOB
303	FTM-013	Black Floor Tile Mastic	No Mastic Present	N/A	N/A
401	SCT-014	Gray Suspended Ceiling Tile	Inconclusive No Asbestos Detected	None Detected	Friable
401	SCT-015	Gray Suspended Ceiling Tile	Inconclusive No Asbestos Detected	None Detected	Friable
601	ROS-016	Black Roof Shingle	Inconclusive No Asbestos Detected	None Detected	NOB
601	ROS-017	Black Roof Shingle	Inconclusive No Asbestos Detected	None Detected	NOB

Attachment: Demolition Referral Application (27741 : 22 Chateau Terrace - Landmark Designation)

This asbestos survey is a multi-page document which must be viewed in its entirety; see limitations.
Envoy Job Number E20-0485

ASBESTOS CONTAINING MATERIALS
SPACE BY SPACE SUMMARY

22 Chateau Terrace
 Buffalo, New York

Space #	Positive Sample ID #	Positive Material Description	Location of Material	Condition	Friable* * Non-Friable NOB	Type of Material	SQ FT	Lin FT	Un
Interior	No Positive Samples								
Exterior	No Positive Samples								

Totals	0	0	0
--------	---	---	---

Assume - Indicates materials assumed positive for asbestos containing materials by inspector; inaccessible area.

U- Inspector unable to determine quantity

* Reflects quantifiable locations only; additional material maybe present, but not quantifiable per table.

**** Materials are categorized as friable or non-friable based on their intact condition. For designer abatement purposes materials labeled as non-friable may become friable, based on methods of handling.**

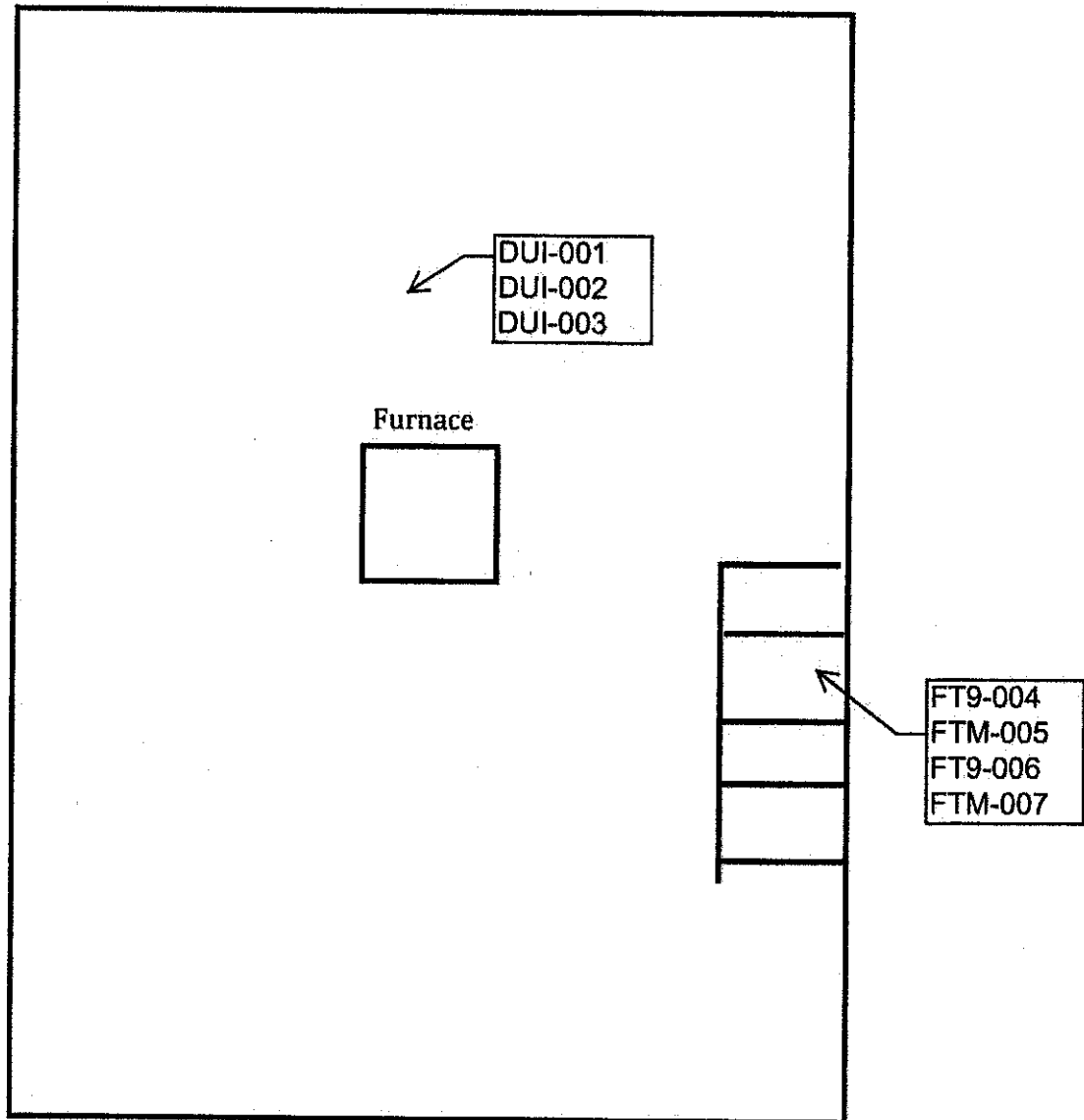
Envoy Environmental Consultants, Inc. certifies that this report regarding 22 Chateau Terrace, Buffalo, New York based on the observations of the inspector and believes it to be an accurate representation of the conditions as they existed on June 1, 2020.

Scott Hammond For:

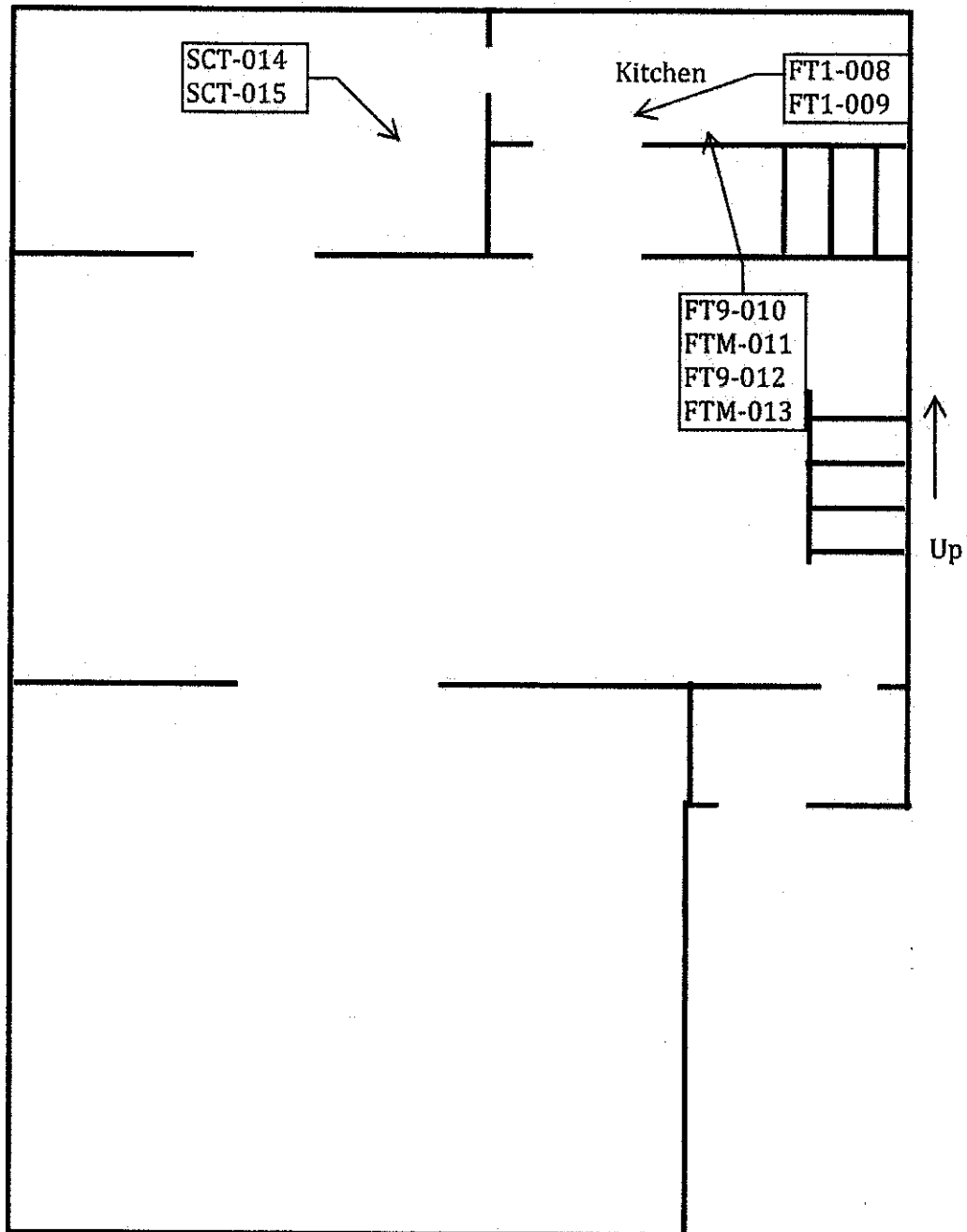
Scott Hammond
 Envoy Environmental Consultants, Inc.
 Inspector #AH 95-10544

Attachment: Demolition Referral Application (27741 : 22 Chateau Terrace - Landmark Designation)

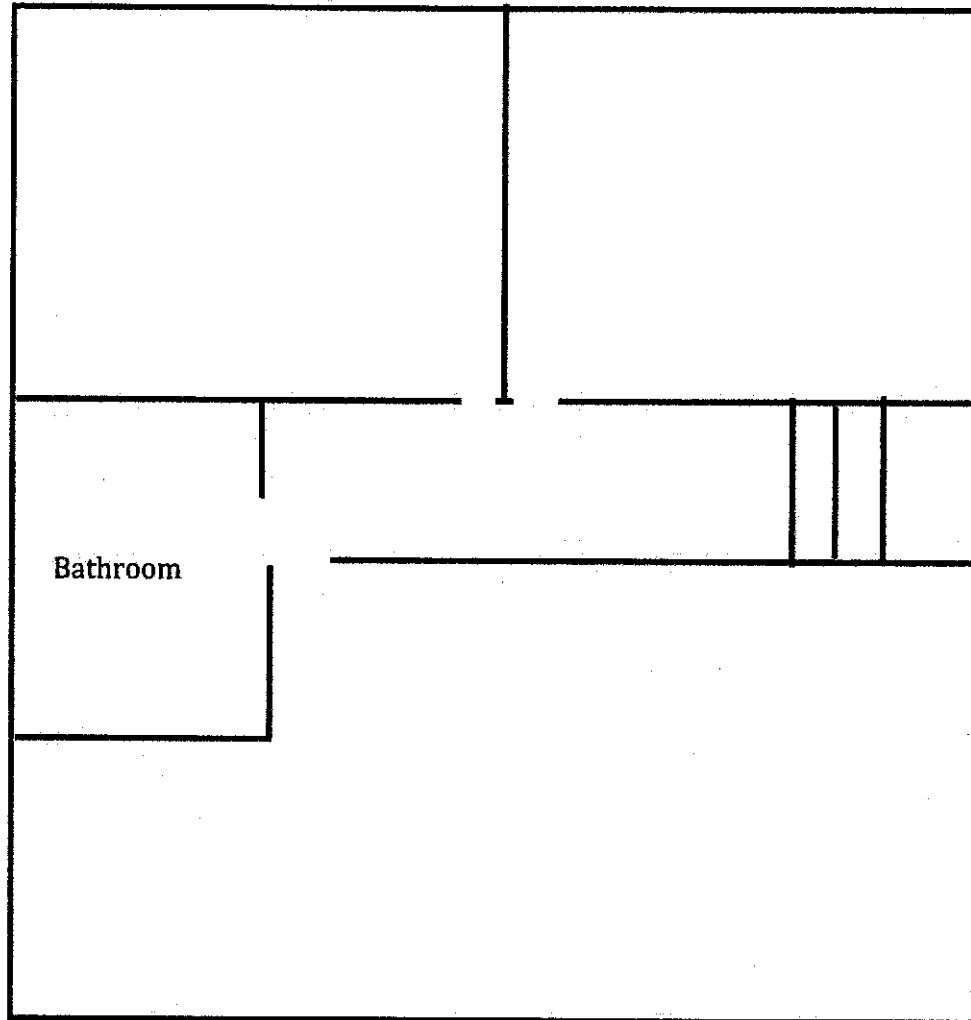
Client: Benderson Development Company, LLC
Location: 22 Chateau Terrace, Buffalo, New York
Area: Basement
Date: June 1, 2020
Job Number: E20-0485



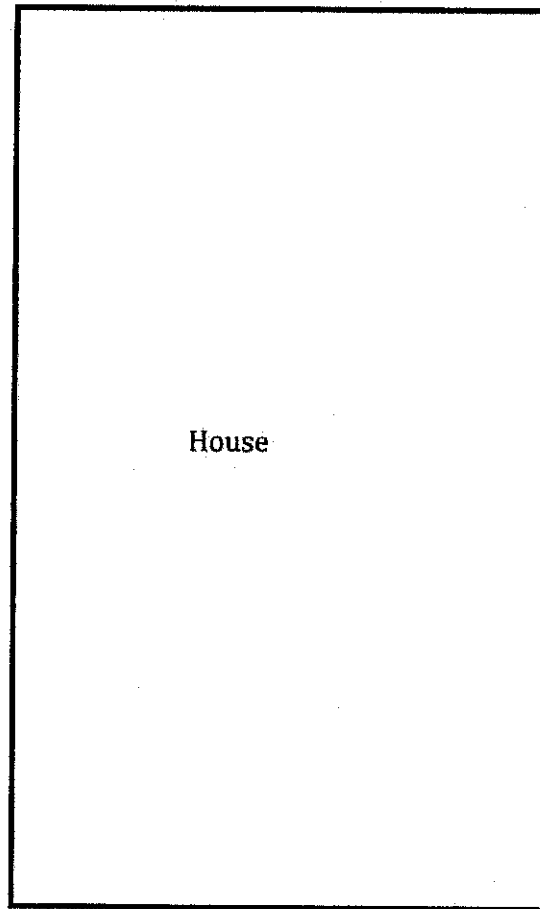
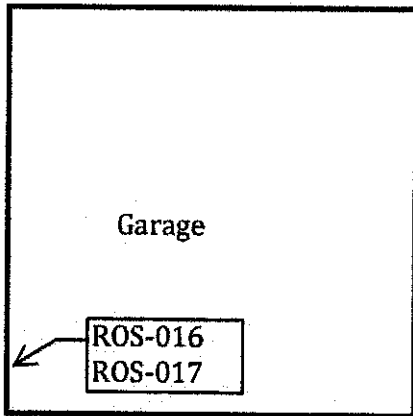
Client: Benderson Development Company, LLC
Location: 22 Chateau Terrace, Buffalo, New York
Area: 1st Floor
Date: June 1, 2020
Job Number: E20-0485



Client: Benderson Development Company, LLC
Location: 22 Chateau Terrace, Buffalo, New York
Area: 2nd Floor
Date: June 1, 2020
Job Number: E20-0485



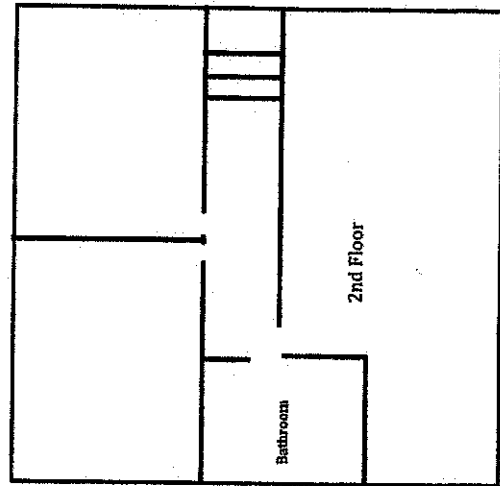
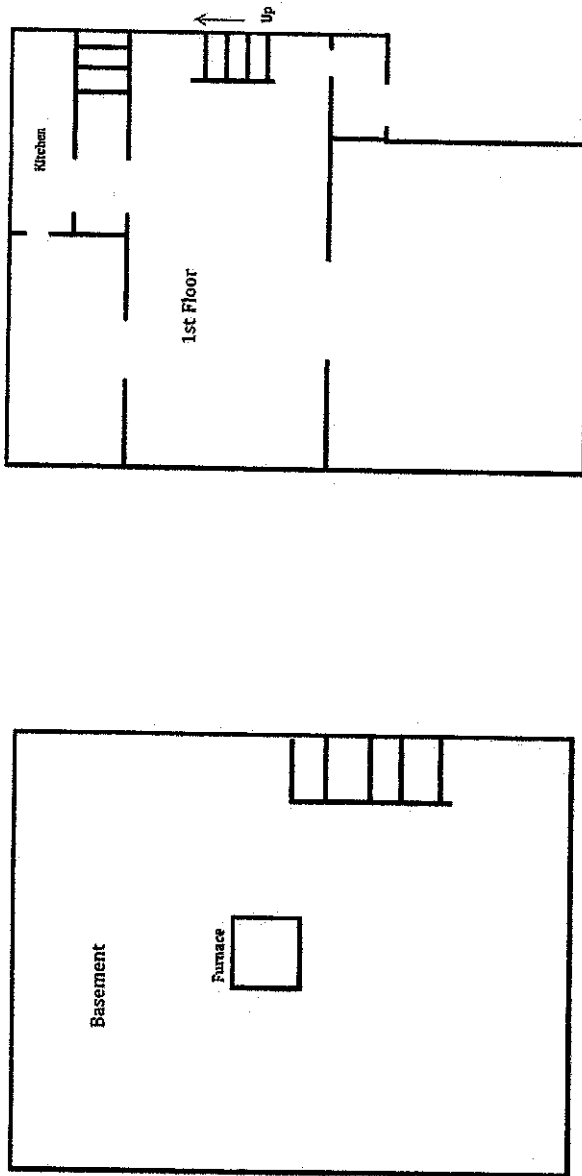
Client: Benderson Development Company, LLC
Location: 22 Chateau Terrace, Buffalo, New York
Area: Exterior
Date: June 1, 2020
Job Number: E20-0485



ENVOY

environmental consultants, inc.
57 Ambrose Street, Rochester, NY 14608
Office: (585) 454-1060 Fax: (585) 454-1062

Benderson Development Company, LLC
Limited Asbestos Survey
22 Chateau Terrace
Buffalo, New York
Conditions as of June 1, 2020
Envoy Project #: E20-0485



Interior

ENVOY

environmental consultants, inc.
57 Ambrose Street, Rochester, NY 14608
Office: (585) 454-1060 Fax (585) 454-1062

Benderson Development Company, LLC
Limited Asbestos Survey
22 Chateau Terrace
Buffalo, New York
Conditions as of June 1, 2020
Envoy Project #: E20-0485

Garage

House

Exterior

k

22 Chateau Terrace, Buffalo, New York



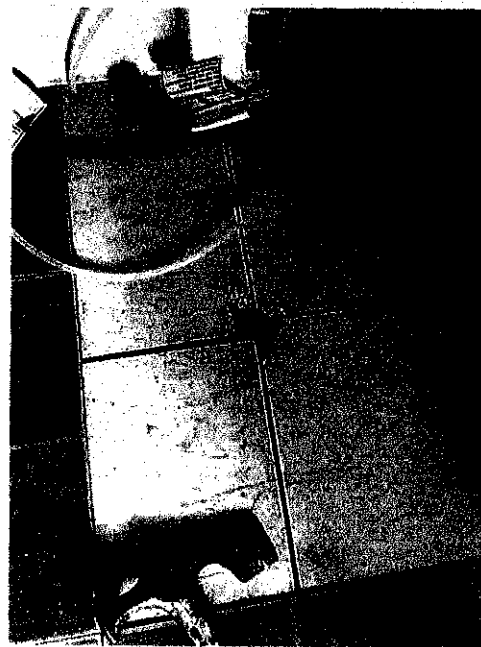
Front of House



Duct Insulation



Roof Shingle



Floor Tile/Mastic



PARADIGM
ENVIRONMENTAL SERVICES, INC.

1430-B Millersport Hwy., Williamsville, NY 14221 (Office) 716.775.5777

PLM & TEM BULK ASBESTOS ANALYSIS REPORT

via NYSDOH ELAP Method 198.1, 198.4 and 198.6

Client: Envoy/Benderson Development

Location: 22 Chateau Terrace

Buffalo, New York

Job No: 1102-20B

Page: 1 of 4

Sample Date: 6/1/2020

Sample Received Date: 6/3/2020

Client ID	Lab ID	Sampling Location	Description	PLM Asbestos Fibers Type & Percentage	PLM Total Asbestos	NOB	TEM Asbestos Fibers Type & Percentage	TEM Total Asbestos	PLM Non-Asbestos Fibers Type & Percentage	Non- Fibrous Matrix Material %
DUI-001	10016	Basement	Gray Fibrous Duct Insulation	None Detected	0%		Not Required	N/A	Fiberglass 60%	40%
DUI-002	10017	Basement	Gray Fibrous Duct Insulation	None Detected	0%		Not Required	N/A	Fiberglass 60%	40%
DUI-003	10018	Basement	Gray Fibrous Duct Insulation	None Detected	0%		Not Required	N/A	Fiberglass 60%	40%
FT9-004	10019	Basement at Stairs	Gray 9"x9" Floor Tile	Inconclusive No Asbestos Detected	0%	✓	None Detected	<1.0%	None Detected	100%
FTM-005	10020	Basement at Stairs	Back Floor Tile Mastic	Inconclusive No Asbestos Detected	0%	✓	None Detected	<1.0%	None Detected	100%
FT9-006	10021	Basement at Stairs	Gray 9"x9" Floor Tile	Inconclusive No Asbestos Detected	0%	✓	None Detected	<1.0%	None Detected	100%
FTM-007	10022	Basement at Stairs	Back Floor Tile Mastic	Inconclusive No Asbestos Detected	0%	✓	None Detected	<1.0%	None Detected	100%
FT1-008	10023	Kitchen (Top Layer)	Gray 12"x12" Floor Tile	Inconclusive No Asbestos Detected	0%	✓	None Detected	<1.0%	None Detected	100%
FT1-009	10024	Kitchen (Top Layer)	Gray 12"x12" Floor Tile	Inconclusive No Asbestos Detected	0%	✓	None Detected	<1.0%	None Detected	100%
FT9-010	10025	Kitchen (Bottom Layer)	Gray 9"x9" Floor Tile	Inconclusive No Asbestos Detected	0%	✓	None Detected	<1.0%	None Detected	100%

KEY TO NOB COLUMN SYMBOLS

No Symbol in the NOB column denotes sample analyzed by ELAP Method 198.1 (PLM).

✓ NOB (non-friable organically bound) denotes material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM) as noted.

Q denotes material analyzed by ELAP Method 198.6 (PLM) per NYSDOH. This Method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.

denotes friable material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM) as noted.

X denotes sample prepped only by ELAP Method 198.6.

** Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

N/A - Not Applicable

Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

PLM Bulk Asbestos Analysis by New York State Department of Health, ELAP Method 198.1, 198.4 and 198.6 ("Polarized Light Microscopy and Transmission Electron Microscopy Identifying and Quantitating Asbestos in Bulk Samples and in Non-Friable Organically Bound Bulk Samples.") per EPA 600/M4-82-020 per 40 CFR 763.

ELAP ID No.: 11955

PLM Date Analyzed: 6/5-8/2020

TEM Date Analyzed: 6/8/2020

PLM Analyst: A. Dembski / A. Maciejewski
Microscope: Olympus BH-2 #241709

TEM Analyst: A. Dembski
Microscope: Hitachi 600 AB

Laboratory Results Approved By:
Asbestos Technical Director or Designee

Amy Dembski
Amy Dembski

Paradigm Environmental Services, Inc. is not responsible for the data supplied by an independent inspector. New York State Department of Health Environmental Laboratory Program (ELAP) requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This report relates ONLY to the items received by the lab. This report must not be used to claim product endorsement by NYS ELAP or any agency of the U.S. Government. Quality control data (including 95% limits and laboratory or analysts' accuracy and precision) is available upon request.

1102-20B 6/8/2020

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Attachment: Demolition Referral Application (27741 : 22 Chateau Terrace - Landmark Designation)



PARADIGM
ENVIRONMENTAL SERVICES, INC.

1430-B Millersport Hwy., Williamsville, NY 14221 (Office) 716.775.5777

PLM & TEM BULK ASBESTOS ANALYSIS REPORT

via NYSDOH ELAP Method 198.1, 198.4 and 198.6

Client: Envoy/Benderson Development

Location: 22 Chateau Terrace

Buffalo, New York

Job No: 1102-20B

Page: 2 of 4

Sample Date: 6/1/2020

Sample Received Date: 6/3/2020

Client ID	Lab ID	Sampling Location	Description	PLM Asbestos Fibers Type & Percentage	PLM Total Asbestos	NOB	TEM Asbestos Fibers Type & Percentage	TEM Total Asbestos	PLM Non-Asbestos Fibers Type & Percentage	Non- Fibrous Matrix Material %
FTM-011	10026	Kitchen (Bottom Layer)	Black Floor Tile Mastic	No Mastic Present	N/A		N/A	N/A	N/A	N/A
FT9-012	10027	Kitchen (Bottom Layer)	Gray 9"x9" Floor Tile	Inconclusive No Asbestos Detected	0%	✓	None Detected	<1.0%	None Detected	100%
FTM-013	10028	Kitchen (Bottom Layer)	Black Floor Tile Mastic	No Mastic Present	N/A		N/A	N/A	N/A	N/A
SCT-014	10029	Room Next to Kitchen	Gray Suspended Ceiling Tile	Inconclusive No Asbestos Detected	0%	#	None Detected	<1.0%	None Detected	100%
SCT-015	10030	Room Next to Kitchen	Gray Suspended Ceiling Tile	Inconclusive No Asbestos Detected	0%	#	None Detected	<1.0%	None Detected	100%
ROF-016	10031	Garage Roof	Black Roof Shingle	Inconclusive No Asbestos Detected	0%	✓	None Detected	<1.0%	None Detected	100%
ROF-017	10032	Garage Roof	Black Roof Shingle	Inconclusive No Asbestos Detected	0%	✓	None Detected	<1.0%	None Detected	100%

KEY TO NOB COLUMN SYMBOLS

No Symbol in the NOB column denotes sample analyzed by ELAP Method 198.1 (PLM).

✓ NOB (non-friable organically bound) denotes material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM) as noted.

∇ denotes material analyzed by ELAP Method 198.6 (PLM) per NYSDOH. This Method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.

denotes friable material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM) as noted.

X denotes sample prepped only by ELAP Method 198.6.

∗∗ Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

N/A - Not Applicable

Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

PLM Bulk Asbestos Analysis by New York State Department of Health, ELAP Method 198.1, 198.4 and 198.6 ("Polarized Light Microscopy and Transmission Electron Microscopy Identifying and Quantitating Asbestos in Bulk Samples and in Non-Friable Organically Bound Bulk Samples.") or EPA 600/M4-92-020 per 40 CFR 763.

ELAP ID No.: 11955

PLM Date Analyzed: 6/5/2020

PLM Analyst: A. Dembski / A. Maciejewski
Microscope: Olympus BH-2 #241709

TEM Date Analyzed: 6/8/2020

TEM Analyst: A. Dembski
Microscope: Hitachi 600 AB

Laboratory Results Approved By:
Asbestos Technical Director or Designee

Amy Dembski
Amy Dembski

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1102-20B 6/8/2020

Packet Pg. 151

Attachment: Demolition Referral Application (27741 : 22 Chateau Terrace - Landmark Designation)

ENVOY

environmental consultants, inc.
57 Ambrose St. Rochester, NY 14608
585.454.1060 • Fax 585.454.1062

CHAIN OF CUSTODY FOR PLM ASBESTOS ANALYSIS

OFFICE USE ONLY

Client: Benderson Development		Contact: Adam Harris	
Phone Number:	716-886-0211	SEND ANALYTICAL DATA TO CLIENT:	YES ☒ NO ☐
Email Results To:	Adam Harris / Scott Hammond	Fax Number or email address:	aih@benderson.com
Date Sampled:	June 1, 2020	Turn Around Time:	1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ Immed ☐
Job Ticket #:		Project Number:	E20-0485
Project Location:	22 Chateau Terrace		
Client Mailing Address:	570 Delaware Buffalo, NY 14202		

Job #:	1162-2018
Page	1 of 2
Date Logged In	6/3/2020
Logged In By:	

General Location:

Client ID	Lab ID	Sampling Location	Do not Analyze	Color	Size	Material	Friable
1 DUL-001	10016	Basement				duct wrap	yes
2 DUL-002	-17	Basement				duct wrap	yes
3 DUL-003	-18	Basement				duct wrap	yes
4 FT9-004	-19	Basement at stairs				floor tile	no
5 FTM-005	-20	Basement at stairs				mastic	no
6 FT9-006	-21	Basement at stairs				floor tile	no
7 FTM-007	-22	Basement at stairs				mastic	no
8 FT1-008	-23	Kitchen (top layer)				floor tile	no
9 FT1-009	-24	Kitchen (top layer)				floor tile	no
10 FT9-010	-25	Kitchen (bottom layer)				floor tile	no

Sampled By:		CHECK ONE: ☐ SURVEY ☐ BULKS ONLY
Transported to Paradigm By:		CHECK TO AUTOMATICALLY PERFORM TEM ON NOBS or provide TEM contact name:
Received By:	Amy Dumbek 6/3/2020 0915 DS	TOTAL NUMBER OF SAMPLES IN SURVEY: Estimated at

ENVOY

environmental consultants, inc.
57 Ambrose St, Rochester, NY 14608
585.454.1060 • Fax 585.454.1062

CHAIN OF CUSTODY FOR PLM ASBESTOS ANALYSIS

OFFICE USE ONLY

Job #:	1102-2013
Page	2 of 2
Date Logged In	6/3/2020
Logged In By:	AW

Client:	Benderson Development	Contact:	Adam Harris
Phone Number:	716-886-0211	SEND ANALYTICAL DATA TO CLIENT:	YES ☒ NO ☐
Email Results To:	Adam Harris / Scott Hammond	Fax Number or email address:	aih@benderson.com
Date Sampled:	June 1, 2020	Turn Around Time:	1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ Immed ☐
Job Ticket #:		Project Number:	E20-0485
Project Location:	22 Chateau Terrace, Buffalo, NY		

General Location:

Client ID	Lab ID	Sampling Location	Do not Analyze	Color	Size	Material	Frable
1 FTM-011	10026	Kitchen (bottom layer)				floor tile	no
2 FTM-012	-27	Kitchen (bottom layer)				floor tile	no
3 FTM-013	-28	Kitchen (bottom layer)				floor tile	no
4 SCT-014	-29	Room next to kitchen				ceiling tile	yes
5 SCT-015	-30	Room next to kitchen				ceiling tile	yes
6 ROS-016	-31	Garage Roof				shingles	no
7 ROS-017	-32	Garage Roof				shingles	no
8							
9							
10							

Sampled By:		CHECK ONE:	SURVEY ☐	BULKS ONLY ☐
Transported to		CHECK TO AUTOMATICALLY PERFORM TEM ON NOBS		
Paradigm By:		or provide TEM contact name:		
Received By:	Amey Dinkale 6/3/2020 0715 DB	TOTAL NUMBER OF SAMPLES IN SURVEY: Estimated at		

Certifications

New York State – Department of Labor

Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

Envoy Environmental Consultants Inc.

57 Ambrose Street

Rochester, NY 14608

FILE NUMBER: 02-0527

LICENSE NUMBER: 28454

LICENSE CLASS: RESTRICTED

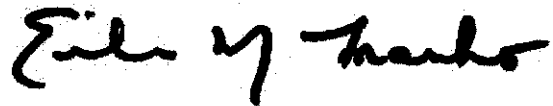
DATE OF ISSUE: 06/13/2019

EXPIRATION DATE: 06/30/2020

Duly Authorized Representative – Paul Mahoney:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.



Eileen M. Franko, Director
For the Commissioner of Labor

SH 432 (8/12)

Attachment: Demolition Referral Application (27741 : 22 Chateau Terrace - Landmark Designation)

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2021
Issued April 01, 2020

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MS. AMY L. DEMBSKI
PARADIGM ENVIRONMENTAL SERVICES
1430-B MILLERSPORT HIGHWAY
WILLIAMSVILLE, NY 14221

NY Lab Id No: 11955

*is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:*

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual

Serial No.: 61620

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE



SCOTT D. HAMMOND

CLASS(EXPIRES)

C ATEC(11/20) D INSP(11/20)

H PM (11/20) I PD (11/19)

MUST BE CARRIED ON ASBESTOS PROJECTS

RENEWAL FEE \$100.00

Attachment: Demolition Referral Application (27741 : 22 Chateau Terrace - Landmark Designation)

PROCEDURE FOR DEMOLITION OF BUILDINGS

1. Applicant shall submit application for a demolition permit consisting of:

- ☐ Town of Amherst "Application for Building Permit" Pay fee as per Part XI of the Building Construction Ordinance

Up to 2,000 sq. ft. of floor area \$350.00

Over 2,000 sq. ft. of floor area \$600.00

- ☐ Written verification from the property owner that the building (s) may be demolished.
- ☐ Survey of the premises showing building (s) to be demolished.
- ☐ Written verification from utilities that service is shut off; and disconnected for:

☐ GAS

☐ ELECTRICITY

☐ WATER

☐ OTHER (specify)

(The Building Dept. will independently verify that these disconnections have been made, prior to issuance of any demolition permit.)

- ☐ Permit from the Plumbing Dept. required for disconnecting and capping off: (in accordance & specifications of the Town Engineer and Highway Superintendent) (The Plumbing Dept. will verify compliance prior to issuance of demolition permit)

☐ SANITARY SEWER

☐ STORM SEWER

☐ SEPTIC SYSTEM (tank must be pumped out and filled with stone or sand)

2. ☐ The property owner or their agent has been advised that it is their responsibility for compliance with the NYS Labor Department Industrial Code Rule 56 - ASBESTOS. See attachment for further information.
3. ☐ **Written verification from private exterminator**, licensed by NYS – DEC. Stating that the building was inspected and checked for any pests, insects, vermin, etc. and if any baiting was done. For demolition work associated with entire or the partial demolition of the exterior shell of a building. Or for interior demolition if required by Commissioner of Building.
4. ☐ All excavations, holes, depressions must be filled to grade level with clean, compacted fill.
5. ☐ All above or below ground tanks must be properly emptied, cleaned and removed. As an alternative, underground tanks, if not removed, must be properly emptied, cleaned & filled with an inert material. (Check with Building Dept. for any additional requirements).
6. ☐ Safety during demolition must conform to Section 3303 of the 2020 Building Code of NYS.
7. ☐ All rubble, debris etc. must be removed from the site, and properly disposed.
8. ☐ Historic Preservation regulations compliance. (Verified by Building Dept.)

Applicant or agent acknowledgment: _____


**Workers'
Compensation
Board**
**CERTIFICATE OF
NYS WORKERS' COMPENSATION INSURANCE COVERAGE**

1a. Legal Name & Address of Insured (use street address only) Advanced Demolition Services, Inc 61 Fillmore Ave Tonawanda, NY 14150 Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., a Wrap-Up Policy)	1b. Business Telephone Number of Insured 716 628 4457 1c. NYS Unemployment Insurance Employer Registration Number of Insured 1d. Federal Employer Identification Number of Insured or Social Security Number 25-1487899
2. Name and Address of the Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) Town of Amherst 5583 Main St Williamsville, NY 14221	3a. Name of Insurance Carrier Great Divide Insurance Company 3b. Policy Number of entity listed in box "1a" WCA1543902-21 3c. Policy effective period 01/01/2023 to 01/01/2024 3d. The Proprietor, Partners or Executive Officers are ☒ included. (Only check box if all partners/officers included) ☐ all excluded or certain partners/officers excluded.

This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. (To use this form, New York (NY) must be listed under Item 3A on the **INFORMATION PAGE** of the workers' compensation insurance policy). The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

The insurance carrier must notify the above certificate holder and the Workers' Compensation Board within 10 days IF a policy is canceled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) **Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in box "3c", whichever is earlier.**

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This certificate may be used as evidence of a Workers' Compensation contract of insurance only while the underlying policy is in effect.

Please Note: Upon cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: Edward C Gelia Jr

(Print name of authorized representative or licensed agent of insurance carrier)

Approved by:

(Signature)

(Date)

Title: Executive Vice President

Telephone Number of authorized representative or licensed agent of insurance carrier: 716 632 6118

Please Note: Only insurance carriers and their licensed agents are authorized to issue Form C-105.2. Insurance brokers are NOT authorized to issue it.

Workers' Compensation Law

Section 57. Restriction on issue of permits and the entering into contracts unless compensation is secured.

1. The head of a state or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, and notwithstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any compensation to any such employee if so employed.
2. The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter.



Workers'
Compensation
Board

CERTIFICATE OF INSURANCE COVERAGE NYS DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

PART 1. To be completed by NYS disability and Paid Family Leave benefits carrier or licensed insurance agent of that carrier

1a. Legal Name & Address of Insured (use street address only)
ADVANCED DEMOLITION SERVICES, INC.

61 FILLMORE AVENUE
TONAWANDA, NY 14150

Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., Wrap-Up Policy)

1b. Business Telephone Number of Insured
716-743-2444

1c. Federal Employer Identification Number of Insured
or Social Security Number
261487899

2. Name and Address of Entity Requesting Proof of Coverage
(Entity Being Listed as the Certificate Holder)

Town of Amherst
5583 Main St
Williamsville, NY 14221

3a. Name of Insurance Carrier
ShelterPoint Life Insurance Company

3b. Policy Number of Entity Listed in Box "1a"
DBL308385

3c. Policy effective period
11/18/2022 to 11/17/2023

4. Policy provides the following benefits:

- ☒ A. Both disability and paid family leave benefits.
☐ B. Disability benefits only.
☐ C. Paid family leave benefits only.

5. Policy covers:

- ☒ A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law.
☐ B. Only the following class or classes of employer's employees:

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named Insured has NYS Disability and/or Paid Family Leave Benefits Insurance coverage as described above.

Date Signed 3/1/2023

By

(Signature of insurance carrier's authorized representative or NYS Licensed Insurance Agent of that insurance carrier)

Telephone Number 516-829-8100

Name and Title Richard White, Chief Executive Officer

IMPORTANT: If Boxes 4A and 5A are checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.

If Box 4B, 4C or 5B is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the NYS Disability and Paid Family Leave Benefits Law. It must be emailed to PAU@wcb.ny.gov or it can be mailed for completion to the Workers' Compensation Board, Plans Acceptance Unit, PO Box 5200, Binghamton, NY 13902-5200.

PART 2. To be completed by the NYS Workers' Compensation Board (Only if Box 4B, 4C or 5B have been checked)

State of New York Workers' Compensation Board

According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability and Paid Family Leave Benefits Law (Article 9 of the Workers' Compensation Law) with respect to all of their employees.

Date Signed _____ By _____

(Signature of Authorized NYS Workers' Compensation Board Employee)

Telephone Number _____ Name and Title _____

Please Note: Only insurance carriers licensed to write NYS disability and paid family leave benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1. Insurance brokers are NOT authorized to issue this form.

DB-120.1 (12-21)



Additional Instructions for Form DB-120.1

By signing this form, the insurance carrier identified in Box 3 on this form is certifying that it is insuring the business referenced in Box 1a for disability and/or Paid Family Leave benefits under the NYS Disability and Paid Family Leave Benefits Law. The insurance carrier or its licensed agent will send this Certificate of Insurance Coverage (Certificate) to the entity listed as the certificate holder in Box 2.

The insurance carrier must notify the above certificate holder and the Workers' Compensation Board within 10 days IF a policy is cancelled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in Box 3c, whichever is earlier.

This Certificate is issued as a matter of information only and confers no rights upon the certificate holder. This Certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This Certificate may be used as evidence of a NYS disability and/or Paid Family Leave benefits contract of insurance only while the underlying policy is in effect.

Please Note: Upon the cancellation of the disability and/or Paid Family Leave benefits policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Insurance Coverage for NYS disability and/or Paid Family Leave Benefits or other authorized proof that the business is complying with the mandatory coverage requirements of the NYS Disability and Paid Family Leave Benefits Law.

NYS DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

§220. Subd. 8

(a) The head of a state or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in employment as defined in this article, and notwithstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits and after January first, two thousand and twenty-one, the payment of family leave benefits for all employees has been secured as provided by this article. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any disability benefits to any such employee if so employed.

(b) The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in employment as defined in this article and notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits and after January first, two thousand eighteen, the payment of family leave benefits for all employees has been secured as provided by this article.