



INTENSIVE LEVEL SURVEY of Historic Resources

South Cayuga Road Corridor
Williamsville, New York

December 19, 2017



FLYNN | BATTAGLIA

ARCHITECTURE PRESERVATION PLANNING BUILDING SCIENCE

**INTENSIVE LEVEL SURVEY
of Historic Resources**

for the
SOUTH CAYUGA ROAD CORRIDOR
Williamsville, NY

Prepared for:

**Village of Williamsville
Historic Preservation Commission**
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SECTION I . PROJECT DESCRIPTION

Section I: Project Description

In May 2017, the Village of Williamsville and the Williamsville Historic Preservation Commission retained Flynn Battaglia Architects to conduct an Intensive Level Survey of 39 residential structures in a corridor along both sides of South Cayuga Road within the Village, stretching from just south of Main Street in the core of the Village to approximately the southern village boundary.

This report builds upon the 1997 village-wide Reconnaissance Level Survey of Historic Resources that was completed by Bero Associates Architects. In that survey, the recommendation was made to further survey and consider nomination of a series of individual landmarks and three potential historic districts. One of these was the “South Cayuga Road Historic District,” to include properties from 44-204 on the east side of South Cayuga Road, 63-215 on the west side, and Calvary Episcopal Church at 20 Milton Street.

In 2016, the Village of Williamsville began actively seeking a grant to undertake an Intensive Level Survey of the properties on South Cayuga Road to verify whether the historical unpinings actually exist for the potential designation of a district and, if so, to gather the necessary data to support a potential designation.



Figure I-1. A view taken along South Cayuga Road in Williamsville.

This report seeks to lay out an understanding of the South Cayuga Road corridor, in order to establish its place in the development and social history of the Village of Williamsville. Establishing the context of a place – defining what a place is and why it exists – is the first step in evaluating its historic significance. Following up on this contextual understanding, the Inventory Forms in the Appendix provide an in-depth study of each property’s historic evolution and its significance in the context of the street.

This South Cayuga Road Intensive Level Survey of Historic Resources “has been financed, in part, with federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute recommendation of endorsement by the Department of the Interior.”¹ The project has additionally been partially funded by the Village of Williamsville. The activity has been administered by the New York State Office of Parks, Recreation and Historic Preservation.

This survey was completed by LaLuce Mitchell, AIA, Preservation Architect, of Flynn Battaglia Architects of Buffalo, NY with on-site survey assistance from Intern Architect Zachary Harper. Quality control was undertaken by Senior Architect Michael Lennon, AIA and Principal Peter T. Flynn, AIA. Mr. Mitchell, Mr. Lennon, and Mr. Flynn are all qualified as “Historical Architects” under the Secretary of the Interior’s Historic Preservation Professional Qualification Standards as established in 36 CFR Part 61, the National Historic Preservation Act of 1966 and amended in 1980.² Resumes of the staff members that completed the survey are included in Appendix 3.

We are grateful for the support of many in the Village of Williamsville as we undertook this project. Wes Stone and Kate Waterman-Kulpa, Chair and Vice-Chair of the Williamsville Historic Preservation Commission, coordinated the grant application to make this project happen and were very supportive and helpful throughout the project with their time, knowledge, and resources. Lynda Juul, Village Administrator, was extremely helpful during the project. In particular, she spent hours digging through the Village’s building permit archives and pulling records for each of the properties to be surveyed. Chuck Akers, a member of the Historic Preservation Commission and long-time resident of South Cayuga Road, was very helpful in that he provided an archive of research he had done previously in preparation for this survey to be undertaken. Mary Lowther, Director of the Williamsville Historical Society, provided much assistance in digging through her archive of old files in the sweltering attic of the Meeting House in the middle of July. In particular, the plot map of Williamsville Park and the many articles by Sue Miller Young about specific houses on the street came from the Historical Society collection. Library Director Jennifer Nickeson at the Buffalo Niagara Heritage Village was giving of her knowledge and provided access to the museum’s vast archives. In addition, multiple property owners on the street were very receptive to the survey and some welcomed us onto their property to help us better understand the layout and construction history and evaluate the historical significance of their homes.

¹ “This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Dept. of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.”

² “Historic Preservation Qualification Standards”, National Park Service, Department of the Interior. http://www.cr.nps.gov/local-law/gis/html/table_of_contents.html. Accessed September 7, 2017.

SECTION 2 . METHODOLOGY

Section 2: Methodology and Judgment Criteria

This survey builds upon a Reconnaissance-Level Survey of all types of structures in the Village of Williamsville that was completed in 1997 by Bero Associates Architects. Among the results of that report, recommendations included studying three areas within the Village to evaluate their potential eligibility for designation as local and/or National Register historic districts.

Per *National Register Bulletin 24: Guidelines for Local Surveys: A Basis of Preservation Planning*, published by the National Park Service, “The underlying reason for undertaking a survey to identify a community’s historic resources is the growing recognition by citizens and governments at all levels, that such resources have value and should be retained as functional parts of modern life ... To make effective use of historic resources, to respect their value and extend their lives, it is necessary to integrate historic preservation into community planning. [Thus] the immediate reason for undertaking a historic resources survey: to gather the information needed to plan for the wise use of a community’s resources.”¹

There are two types of historic resource surveys: Reconnaissance Level and Intensive Level. This survey is an “Intensive Level Survey”, which is a close and careful look at the area being surveyed. It is designed to identify precisely and completely all historic resources in the area. It generally involves detailed background research, and a thorough inspection and documentation of all historic properties in the field. It should provide all the information needed to evaluate historic properties and prepare an inventory.”²

Survey Area

The survey area recommended by the 1997 Reconnaissance Level Survey included 39 buildings, including 44-204 on the east side of South Cayuga Road and 63-215 on the west side of the road, as well as 20 Milton Street, which is the parcel on the corner of Milton St. and South Cayuga Rd.

The 1997 survey report goes on to list “Significant properties [within or adjacent to the proposed district] that also appear to possess the architectural and/or historical significance worthy of individual landmark designation”:

Property list from 1997 Bero report:

Name/Address	Approx. Date	Description	Rating
37 So. Cayuga Rd. ³	Ca. 1836	Vernacular stone house (stuccoed)	Med.
63 So. Cayuga Rd.	Early 20 th century	American Foursquare house (stuccoed) with Craftsman features	Med.
Hopkins Schoolhouse, 72 So. Cayuga Rd.	1840	Greek Revival stone schoolhouse	High
86 So. Cayuga Rd.	Ca. 1840	Greek Revival frame house	Med.
94 So. Cayuga Rd.	1840	Greek Revival frame house (originally was the Baptist Church)	Med.
100 So. Cayuga Rd.	Late 19 th century	Vernacular brick house	Med.
111 So. Cayuga Rd.	Early 20 th century	Bungalow frame house	Med.
125 So. Cayuga Rd.	Early 20 th century	Tudor Revival stucco-clad house	Med.

¹ Anne Derry, et al. *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*. Washington, DC: National Park Service, Department of the Interior, 1977 (rev. 1985), 3.

² Derry, et al. 12

³ Bero survey report erroneously references this property as 41 S. Cayuga Rd.

144 So. Cayuga Rd.	Early 20 th century	Tudor Revival brick & stucco house	Med.
149 So. Cayuga Rd.	Early 20 th century	Colonial Revival stucco-clad house	Med.
168 So. Cayuga Rd.	Mid-19 th century	Greek Revival frame house	Med.
169 So. Cayuga Rd.	Early 20 th century	Colonial Revival frame house	Med.
170 So. Cayuga Rd.	Mid-19 th century	Greek Revival frame house	Med.
186 So. Cayuga Rd.	Early 20 th century	Colonial Revival frame house	Med.
207 So. Cayuga Rd.	Early 20 th century	Colonial Revival frame house w/ brick front	Low
215 So. Cayuga Rd.	Mid-19 th century	Greek Revival frame house	Med.

Survey areas are often framed by logical borders informed by existing land use or other rationale. To this end, the survey area suggested in the 1997 report was expanded slightly during this survey process, to the following land use borders:

- **North end, west side of S Cayuga:** Williamsville Court apartments (41 S. Cayuga Rd.) – large apartment complex that is inconsistent with smaller scale residential structures to its south.
- **North end, east side of S Cayuga:** Village Municipal Parking Lot at 5571 Main Street
- **South end, west side of S Cayuga:** Wellington Court development – contemporary townhouse development inconsistent with small scale residential development to its north
- **South end, east side of S Cayuga:** Village border at south property line of 208 S. Cayuga

As a result of this small area expansion, the properties at 208 and 229 S. Cayuga Rd. were added to the survey. 235 S. Cayuga also falls within this revised boundary because it is owned by the same owner as 229 and contains a shed associated with the home on that property, though it does not contain a residence. The survey area is shown on the map in Figure 2-1.

Survey Methodology

Inclusive of the expanded survey area described above, the Intensive Level Survey encompassed 43 properties. When performing a survey of this type, properties are identified by tax parcel and thus, in some cases, properties contain multiple structures. Thus, in the case of Calvary Episcopal Church at 20 Milton Street, the rectory across the street with the mailing address of 19 Milton Street was included in this survey because it is part of the same tax parcel as the church itself.

The first step in performing the survey work was to undertake a review of the existing literature. In this case, two previous surveys of Williamsville had been conducted: in addition to the 1997 Reconnaissance Level Survey, an Intensive Level Survey of landmark-eligible properties along Main Street was completed in 2013 by Clinton Brown Company Architecture.

Next, a kick-off meeting was held with members of the Williamsville Historic Preservation Commission, the Village Administrator, and a liaison from the Survey and Evaluation Unit at the State Historic Preservation Office to review the project scope, planned methodology, and timeframe. At this time, we worked with Lynda Juul, Village Administrator, to develop an introductory letter explaining to property owners that we were hired by the village, what our work consisted of, why we were taking photos of their property, and who they should contact with concerns.

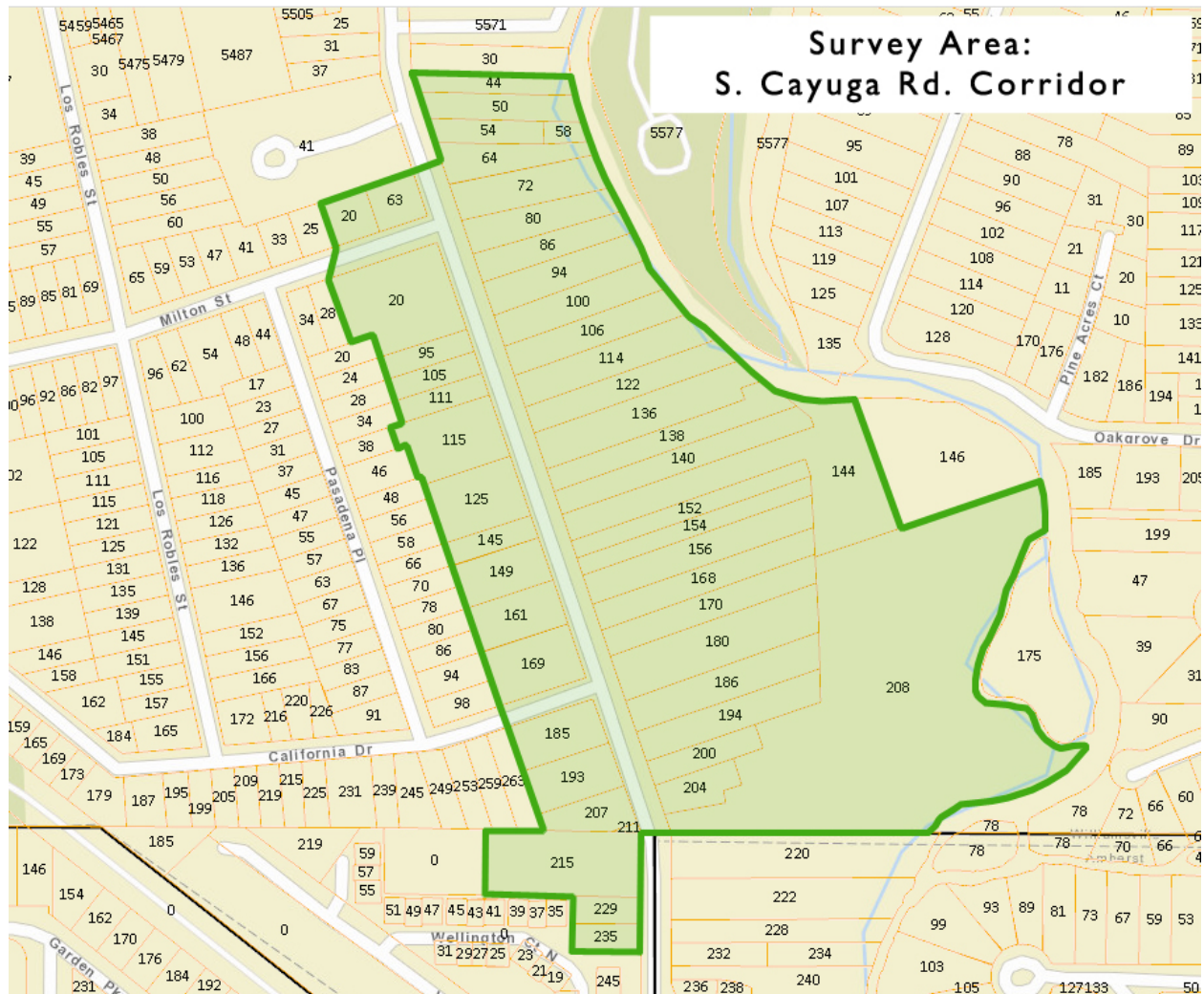


Figure 2-1. Map of survey area

In order to allow the survey team to best understand the context of the survey area prior to undertaking fieldwork, our next step was to identify and obtain available archival resources. Ms. Juul provided all available building permit data on the properties in question. In addition, the survey staff met with Mary Lowther, Director of the Williamsville Historical Society, as well as two members of the historic preservation commission who had archives of research resources. Wesley Stone, President of the commission, is a surveyor by trade, so had a depth of available maps for use as well as monographs. Charles Akers lives on South Cayuga Road and provided a folder of research he had previously completed on the previous owners of properties along the street. The survey staff also visited the Buffalo Niagara Heritage Village (formerly known as the Amherst Museum) to search their map and photograph collections as well as the genealogy files.

The next step was to undertake on-site survey work. This work was completed by a two-person team made up of Preservation Architect LaLuce Mitchell and Intern Architect Zach Harper on July 26 and August 2, 2017. The State Historic Preservation Office issues a standard Historic Resource Inventory Form for use with intensive level survey projects on which to provide a wide variety of information about each property. A blank inventory form was filled out with basic owner information as well as tax parcel (S-B-L) and all existing SHPO USNs (numbers SHPO uses for property identification) beforehand. The survey team completed the fieldwork on foot. In addition to making basic observations of each

building, photo-documentation of each accessible elevation of each of the properties was completed, including unique architectural details where visible.

Next, the information gathered from the archival sources was compiled and added to each inventory form or used to further inform on-site observations to analyze and make conclusions about the historic importance and physical evolution of properties. Many of the properties on South Cayuga Road have received many additions over their existence and so, as much as possible, an emphasis was placed in this survey process on understanding the evolution of the properties over time so that if and when the information is used for Certificate of Appropriateness reviews in the future, informed decisions can be made about the relative and age and importance of the portion of the historic resource in question. As such, a diagram of the property's evolution was included in some cases where warranted. In order to complete each inventory form, narrative descriptions of each property's form, historic integrity, and significance were then added.

Finally, this report was developed, which includes a description of the project and survey methodology, outlines the criteria for evaluation of significance, lays out the historic context of the survey area, summarizes the findings of the surveys, and makes recommendations for next steps. The completed inventory forms as well as a bibliography of sources and relevant staff resumes are included in the appendix.

The final step will be to enter data on each of the properties and potential historic district boundaries into the State Historic Preservation Office's CRIS Database.

Overview of Judgment Criteria

As part of any survey, a property's level of historic significance is judged based on established criteria. Different, though similar, sets of criteria have been established for the National Register of Historic Places and by local historic preservation commissions for their local municipality. This report evaluates properties under both sets of criteria separately.

Local Criteria

Historic preservation matters in the Village of Williamsville are managed on a day-to-day basis by a seven-member historic preservation commission and regulated by a historic preservation ordinance. The village first adopted a historic preservation ordinance, Chapter 47 of the Village Code, on May 5, 1983. Over the ensuing decades the law has been amended multiple times to adapt to changing conditions and needs in the village. In 2015, the Village began the process to update its historic preservation ordinance to be more in-line with the recently-developed State Model Landmarks Preservation Local Law. In anticipation of the preservation ordinance being revised, the current draft of the new preservation ordinance has been used as the basis for the local criteria on which this report is based.

Section 11 of the Village's Draft Historic Preservation Local Law includes the follow criteria for designation of individual landmarks:

- Criterion 1: "Exemplifies or possesses special character, or historic or aesthetic interest or value as part of the political, economic, or social history of the Village"
- Criterion 2: "Is identified with persons or events significant in local, state, or national history"
- Criterion 3: "Embodies the distinguishing characteristics of a type, period or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or is a representative example of the work of a designer, architect or builder"

- Criterion 4: “Represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic [or] represents an established and familiar visual feature of the community”
- Criterion 5: “Has yielded or may be likely to yield information important in prehistory or history”

The Draft Law includes these criteria for designation of historic districts:

- The proposed District “contains properties that meet one or more criteria for designation as a landmark and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district” and
- “Constitute a unique section of the Village by reason or possessing those qualities that would satisfy such criteria.”

The survey area includes two previously designated local landmarks: the Old Stone Schoolhouse at 72 S. Cayuga Road (designated 1990) and Calvary Episcopal Church at 20 Milton Street (designated 2014).

National Register Criteria

The National Park Service has established four criteria for eligibility of properties for listing on the National Register. In order for a property to be eligible for National Register listing, it must possess integrity (discussed below) and:

- A. Be associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Be associated with the lives of persons significant in our past; or
- C. 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
- D. Have yielded, or may be likely to yield, information important in prehistory or history.

The survey area does not include any properties listed on or previously determined eligible for listing on the National Register. However, 220 S. Cayuga Road, the home located just south of the survey area on the east side of Cayuga Road just beyond the village line in the Town of Amherst has been determined individually eligible for listing on the National Register.

The criteria for listing as a local landmark are similar to, but not identical, to the criteria for listing on the National Register of Historic Places. A structure that is eligible for listing as a local landmark is not necessarily eligible for listing on the National Register, though often they are. For individual properties, the local and National Register criteria are largely parallel between, with the exception of local criterion 4, for which there is no National Register equivalent.

The criteria for historic districts vary more significantly between the Local Law and the National Register. Under the National Register, the same four criteria apply, though they are applied on larger

scale. However, as stated above, the Local Law provides a separate statement for districts, which says that they are based on a boundary that includes several properties that meet the criteria for local landmarks, as well as a several properties within the boundary that are not individually eligible, “background” buildings in a sense. In contrast, the National Register thinks of the boundaries as a cohesive whole...as long as the whole tells a definitive story, there is no requirement that any of the properties be individually eligible for listing.

It is important to note that while the term “National Register” connotes the expectation that a structure be historically important in the history of the whole United States, that is actually not true. The National Register is merely a national listing of properties that are significant in some context, and often that context is that they are important in the history of their individual communities.

The National Park Service further clarifies how the National Register criteria apply to residential suburbs in *National Register Bulletin: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. Evaluation of a historic neighborhood’s significance generally requires study of its development pattern and the reason for its development, as well as determining who its residents were and how the neighborhood was connected to the greater development and life of the community around it. Many of these factors are explored in Section 3 of this report.

The *National Register Bulletin* then lists each of the National Register criteria with a list of possible ways a suburban residential neighborhood could meet the criteria (see figure 2-2. It was a useful reference during the completion of this report.)

Criteria for Integrity

In addition to meeting one or more of the criteria listed above, to be eligible for National Register designation a property or group of properties making up a historic district must have “historic integrity”. The Draft Local Law does not explicitly include an integrity requirement, though some level of integrity is necessary to perceive a property’s historical significance.

In short, integrity is “the ability of a property to convey its significance.”⁴ Integrity is further defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic or prehistoric period.”⁵ Integrity is broken down into seven components: location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property always possesses several and, usually, most of the aspects. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. Each of the components of integrity is described below and, specifically, how it was applied in this survey. How the components of integrity were applied to each specific property within the survey corridor is described on the individual Inventory Forms.

Location. This component of integrity is generally met if a structure remains where it was originally built and hasn’t been moved from that location. There is no known record of any of the structures along South Cayuga Road being moved from their historic locations, so this component is generally met for all properties evaluated in this survey.

⁴ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, DC: National Park Service, Department of the Interior, 1990 (rev. 1997), 44.

⁵ Draft Historic Preservation Local Law for the Village of Williamsville, Section 25.

Figure 8.
**How Residential Suburbs Meet the National Register
 Criteria for Evaluation**

Criterion A

- Neighborhood reflects an important historic trend in the development and growth of a locality or metropolitan area.
- Suburb represents an important event or association, such as the expansion of housing associated with wartime industries during World War II, or the racial integration of suburban neighborhoods in the 1950s.
- Suburb introduced conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations.
- Neighborhood is associated with the heritage of social, economic, racial, or ethnic groups important in the history of a locality or metropolitan area.
- Suburb is associated with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of a locality or metropolitan area.

Criterion B

- Neighborhood is directly associated with the life and career of an individual who made important contributions to the history of a locality or metropolitan area.

Criterion C

- Collection of residential architecture is an important example of distinctive period of construction, method of construction, or the work of one or more notable architects.
- Suburb reflects principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.
- Subdivision embodies high artistic values through its overall plan or the design of entrance ways, streets, homes, and community spaces.

Criterion D

- Neighborhoods likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life.

In certain cases, a single home or a small group of houses in a residential subdivision may be eligible for National Register listing because of outstanding design characteristics (Criterion C) or association with a highly important individual or event (Criterion A or B).

Figure 2-2. Guidelines for National Register eligibility of suburban residential neighborhoods.

Design. This component applies both to individual structures and potential historic districts. In terms of individual structures, it means that the original form, plan, structure, and style of a property have been retained. In a district, it means that the structures retain their original spatial relationship with each other. Along South Cayuga Road, very few structures have been demolished and all that remain remain in their original locations on their lots. Many of the properties have received significant additions, but they have been to the rear in most cases, so the spaces between houses, as read from the public right-of-way, have not changed appreciably since the period of significance. As such, the potential district as whole retains a high level of design integrity. However, the design integrity of individual properties varies and is described in more detail on each individual property Inventory Form. In general, properties were judged to retain design integrity if their original architectural style was clearly discernible; their massing was not altered significantly from original construction, especially as viewed from the public right-of-way; and any additions were either to the rear of property (not visible from the public right-of-way) or, if visible from the public right-of-way, are clearly subordinate to the primary original structure.

Setting. This component relates to how a structure on a property and the property itself relates to its surroundings. In general, the setting of South Cayuga Road has been devoid of major alterations in its history, so the potential district, as a whole, retains a high degree of integrity of setting. South Cayuga Road has received upgrades typical of most municipal streets through history including paving with asphalt and the installation of storm sewers, laying of asphalt sidewalks, the addition of above-ground electrical poles and lines, and the addition of street lighting. In general, though, the setting of a village

street lined with narrow, deep lots nestled among tall trees has defined the corridor's character through its history and it retains that character today. A few properties along the street have unique landscape features, such as rubble stone garden walls. These are noted on each property's individual inventory form, as they are not a widespread feature of the corridor.

Materials. This component is associated with the physical elements from which a property is constructed or which it has been covered with over time. The homes along South Cayuga Road are a mixture of wood frame and masonry structures. Taken as a whole, the potential district does retain a sense of this mixture of materials and there are a number of structures where the original materials remain exposed. However, there are also a number of properties where original materials have been concealed or replaced. An especially common occurrence is the covering of original siding materials with aluminum or vinyl siding and the replacement of original windows with contemporary vinyl or aluminum replacements. In this survey, a property that had received contemporary siding and/or replacement windows was not automatically disqualified from significance, but these factors are taken into account in the bigger-picture evaluation of a structure.

Contemporary siding. If a structure has received contemporary siding, the relationship of the character of that siding to the original covering of the home is taken into account. Specifically, if the exterior facing of the home was originally horizontal wood clapboard, then horizontal siding of similar exposure generally does not detract substantially from the structure's material integrity. Also a contributing factor is to what extent other distinctive features and architectural styling are obscured or lost by the application of the siding. If it is known whether the original clapboard was retained below the contemporary siding, that factor is taken into account as well. If the siding is completely different in character than the original, the siding covers a completely different base material, or if it obscures many architectural features, then it is considered to detract from the structure's integrity.

Replacement windows. If a structure has received replacement windows, the impact of those windows on the look of the home is evaluated. Where replacement windows fill the entirety of the original openings into which they are set, retain the number of lites in each sash that the original windows contained (if known), and if they retain their depth within the original frames and differentiated depth of elements within the sash itself, replacement windows are generally considered acceptable. Where the windows do not fill or are not in the original openings, do not contain internal divisions similar to the originals, have been installed at the face of siding, or have snap-in or painted-on muntins instead of true muntins (thus not retaining the shadow profile of the originals), the windows were considered to be detracting factors to the building's material integrity when evaluated for this survey.

Workmanship. This component relates to the physical evidence of the craft tradition under which a property was constructed. In general, this aspect of integrity could not be evaluated for this survey because properties were viewed from a distance. However, where property owners invited the surveyors onto their property, evidence of craftsmanship was noted and taken into account.

Feeling. This component is "a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character." As the name suggests, this component is based on one's physical perception and is hard to define objectively. The reason that this survey was undertaken is because the South Cayuga Road corridor *feels* like a cohesive and historic place. The street features a variety of older wood and masonry structures set in a lush vegetated setting that exudes a sense of history.

Association. This component reflects whether a property expresses a direct connection between the structure and a significant event or person. If a property has such a connection, then to have integrity of association, it needs to look similar to how it did when the event occurred or the significant person lived there. Generally, the properties in this survey do not have specific associations with persons or events, so this component is not applicable.

Generally, for this survey of the South Cayuga Road Corridor, the most important and variable components of integrity were design, setting, materials, and feeling. Generally, the survey area consistently retains a high level of integrity of setting and feeling. Design and materials vary significantly by resource. See the individual inventory forms for further discussion of the components of integrity as applied to specific properties.

SECTION 3 . HISTORIC CONTEXT

Section 3: Historic Context

Introduction

The location that is now the Village of Williamsville has a long history as a crossroads for trade and as an early center of industry in the Western New York region. Its early evolution into an industrial center was due to its location where Ellicott Creek intersects the Onondaga Escarpment, creating a source of water power for multiple mills that at times processed grain, wood, and produced natural cement throughout the nineteenth century. The escarpment itself served as a source of limestone that could be burned as one element of the natural cement. The village's importance as a trade center came from its location at the intersection of two much older Native American trails. As stated below, the Great Iroquois Trail extended east-west approximating Main Street whereas a second Indian trail passed north-south, intersecting at approximately the present-day location of Main Street & Cayuga Road. North of Main Street, it appears to have approximated the path of Mill Street, whereas south of Main Street it appears to have followed South Cayuga Road. That section of South Cayuga Road is the subject of this report and its long history predating even the Village of Williamsville's establishment sets a prelude to help explain the long and rich history of the homes that line the street.

Native American History and Early Land Transfers¹

At the time of European contact in the early seventeenth century, the land comprising modern Erie County was the setting of a complex series of dispersals, removals, and shifting boundaries, as various groups competed for territory. Among the inhabitants of the region were the Neutral Indians, a name used by the French in reference to a number of allied Northern Iroquoian groups. The Wenro, driven from their own homeland to the northwest in 1638, were for a time, situated between the Neutral and Seneca Iroquois to the east. The Erie, a designation for several tribes related culturally and linguistically to the Neutral and Five Nations, were associated with the territory east and south of Lake Erie until their dispersal in the mid-seventeenth century.

Based from their homeland in the Genesee Valley to the east, the Seneca Iroquois periodically ranged within the territory to the west for purposes of hunting, resource procurement, trade, or warfare. A major route in a system of footpaths maintained throughout western New York was the Great Iroquois Trail. Following a route approximated by the location of present-day Main Street, the trail started at the Genesee River near Avon, passing through the Town of Amherst on the way west to Buffalo Creek.

By the time of European contact, a second trail had been established following the route of Ellicott Creek as it flowed northward. The historic alignment of Mill Street north of Main Street and Cayuga Road south of Main Street followed the route of this trail.²

During the colonial period in what would eventually become New York State, the European population in the region was limited to widely scattered military outposts. This was due in large part to multiple claims on the land by the colonies of New York and Massachusetts as well as the Seneca Iroquois. At the end of the revolution in 1783, it was clear that the land owned by the Seneca Iroquois would be divided because they had aligned themselves with the British. It was not until the Treaty of Hartford, however, in 1786 that Massachusetts and New York came to an agreement on what should be done with the land in New York. Under the terms of the

¹ The following italicized sections are excerpted from Kathleen A. Howe and Virginia G. Searl, *Reconnaissance Level Survey of Historic Resources – Village of Williamsville, Erie County, New York*, report (Rochester, NY: Bero Associates Architects, 1997), pages 5-7. Footnotes have been removed for clarity. For source information, refer to that document.

² Paragraph modified to clarify that the trail followed both Mill Street and South Cayuga Road along the banks of Ellicott Creek.

Treaty of Hartford, Massachusetts was granted the right to purchase six million acres of land in western New York from the Iroquois and New York was given governing power over this land. Massachusetts then sold its land on the east and west sides of the Genesee River to Oliver Phelps and Nathaniel Gorham, who represented a group of investors.

The land rights of the Senecas had to be relinquished before the Phelps and Gorham land could be sold to others. At the Treaty of Buffalo Creek on July 1788, the Senecas gave up their title to 2.5 million acres of land east of the Genesee River and approximately 200,000 on the west side. With the treaty the land in the Phelps and Gorham Purchase began to be sold to people interested in settling in western New York. No agreement was made at that time with the Indians for the rest of their land west of the Genesee River. Because Phelps and Gorham were unable to pay more than the first third of the purchase price, they were forced to give back the land on the west side of the river to Massachusetts in 1790.

The financial situation for Phelps and Gorham turned worse and, in 1791, they had to sell off all but two townships of their remaining land east of the Genesee River to Robert Morris, signer of the Declaration of Independence, financier of the American Revolution, and land speculator. Soon Morris began losing on his investment and he, in turn, was forced to sell most of his land in 1792. With the profits from this sale Morris purchased land on the west side of the river from Massachusetts. Beginning in 1793, Morris negotiated the sale of his land on the west side of the river to Theophile Cazenove, representing a group of Dutch land speculators known as the Holland Land Company. In 1795, this parcel of 3.3 million acres became the property of the Holland Land Company; this included most of western New York, west of the Genesee River. According to the terms of sale of the land, Morris had to extinguish the Seneca Indian land title and a portion of his payment for the land was held back until this was resolved at the Treaty of Big Tree in 1797. This opened the way for settlement in the region.

The Founding of Williamsville

In 1798, Joseph Ellicott, chief surveyor and agent for the Holland Land Company oversaw a survey of the Holland Purchase with a crew of about 150 men, dividing the land into ranges, townships, sections, and lots. The land that became the village was located in Range 7, Township 12.

Surveyors Benjamin Ellicott, brother of Joseph, and John Thompson were quick to realize the potential of the land where the village is located, with its fertile soil, dense stands of timber, and potential for harnessing ample water power from the falls at Eleven Mile Creek (now Ellicott Creek). In 1799, they were the first to purchase land in the area, obtaining 300 acres for \$2 per acre including the falls and mill rights. In accordance with the requirements of their deed, they constructed a two-story log home, the Evans House, which served as an inn for travelers along the old Great Iroquois Trail. The Evans House was constructed in 1801 and stood until 1955.³

Jonas Williams

In order to provide lumber for the development of the settlement, Mr. Thompson constructed a saw mill on the east bank of the creek. The sawmill venture failed within a few years and Ellicott and Thompson sold the 300 acres to two other surveyors, David Evans and Jonas Williams, in 1804. Mr. Evans soon tired of pioneer life and returned to Philadelphia but Mr. Williams stayed and became the main promoter of the village, which took on his name as Williams Mills. Williams repaired and re-activated the sawmill and operated it until 1811, when he likely constructed an improved sawmill on the

³ Sue Miller Young, *A History of the Town of Amherst, New York 1818-1965*, published by the Town of Amherst, 1965, 5.

west side of the creek, fed by a raceway from a stone dam built on the south side of Main Street. It is believed that the sawmill on the west side of the creek was expanded in 1827 to also contain a grist and cement mill, which is the structure still standing on Spring Street in the core of the village today.⁴



Figure 3-1. The log home that Jonas Williams constructed around 1808 stood at 30 S. Cayuga Rd. until demolished for the parking lot behind Village Hall in approximately 1965. The home as seen here had received several additions and no longer looked like a log home when viewed from the street.⁵

Williams Mills gained some prominence during the War of 1812. During the winter of 1812, General Alexander Smyth housed his troops in quarters built along the creek south of Main Street. Present-day Garrison Road is named for that encampment. The following year, these buildings were enlarged and used as a hospital for the sick and wounded. In 1813, when the British burned most of the buildings in Buffalo, the homeless pioneers retreated to Williamsville. During the war years, growth of the village declined and businesses failed. Mr. Williams found himself deeply in debt and sold most of his holdings to Juba Storrs and Company, a Buffalo-based mercantile firm that originated as a fur trading company and later specialized in army supplies.⁶ Juba Storrs continued to operate the mills and make some improvements to the raceway during their ownership as well as constructed some mercantile shops adjacent on the Main Street frontage. However, Juba Storrs & Co. made some unsuccessful speculative investments and went bankrupt in 1820. The mills were sold at a Sheriff's Auction in October of 1827 and again three months later. Jonas Williams passed away in the early 1830s.

⁴ John F. Bero, et al., *Williamsville Water Mill Historic Structures Report*, 2007, report, 5-6.

⁵ Young 42A

⁶ Carolyn Shrauger, Rosemarie Sugg, and Joyce Troy, *Williamsville, New York: Where the Past is Present: A Guided Tour*, Clarence, NY: Clarence Graphics, Inc., 1993.

Oziel Smith

The new owner of the mills was Oziel Smith, who was born in 1784 and moved to Buffalo in 1808 before moving to Williamsville during the burning of Buffalo during the War of 1812.⁷ He engaged in many ventures from farming to milling to real-estate development. In 1827, the same year he purchased the mills, he also constructed the local tavern named the Eagle House at 5578 Main Street that has been a local fixture in Williamsville since that time.

“Oziel Smith was an experienced builder, having constructed the first county courthouse in Buffalo in 1810. He owned a quarry, from where came the limestone for the two-foot thick foundation of the Eagle House; he owned his own saw mill and many acres of woods from where came the planks and beams for the inn ... It is known he designed the curved ceiling and the ballroom with a spring floor on the second story and did all the joiner work himself.”⁸

Soon after purchasing the mills, he upgraded the mill on the west side of the creek to contemporary standards and retrofitted it for use in the creation of natural cement. He also bought all of the water rights to Ellicott Creek “in perpetuity” with the hope of one day linking the community to the Erie Canal. In 1830 or 1831, he sold the property on the west side of the creek to Benjamin and Esther Hershey.⁹

Mr. Smith also owned all the land from Main Street and Cayuga Road southwest to the present intersection of California Drive and Pasadena Street and built his home just south of the intersection of Main & Cayuga at the present-day lot of 30 South Cayuga Road (figure 3-1). His wife Phoebe was known as “Aunt Phoebe” and, for decades after they both passed away and the large expanse of land passed down through their descendants, the land was known as “Aunt Phoebe’s Woods.”¹⁰

His daughter, Charlotte Smith Stevens, became the next owner of “Aunt Phoebe’s Woods” and she is the one who sold it in approximately 1912 setting the stage for the Williamsville Park development.^{11, 12}

Benjamin Hershey

After his death, Jonas Williams’s widow Elizabeth sold all the land from 44 S. Cayuga Rd. south to the village line on the east side of the street, a total of 26 acres, to Benjamin & Esther Hershey in 1833 for \$3,750. Mr. Hershey was related to the Hershey family known for the Pennsylvania chocolate operation. He was born in 1808 and moved to Williamsville in 1831 and purchased one of the village’s grist mills, the Dodge Mill. He served a variety of roles in civic life before passing away at the age of only thirty-nine in 1848. Roles he played in the village and town included Commissioner of the Common Schools of Amherst in 1833, charter member of the new Christian Church in 1834, and Commissioner of Highways in 1835.¹³

⁷ “Victor J. Miller – 168 Cayuga Road”, Dec. 16, 1960, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files

⁸ Young 120

⁹ Bero et al., 6

¹⁰ Young 35

¹¹ “Victor J. Miller – 168 Cayuga Road”

¹² Ms. Smith Stevens passed away in 1926 at the age of 102. Source: Young 266.

¹³ Buffalo Niagara Heritage Village genealogy files

Gardner Green

Gardner Green was a prominent landowner at the south end of South Cayuga within the village. His home was at 204 S. Cayuga, but his property began at 200 S. Cayuga and extended further south “almost to the Lehigh Railroad Tracks”. The property included a sand quarry in this south part of his land across the Amherst border, which is now a pond. Mr. Green had come to Williamsville in 1830 with his adopted parents. He became relatively wealthy from operating the sand quarry on his property. He was also carpenter who worked in a sawmill in the village. A prominent citizen in the village, he played several roles in the civic arena during his life. He served on the first Village Board after incorporation in 1850 and was appointed as one of the two Village Assessors at that time, and later continued to serve in several offices on the board. He was also Justice of the Peace for twelve years.¹⁴

Timothy S. Hopkins

Another prominent figure in the village’s early history and the history of S. Cayuga Rd. was Timothy S. Hopkins. Born in Great Barrington, MA, he was married in the first recorded wedding in Erie County to Nancy Ann Kerr. The wedding took place at the Evans House in 1804. He became captain of the first militia organization in the area and served in the war of 1812 as a Brigadier General. In the spring of 1814, the entire army of 5,000 to 6,000 troops under his leadership was quartered in the area. Their barracks and an arsenal were located north of Main Street on the grounds of the present Saints Peter and Paul Church. After leaving the military, he eventually became the first Town Supervisor of Amherst.

Hopkins constructed the former school at 72 S. Cayuga Rd. in 1840 at a cost of \$1,000. It continued to serve the village until its closure by the district c. 1945.

Incorporation of the Village

In 1847, an act of the state legislature permitted incorporation of villages. Soon after, the residents of the village decided to petition for incorporation. In 1850, by public vote, Williamsville became the first incorporated village in the Town of Amherst and remains the only incorporated village in the Town to this day.¹⁵

19th Century Williamsville

By the mid-19th century, the industrial potential of Ellicott Creek had become much more developed and a thriving small community had sprung up around that industry. “Mid-19th century maps indicate several grist and saw mills, a tannery, a furnace, cement works, a bedstead factory, carding mill, paper mill, and a forge clustered along the waters of Ellicott Creek. The community also had one hotel, four schools, five churches, a brewery, and two quarries. An 1850 business directory listed in addition: farmers, dealers in general merchandise, nurserymen, saloon keepers, lime dealers, blacksmiths, wagon makers, and dealers in boots and shoes.”¹⁶

Through its history, South Cayuga Road has been the home of many prominent citizens, among them merchants and village leaders. For example, during the 1850s, 54 S. Cayuga was home to William D. Burt. He was a manufacturer of boots and shoes who owned a factory at the corner of Main & Mill Streets.

¹⁴ Young 46

¹⁵ Shrauger 7

¹⁶ Ibid.

Histories of the homes along the street note often that their owners or inhabitants were part of the village board of trustees or otherwise involved in village politics. Among the street's prominent residents were also at least three village mayors (called "presidents" until 1927): John Koch (who was president from 1857-60), William White (president around 1871), and Albert H. Herman (president in 1915 and 1918).¹⁷

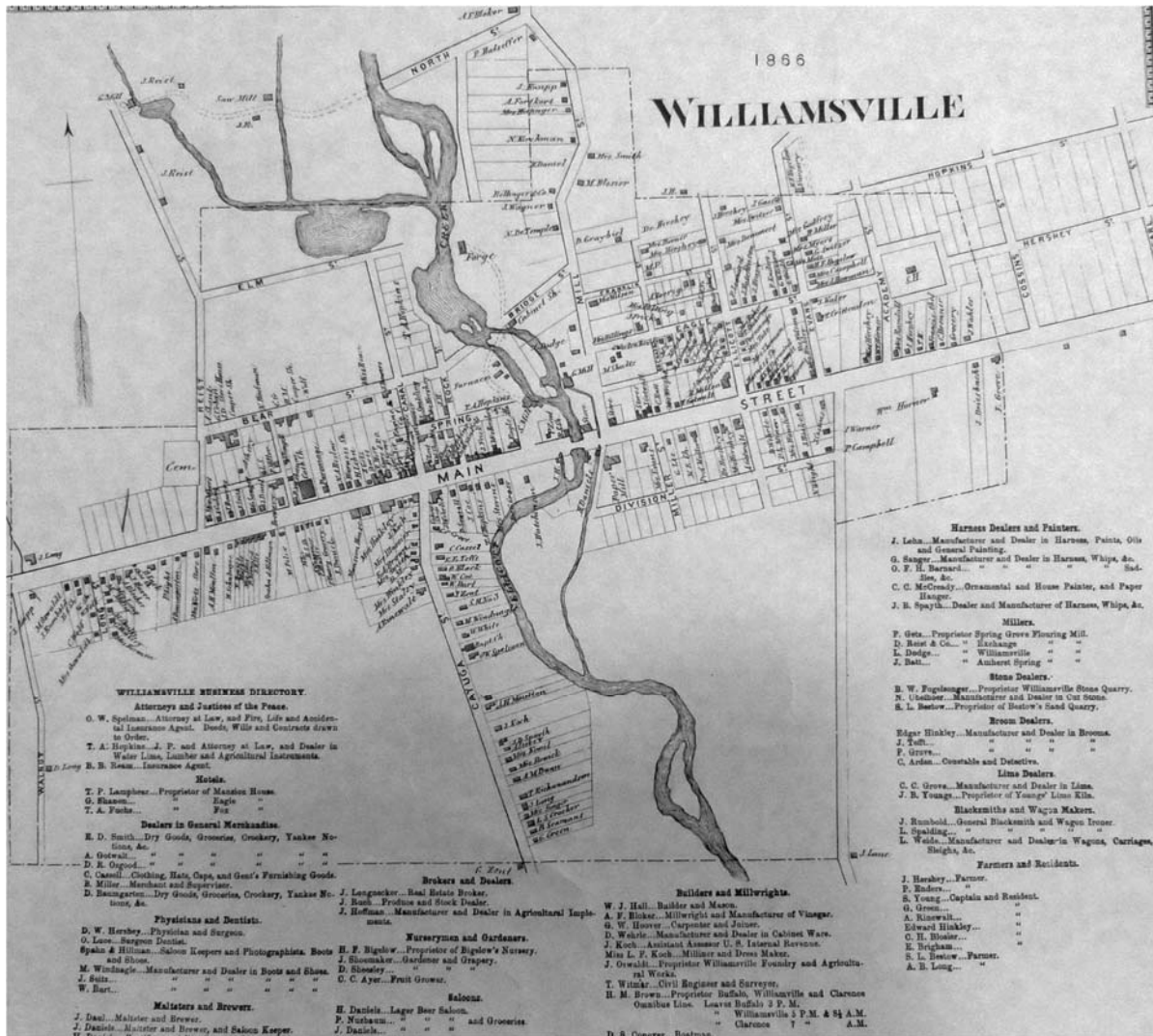


Figure 3-2. Williamsville in 1866

Indian Trails, Stagecoaches, and the Coming of the Trolley

Cayuga Road is the modern counterpart of an Indian Trail known as the "oak opening." It has had other names as well: "Hitchcock Settlement Road" (when it led to Hitchcock Settlement, now Cheektowaga) and Koch Road (after the Koch brothers, who once owned property on the road).¹⁸

¹⁷ Young 286

¹⁸ Shrauger 40

The “Great Iroquois Trail” was the more prominent former Indian trail that ran east-west through town, which Main Street approximately follows. The trail was marked for the use of wagons in 1801 by an Indian named White Seneca. “The width of the right of way was 40 feet, but stumps were removed only for a track eight feet wide. The first bridge over Ellicott Creek on what is now Main Street was a fallen log which served during high water periods. (During summer the creek was shallow enough to cross on exposed flat rocks.)”¹⁹

As the population of the region increased, its freight needs increased and the Conestoga wagons began to travel between communities, drawn by teams of five or seven horses. In order to accommodate these large wagons, a heavier wooden bridge was constructed across Ellicott Creek.



Figure 3-3. Trolleys from the Williamsville trolley line that ran down Main Street from 1891 until its replacement with buses in 1930.

By 1830, multiple horse-drawn stage coach lines offered service passing through Amherst, two of which were called “The Old Line” and the “Opposition.” Express coaches operated by Wells and Company, which became Wells Fargo, also passed through. Finally, in 1882, after several wooden bridges had been washed away by floods, a heavy stone arched bridge (the same bridge that is in use today) was constructed in 1882.²⁰

Transportation in Williamsville remained horse-drawn until 1891, when fifteen Buffalo men and six Williamsville men formed the Buffalo and Williamsville Electric Railway Corporation (figure 3-3). On October 20, 1892, the *Amherst Bee* declared in an article that filled its front page “Hurrah for our electric railroad. Let the eagle scream and the rooster crow! Williamsville is to be connected with Buffalo by a first-class electric railroad.” A single track was laid down Main Street and an old stone factory building just east of the Ellicott Creek bridge was converted into a car barn and power house. The system owned two closed cars for the winter and two open cars for the summer. For Williamsville residents, the streetcar line provided ease of access for work and shopping. For city residents, the line provided access to picnic spots. When Blocher Park opened, the trolleys ran every 24 minutes to bring crowds to the park and for a short time at the end of the 19th century, the system added a short branch

¹⁹ Young 180

²⁰ Ibid. 183

on Reist Street to bring families to Stoll's Park, a family amusement park and picnic ground. The trolley was successful during its time, but with the widening of Main Street and the provision of bus service, the line was closed down and removed in 1930.²¹

In addition to transportation into Buffalo by trolley, Williamsville residents had the option to travel into the city using the Lehigh Valley Railroad, which opened its depot in 1896 on South Long Street, less than half a mile northwest of South Cayuga Road.²²



Figure 3-4. South Cayuga Road and Williamsville Park as seen on a map from 1916 when development of homesites in Williamsville Park had just begun.

Development of Williamsville Park

The coming of the Williamsville Trolley suddenly made it feasible to commute into Buffalo every day from the Village. A 1915 article stated that “the trolley car marked the first upward movement in Williamsville land values.”²³ What had previously been a long, slow ride on horseback or by stage coach could now be accomplished in 45 minutes. As the city of Buffalo grew and became busier and more congested, as well as wealthier, there was an increasing demand by families to escape the crowded confines of the city.

²¹ Young 189

²² Joseph A. Grande, *Images of America: Amherst*, Charleston, SC: Arcadia, 2004, 53

²³ “Midsummer Does Not Check Realty Market Activity”, *Buffalo Courier.*, July 14, 1915, 10

As one of many new developments planned in the early twentieth century around the newly extended streetcar lines, the new Williamsville Park neighborhood in Williamsville promised just such an escape. With a tag line of “Williamsville Park – the Home Neighborhood”, it sold itself as “Convenient to Buffalo, yet far enough away to give it a true touch of country life, the kind of existence you have always longed for.” The sales pitch continued: “This home place will give you and your children that healthy upright manliness which to-day only exists with the child of freedom. The cooped up city should be repulsive to you.” The amenities of living in the country were boasted as “Pure air and sunshine...just the place for the famous rest cure, insomnia, and that tired feeling.”²⁴



Figure 3-5. Streets being laid out for the new Williamsville Park development around 1912. The homes in the background may be the older homes on the east side of South Cayuga Road.

A common theme throughout the advertisements is that, despite being relatively rural, “the property has all the city improvements”: water, gas, telephones, electricity, and improved streets. Nonetheless, taxes were boasted to be low. In order to drive demand, the developer made a point of stating that the monthly cost was “equivalent to rent” and that a buyer need only put down a small down payment at first.

Pre-conceived plans for homes in the development seem to have been available as the developer stated that “the plans and specifications for constructing any style of residence may be seen by applying to...[the] manager of the [development] company.” To emphasize the ability to buy an already-built home, it was stated that “A bungalow built to your liking for \$2,000, with all improvements and the lot thrown in, is very reasonable.” Given that this option was available, it is interesting to note that, as constructed, there are very few exact duplicates of homes in Williamsville Park and it is made up of a variety of styles, so this offering may not have been well-utilized.

²⁴ Sales brochure for Williamsville Park neighborhood. Accessed in the files of the Williamsville Historical Society.

Building upon the rural nature of the environs and the relatively large size of the lots compared to the city that the buyers left behind, advertisements noted that “there is ample room for home, garden, hennery, garden and land left over in these plots”.²⁵



Figure 3-6. A bungalow under construction in Williamsville Park, 1915.

In order to get prospective buyers out to see the development, at first the sales company offered to reimburse the streetcar fare but soon advertisements began to state that the sales company offered private automobile service to come out and view the development. Despite the implorations that buyers must commit soon because “from present indications the entire plot will be sold by this summer” (a statement made in June of 1915), the development actually seems to have sold fairly slowly and, perhaps, unsatisfactorily.²⁶ First put up for sale by the Williamsville Sales Company, Inc., the sales agent was Arthur Warne, Jr. through 1915 and 1916. However, by 1918, it was for sale by the Walters-Baird Company under sales manager Mr. Harry Abel. Advertisements from that year stated that “Your Liberty Bond is good at Williamsville Park...Bring that Bond to Williamsville Park and buy a home. Do it Sunday!”²⁷

²⁵ “Development and Sales Attest to Activity in Realty”, *Buffalo Courier*, August 18, 1915, 8

²⁶ “Subdivisions in the Center of the Big Realty Stage”, *Buffalo Courier*, June 30, 1915

²⁷ Advertisement, *Buffalo Evening News*, May 4, 1918.

WILLIAMSVILLE PARK

of a part of
Lot N^o 1. T. 12. R. 7
WILLIAMSVILLE
Erie County N.Y.
A. D. 1912

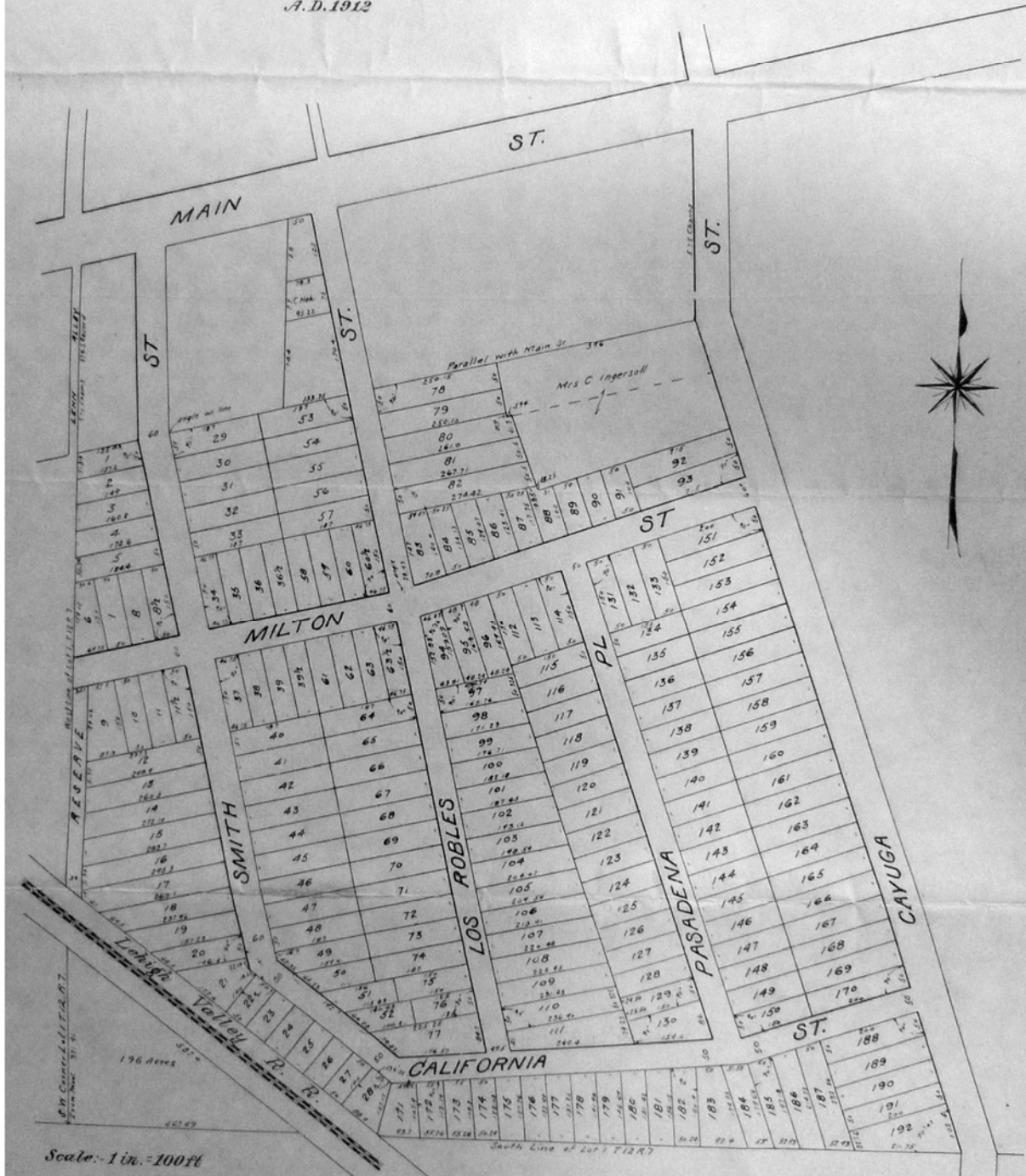


Figure 3-7. Williamsville Park plot plan, 1912

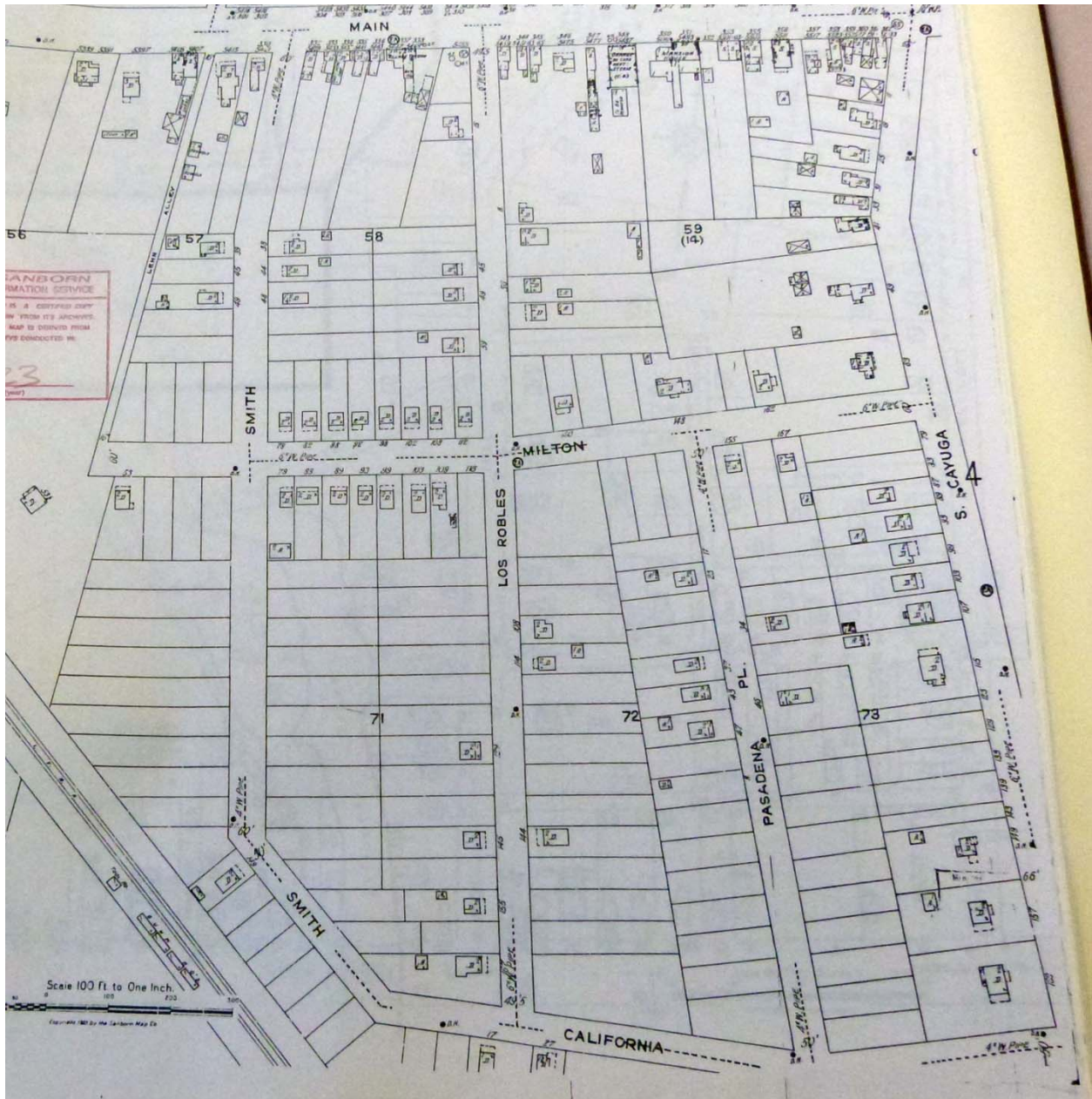


Figure 3-8. Sanborn Fire Insurance Map excerpt from 1923 showing the Williamsville Park neighborhood. Courtesy of Buffalo Niagara Heritage Village.

Originally broken into 192 lots based on the 1912 plot plan, in 1918 the development was stated to have 100 plots or 80 plots depending on the advertisement. As of mid-1919, only thirty-three plots had been sold.²⁸ As can be seen in figure 3-8, Williamsville Park remained fairly sparsely built-out even in 1923, eight years after homesite sales began.

It apparently took many more years for the neighborhood to slowly fill in, but by 1947, most lots appear to have been built on (see figure 3-9).

²⁸ "Homewood Beach Makes its Bow to Buffalo Public", *Buffalo Courier*, July 23, 1919, 10

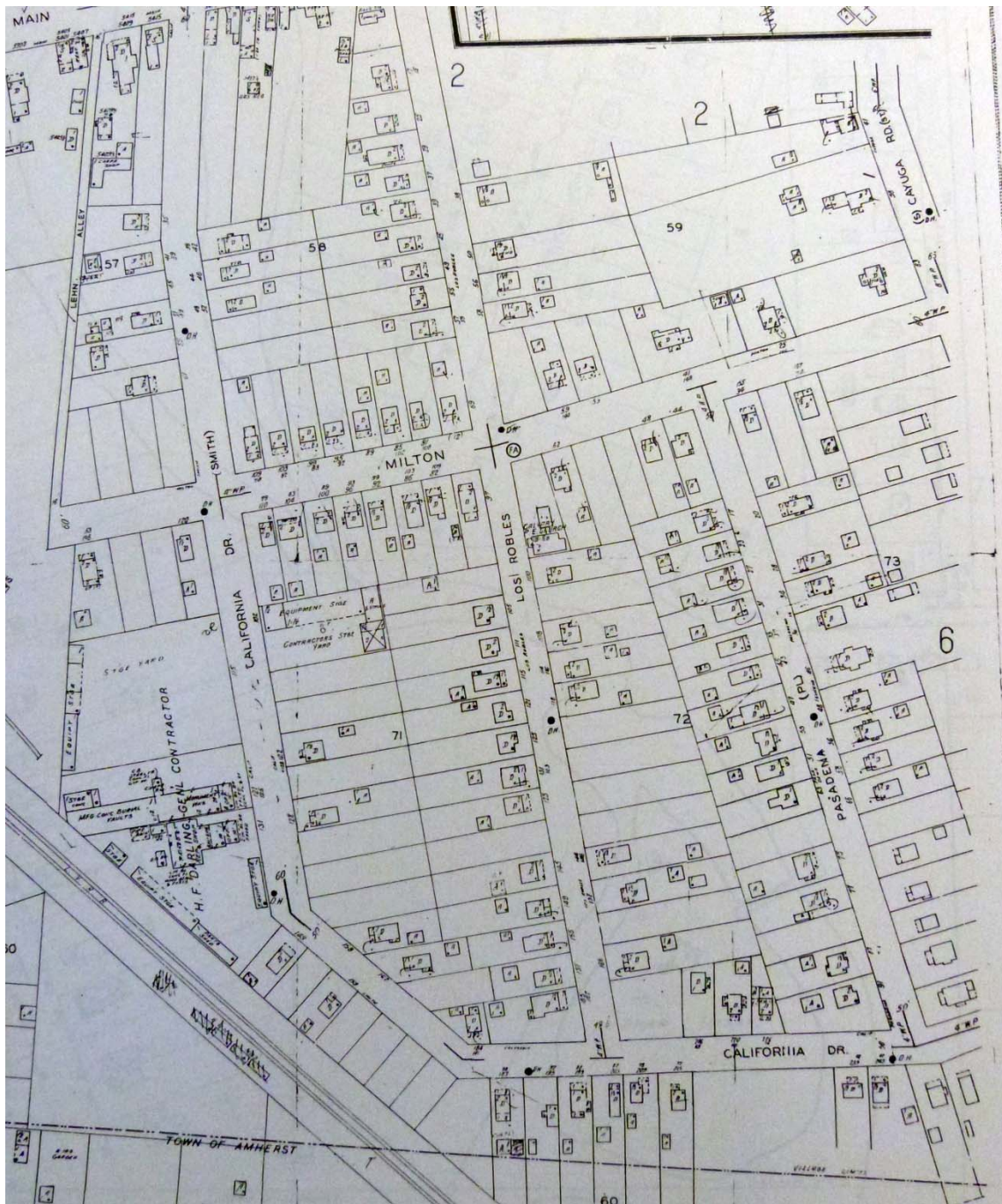


Figure 3-9. Sanborn Fire Insurance Map excerpt from 1947 showing the Williamsville Park neighborhood. Courtesy of Buffalo Niagara Heritage Village.

Calvary Episcopal Church

The newest structure on South Cayuga Road is Calvary Episcopal Church. In its current form, it was constructed in 1952 with an Education Building addition constructed in 1968. However, the history of the church and its congregation goes back much further and the church has long been a major institution in the neighborhood surrounding the Cayuga Road Corridor.

Williamsville Park
Out Main Street.
“The Suburb Beautiful”

Is an ideal place to live, where artistic homes are nearing completion, with modern improvements; situated on high elevation.

WILLIAMSVILLE PARK

Within easy reach of churches, schools and stores.
 All conveniences, beauty, healthfulness, social life. Everything that makes a home location attractive.

WILLIAMSVILLE PARK

Presents a combination of city and country advantages that cannot be surpassed. Just 45 minutes from the Buffalo shopping district. Car service the best.

Everything you require, or desire for a real home. You could hardly find a more profitable investment.

The plots are sold with home constructed to your every want—you can buy a single plot on the easy payment plan—a bungalow or any style of dwelling you wish for the same money you are now paying in rent.

The time to buy to the best advantage is NOW. Choice plots are offered on easy terms.

COME OUT TODAY OR SUNDAY.
 Write today for booklet, map and full information to

Williamsville Sales Co., Inc., Arthur Warne, Jr.
 Bell, Seneca 1210. 907 ELECTRIC BUILDING. Manager
 Federal, 21312

Figure 3-10. 1915 newspaper advertisement for the Williamsville Park development

Calvary Episcopal Church was established as the Calvary Mission under the Buffalo Episcopal Diocese under Bishop Walker in 1897. Regular services were not held until 1912 and were held in various homes and later in a barn and then an upstairs social hall. In 1923, the congregation erected a small structure at corner of Los Robles and Milton Streets, in the then-new Williamsville Park subdivision.²⁹ The congregation grew and upon being officially designated a Parish by the Diocese in 1945, it had 172 families.

In 1951, parishioner Daniel Neiderlander (an executive with Cowper Construction Co. and also the owner of the Williamsville Mill Complex beginning in the 1940s) donated a plot of land at the present site for construction of a new church. The cornerstone for the new building was laid on September 16, 1951, and the building opened for services on March 30, 1952. By 1965, the congregation had reached 530 families and its facilities were wholly inadequate with some classes spilling into an adjacent house, so a large addition was planned and was completed in 1968. A Master Plan for the church completed in the mid-1960s envisioned converting the 1952 church building into a chapel and constructing a larger church

²⁹ Young 160

to the west along Milton Street. This never occurred, however, likely due to slowing growth in the congregation after the baby boom of the 1960s.

Summary

The South Cayuga Road corridor in Williamsville is a product of the times in which it was developed. The east side of the street was developed early in the village's creation, during the 1840s and 50s, when the wilderness surrounding the fledgling community was still being tamed. The owners of many of these lots also tended to also be deeply involved in the civic life of the community, a necessity in order to establish the basic institutions of a fledgling small village. By the second wave of development in the 1910s and 20s along the west side of the street, Western New York had developed significantly and Buffalo had evolved into a large, dense, and congested city. As such, the development of these plots on the west side of the road were to provide a much-needed reprieve to crowding, not so much to tame the wilds as to embrace them to some extent for the enjoyment of air and open space. By this time in the village's history, it was more of a bedroom community since it was already more than one hundred years old and had established institutions, and the development pattern of Williamsville Park reflected this.

SECTION 4 . ARCHITECTURAL
CONTEXT

Section 4: Architectural Context

Given its two very distinct periods of development, the architecture of the South Cayuga Road corridor is dominated by a small number of architectural styles that were popular during those periods. Common styles within the survey area include:

- Greek Revival
- Colonial Revival (including Dutch and Garrison subtypes)
- Craftsman
- American Four Square

Many of the homes along Cayuga Road do not fit neatly within one architectural style but rather are vernacular compositions built by early settlers with loose references to styles, an unadorned frame home with gable returns on the end elevations, for example.

Greek Revival

Greek Revival was the dominant style of American domestic architecture during the interval from about 1830 to 1850. In the more fashion-conscious urban centers of the Atlantic seaboard it began to be replaced by other movements in the 1840s. In the interior states and in rural areas everywhere (which Williamsville would have been considered during that era), it remained a dominant style for domestic buildings until the early 1860s.

The Greek Revival style came as a result of archaeological investigations in the early 19th century that brought an increased interest in classical buildings. The style's popularity also stemmed from American sympathies for Greece's involvement in a war for independence, which closely mirrored the war that American had recently endured, which in turn coincided with a decreased interest in British-influenced architecture for the same reason. The style was mostly spread by carpenter's guides and pattern books.



Figure 4-1. Examples of the Greek Revival style along S. Cayuga Rd. Left: 72 S. Cayuga (Hopkins Schoolhouse), Right: 204 S. Cayuga Rd. (Gardner Green House)

Identifying features of the Greek Revival style include: a gabled or hipped roof, usually of low pitch; a wide trim band (representing the classical entablature, usually divided into two parts: the frieze above and architrave below); and a front door surrounded by narrow sidelites and a rectangular line of transom lites above, usually incorporated into a more elaborate door surround. As a style, Greek

Revival homes often incorporate substantial porches, but none are present on the examples along South Cayuga.

Examples of the Greek Revival style along South Cayuga Road that retain high or relatively high integrity include 72 S. Cayuga (the Hopkins Schoolhouse), 86 S. Cayuga Rd. (William White House), and 204 S. Cayuga Rd. (Gardner Green House). All three were built between 1840 and 1855 (see figures 4-1, 4-2).



Figure 4-2. Above: 86 S. Cayuga (William White House), right: Detail of Greek Revival style door surround at 86 S. Cayuga.

Colonial Revival

Colonial Revival was the dominant style for domestic building throughout the United States during the first half of the 20th century. It included many subtypes that shifted in popularity with changing fashion during this long period.

The Colonial Revival style came to be from a rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. The Philadelphia Centennial of 1876 is credited with first awakening interest in our colonial architectural heritage. In the years soon after, fashionable architectural firms of the day such as McKim, Mead & White began to build homes for the well-to-do in the style and by the early 20th century, it became widely disseminated across the economic spectrum.

Identifying features of the Colonial Revival style include: a symmetrical front façade, double-hung windows with multi-pane sashes (frequently in adjacent pairs or groups), and a front door framed with sidelites, pilasters, and/or a small entry porch.

Sub-types of the Colonial Revival style that are also present along South Cayuga Road include Dutch and Garrison. The Dutch subtype is identified by a being one story with a steeply pitched gambrel above containing nearly a full second story of floor space and articulated with dormers. The Garrison subtype appears from the 1930s until the 1950s and is loosely based on Postmedieval English prototypes, built with the second story extended slightly outward to overhang the wall below. Commonly, they typically have masonry-veneered first floors with wood cladding above (though that is not true on 185 S. Cayuga, shown below).



Figure 4-3. Top: 149 S. Cayuga Rd. is a representative example of the Colonial Revival style. Its front porch was enclosed after its original construction, but was originally open. Bottom left: 193 S. Cayuga Rd. is a representative example of the Dutch Colonial style, identified by its gambrel roof with dormers. Bottom right: 185 S. Cayuga is an example of the Garrison Colonial style, identified by its overhanging second floor.

Craftsman

Craftsman was the dominant style for smaller houses built throughout the country from 1905 through the early 1920s. The style originated in southern California and most landmark examples are concentrated there. The originators of the style, the Greene Brothers of Pasadena, were influenced by traditional handcrafted woodwork and oriental wooden architecture. Their early landmark homes were extensively published in trade magazines and a flood of pattern books appeared, spreading the style throughout the country, though expressed much more simply than the high-style prototypes.

Identifying features of the Craftsman style include: gable roofs, exposed rafter tails, decorative (false) beams or braces under gables, wood or wood shingle siding (often), and front porches (either partial of full width) typically supported by square or battered columns.



Figure 4-4. Examples of the Craftsman style along S. Cayuga Rd. Left: 63 S. Cayuga Rd. is a strong representative example of the Craftsman style. Right: 111 S. Cayuga Rd. is an excellent example of a Craftsman style bungalow.

American Four Square

The American Four Square was a common style of home from the mid-1890s to late 1930s and were typically built on urban or smaller suburban lots. Homes of this style are common in neighborhoods built as streetcar suburbs, such as Williamsville Park. Considered a practical and efficient home, these tended to be less ornamented than other homes of the era. A reaction to the ornate mass-produced elements of the Victorian era, these contained simpler woodwork.

Four Squares are identified by their massing – two stories tall, boxy in shape, with a hipped or pyramidal roof – and often incorporate details from other styles as ornament. Other features include a one-story full-width front porch (which was sometimes built as and has often been modified into an enclosed sun porch) above a foundation raised slightly out of the ground with wide stairs, as well as a front-facing dormer in the roof providing light to the attic.



Figure 4-5. Examples of American Four Squares along S. Cayuga Road. Left: 122 S. Cayuga Rd., right: 145 S. Cayuga Rd.

SECTION 5 . SUMMARY OF FINDINGS

Section 5: Summary of Findings

This survey process sought to answer two overriding questions: *Is there a justification for the South Cayuga Road corridor to become a historic district?* If so: *What properties should be included in the district?* As will be discussed in detail below, after extensive research, the survey team came to the conclusion that **there is justification for a historic district along the South Cayuga Road corridor**. However, to come to that conclusion, a third question needed to be asked: *What is the period of significance of a potential historic district?* All three of these questions are answered below.

Historic District Justification

As further described in Section 3, the development of the corridor occurred over two distinct periods. The first was in the 1840s and 1850s as land was slowly sold off by the earliest landowners and early pioneers settled in the village along the old Indian trail that evolved into Cayuga Road.

The second period was from 1912 to approximately 1930 when the west side of the street was developed using the pattern of a streetcar suburb that was common during the early 20th century. The subdivision that was constructed under the template of a streetcar suburb was named Williamsville Park and extended from South Cayuga Road west to, and including, the west side of California Drive just south of where it intersects with Main Street. Including 192 lots (though they were not all built upon), it was a vast new neighborhood that redefined the southwest quadrant of the village. The majority of Williamsville Park was constructed between 1912 and 1930 (though a small number of additional homes continued to be added over the next two to three decades.) As such, a question came up early during this study: *Why are both sides of S. Cayuga Rd. being considered as part of a historic district? Would it make more sense for the west side of the street to be treated as part of the larger Williamsville Park development?*

However, *National Register Bulletin: Historic Residential Suburbs* notes that “although a residential subdivision is a logical unit for study, historic neighborhoods are not necessarily defined by lines drawn on a historic subdivision plat.”¹ Advertisements for Williamsville Park when plots were being sold there around 1915 describe South Cayuga Road as “the Delaware Avenue of Williamsville”, so the street seems to have had a clearly defined identity by this point. It was already seen as a “place” and the developers were trying to profit from that perception. After Williamsville Park was constructed, did it continue to be a “place”? And, if so, did that “place” extend into and include part of the neighborhood as well or did it remain exclusive to the properties along South Cayuga Road?

Despite the different eras of development, a strong argument can be made that South Cayuga Road continued through the 20th century and continues today to form a cohesive whole apartment from the neighborhood to its west. This cohesiveness is defined in two ways:

- **Physically.**
Even in the original plot plan for Williamsville Park, the lots along the west side of South Cayuga Road were specially defined. While lots throughout the neighborhood varied in depth due to many of the streets being constructed at an angle to each other, the lots along South Cayuga Road were the only ones that are carefully defined to be exactly 200 feet deep by 50 feet wide. While some lots elsewhere in the subdivision exceeded 200 feet, this was due to being situated at an odd corner defined by an angle street rather than being intentional. Some lots along

¹ David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, Washington, DC: National Park Service, U.S. Department of the Interior, 2002, 93.

California Drive, deep in the development, are as small as 50x100.

The actual development pattern that occurred only exacerbates the exceptionalness of the street. While homes along the streets west of Cayuga Road were constructed on one lot almost without exception, a house constructed on one lot is the exception along the west side of South Cayuga.



Figure 5-1. Red outline shows the boundary of the Williamsville Park development. South Cayuga Road, as shown, runs along the east side of Williamsville Park.

As seen in figure 5-1, the majority of the homes within Williamsville Park along the west side of South Cayuga Road are built on two lots and some are built on three. The only other area within the development where multiple lots were combined is along California Drive on the west side of the development. However, the reason for this seems to be that this portion of the subdivision was never fully built-out. Most of the lots on the west side of this stretch and one of those on the east side are dominated by industrial storage yards. Two of the lots along the east side do contain houses, but they are very small. This is reflected in the Sanborn fire insurance map from 1947 (see figure 5-2), which shows that only two small houses had been constructed along this side of the street by that year, and that sparse development appears to largely still be true. The open land adjacent to these houses appears to be a remnant of the weakness of the market for homes in this part of the development rather than a reflection of a desire to project grandiosity and wealth.

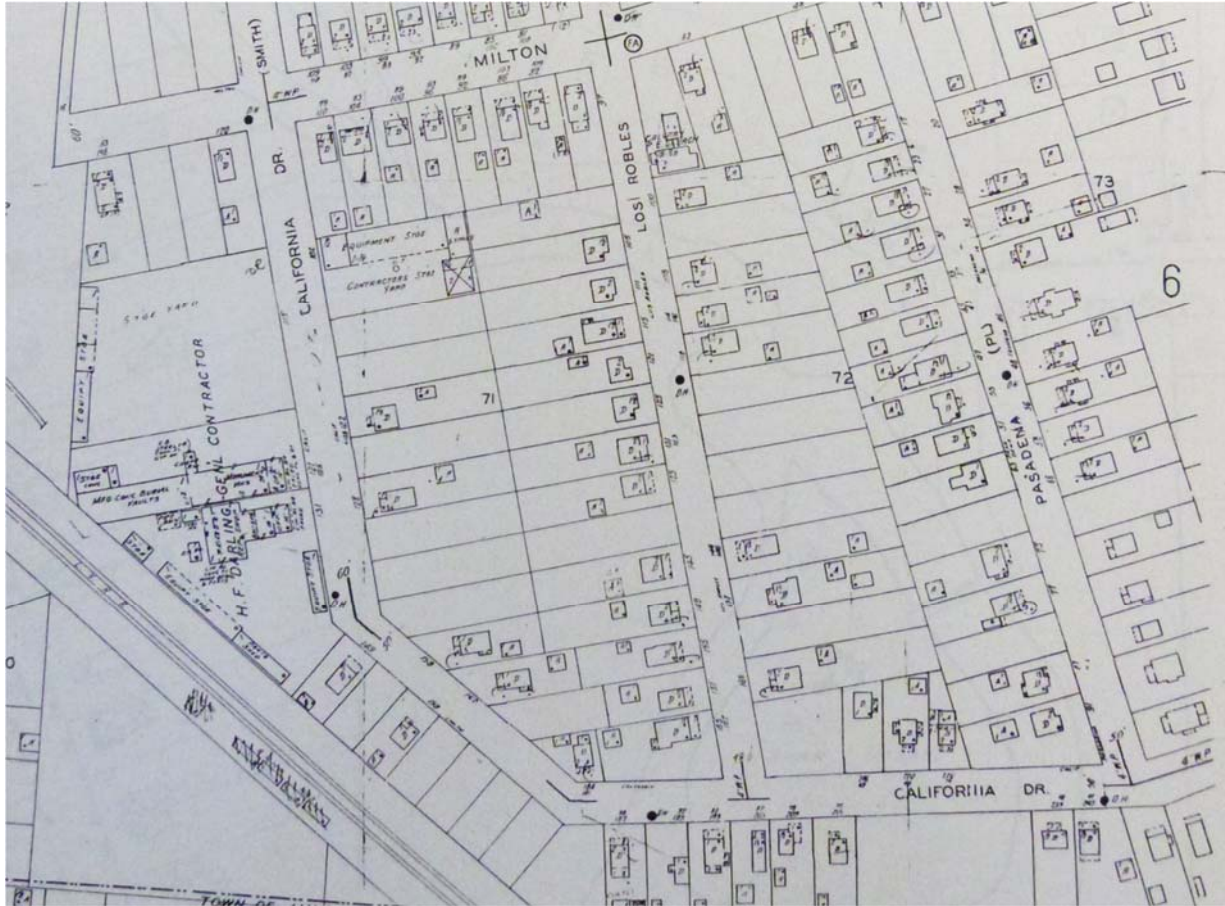


Figure 5-2. Sanborn Fire Insurance Map from 1947 showing the extent of development along California Drive (left side of image) compared to streets farther east in the development (Pasadena Place is visible at the right side of the map.)

The exceptionalness of Cayuga Road is further clarified by the relative size of the homes, and their placement on their lots. The differences can be perceived in figure 5-3 (showing common homes in the western streets of Williamsville Park) and figure 5-4 (showing scenes along South Cayuga Road). As seen in Figure 5-3, the homes tend to be much smaller and more compact and set fairly close to the street along the streets west of Cayuga. In contrast, the homes on the west side of South Cayuga Road are often set much farther back on their lots and are much grander. In figure 5-4, the left photo shows homes on the west side of the street (built as part of Williamsville Park) and homes on the east side of the street (built during the mid-19th century). While both have ample lawns, the homes on the west side of the street are actually set back even farther than those on the east side. As would be expected, the homes along the west side of South Cayuga Road are built using similar architectural styles to those deeper in the development, those that were popular during the 1910s and 20s. However, the examples on South Cayuga Road tend to be much grander expressions of those styles (see figure 5-5).



Figure 5-3. Representative homes along the western streets within the Williamsville Park neighborhood.



Figure 5-4. Homes along South Cayuga Road. The left image shows homes along the west side of Cayuga (which was built as part of Williamsville Park) whereas the right image shows homes on the east side of the street dating from the mid-19th century. Both sides of the street exhibit a consistent grandiosity.

- **Socially.**

Soon after construction began on the Williamsville Park subdivision, cross-pollination began to occur between the homes on the east side of Cayuga and those on the west, showing that the west side was considered to have the same social prestige by the relatively affluent and established homeowners on the east side. In fact, one of the first two new homes constructed for buyers in the Williamsville Park development, 111 S. Cayuga, was purchased by the newly-married daughter and son-in-law of a couple that lived in 86 S. Cayuga on the east side of the street.²

Another example of a family moving to the other side of the street is Charles & Helen Burney who lived at 168 S. Cayuga from 1936 to 1947 and in 1960 it was reported that they “now live

² “86 Cayuga Road – T.E. Smith Home”, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, c. 1960, accessed in Williamsville Historical Society files

at 149 S. Cayuga.”³

Due to the street’s cohesion, there is a strong justification for it being considered a singular “place” that could formally defined as a historic district.

The proposed **South Cayuga Road Historic District** would be significant under local criterion I and National Register criterion A as representative of the development patterns of a distinct part of the village of Williamsville and under local criterion 3 and National Register criterion C because the architecture of many of the homes are high-quality representative examples of their styles.



Figure 5-5. Contrast between homes within the Williamsville Park subdivision along S. Cayuga Rd. and along the western streets of the subdivision. Both constructed at a similar time in the Dutch Colonial Revival style, the home at left (situated along S. Cayuga Rd.) is a much larger and more elaborate representation of the style than the one at right (along Pasadena Place).

Period of Significance

As noted above, South Cayuga Road experienced two major periods of development. The first began in 1840 and lasted until about 1860, coinciding with the subdivision and sale of lands along the road by the early settlers who had bought up large tracts of land after Western New York was first surveyed by the Holland Land Company. While no houses within the survey area are recorded to have been constructed between 1860 and 1903, many houses received additions during that era. The second major spurt of occurred from approximately 1912 to 1930, coinciding with the sale of the large tract of land on the west side of Cayuga that allowed for its subdivision and sale as the Williamsville Park development, constructed in the template of a streetcar suburb. A few homes continued to be constructed during the 1930s and 40s and the last major structure constructed on the street was Calvary Episcopal Church in

³ “Victor J. Miller – 168 Cayuga Road”, Dec. 16, 1960, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files

1952. Given that it has been located in the neighborhood since the early twentieth century, the church has long been a neighborhood institution and is part of its fabric; as such, the church should be included as a contributing structure in the proposed district, and thus the period of significance should be defined to include it. However, the church received a large addition to its south side (the “Education Building”) in 1968 that exhibits similarities architecturally to the 1952 church building while also using materials of its own that are contextual to the neighborhood. As such, this addition likewise fits in to the neighborhood.

Based on the rationale above, **the period of significance for the South Cayuga Historic District is proposed to be 1840-1968.**



Figure 5-6. Overview of some of the historic homes along South Cayuga Road that would contribute to a proposed historic district

Survey Summary

Please see the enclosed chart of findings summarizing the age and potential landmark eligibility of each property within the survey area. In addition, the chart states whether the property would be included within the boundary of a potential historic district. See below for a map depicting the proposed historic district boundary.

(continued on next page)

In general, the survey found the following:

Number of properties surveyed: 43

Local Landmark eligible (individually):

Existing:	2
Proposed:	7
Total:	9

National Register eligible (individually):

Existing:	none
Proposed:	7

Number of properties proposed for inclusion in historic district: 39

(same boundaries proposed for both local and National Register historic districts)

Local District - Contributing:	32
Local District - Non-Contributing:	7
NR District – Contributing:	30
NR District – Non-Contributing:	9

Most common styles: Greek Revival, Craftsman

Existing Individual Landmarks:

- 20 Milton St. (Calvary Episcopal Church)*
- 72 S. Cayuga Rd. (Hopkins Schoolhouse)*

Potential Individual Landmarks:

*All properties below are eligible individually as local landmarks. * indicates property is also individually eligible for the National Register.*

- 63 S. Cayuga Rd.*
- 94 S. Cayuga Rd.
- 111 S. Cayuga Rd.*
- 125 S. Cayuga Rd.*
- 168 S. Cayuga Rd.
- 204 S. Cayuga Rd.*
- 211-215 S. Cayuga Rd.*

Boundary Justification

The boundaries of a potential historic district are shown below. These boundaries were defined based on several factors:

- **North end:** The justification of the north boundary line is the same as the justification for the north line of the survey area described in Section 2. A parking lot (5571 Main Street) and contemporary office building (30 S. Cayuga) are incompatible in scale and use with the residences along the east side of the street, whereas a large apartment complex (Williamsville

Court, 41 S. Cayuga) similarly breaks the cohesion along the west side of the street.

- **South end, east side of the street:** 204 S. Cayuga is the southernmost property included in the district boundary. 208 S. Cayuga (the last property north of the village boundary) is not included because 208 would be non-contributing if included, as it contains a contemporary home (constructed 1977) and an older barn that has been altered. As a general rule, historic districts are not defined in such a way that end properties are non-contributing, so this boundary end has been chosen so that the district has contributing edge properties at each end.
- **South end, west side of the street:** 193 S. Cayuga Rd. is the southernmost property included in the district boundary. The adjacent properties to the south, 207, 211-215, and 229-235 were surveyed and inventory forms are included in Appendix I. However, these properties are not included within the district boundary because they are the product of different development patterns unrelated to the creation of Williamsville Park as a streetcar suburb in the early 20th century.

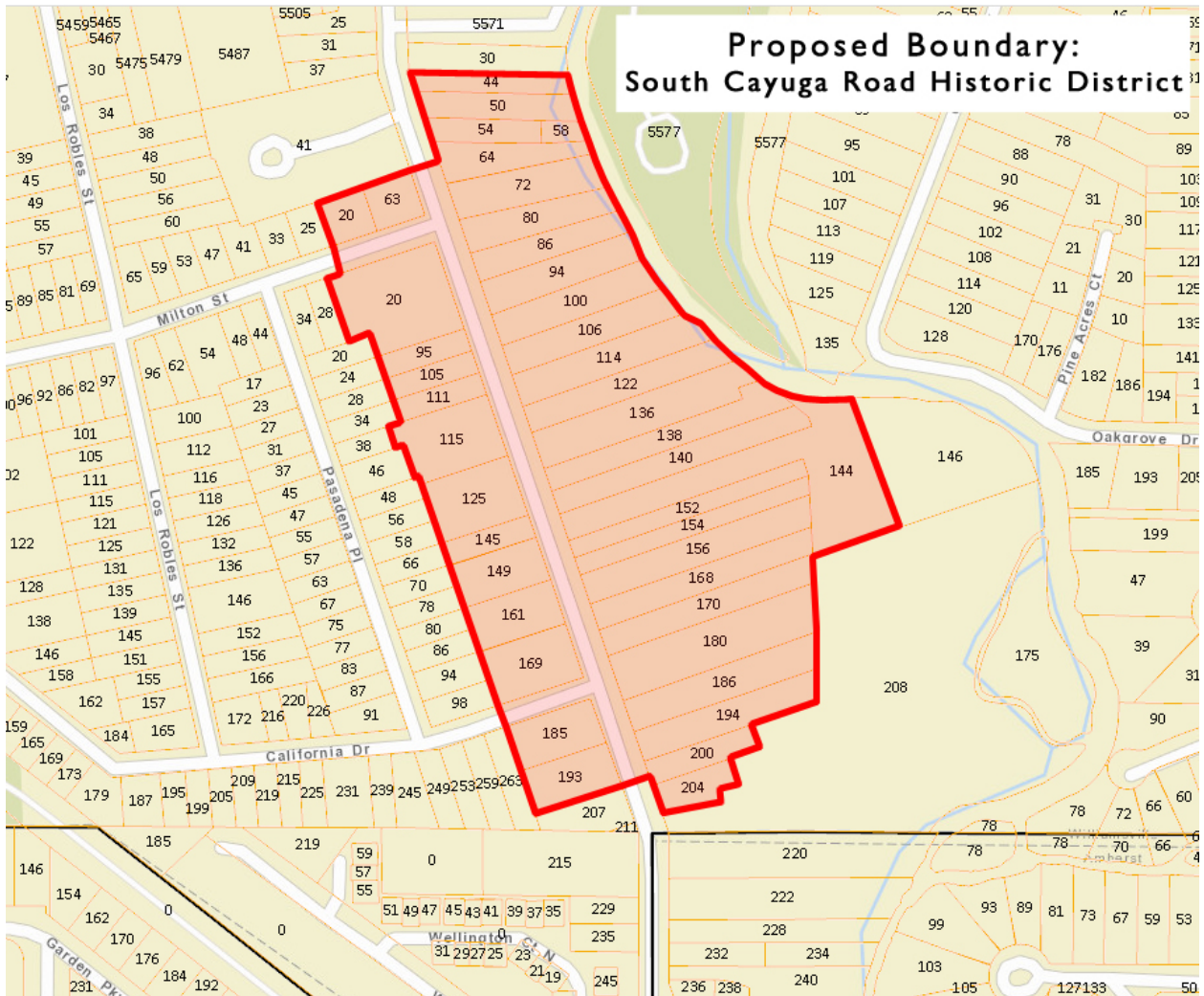


Figure 5-7. Proposed historic district boundary.

While the streetcar itself stopped running in Williamsville in 1930, the walkable development pattern that resulted from access to the streetcar line and de-emphasized automobiles to

detached garages in the rear of the property seems to have continued until around World War II. As such, some contributing properties to the district were constructed somewhat later. (185 S. Cayuga Rd. is an example of this. Though constructed in approximately 1938, its garage is in the rear of the house.)

However, 207 is not included in the district boundary because, even though it is located on a plot that was subdivided as part of Williamsville Park in 1912, it was constructed so much later (c. 1960) than the other properties north of it that it was not part of the same streetcar suburb development pattern that was the impetus for the establishment of Williamsville Park. Rather, it would have been built as part of the wave of more auto-oriented suburban development that occurred during the mid-20th century, and this is reflected in its design that includes an attached front-facing garage.

211-215 and 229-235 are not included within the district boundary because they were located outside of the development area for Williamsville Park, which ended where the village line fell at that time (between 207 and 215).

- Despite not being included in the survey boundary, 215 S. Cayuga Rd. is recommended for designation individually as a landmark since it is a historic farmhouse dating to c. 1850 that is a remnant of Amherst's agricultural history.

SUMMARY OF RESULTS | Intensive Level Survey - South Cayuga Rd. Corridor, Williamsville, NY

Address	Name	Built	Style	Integrity	Include in District?	Local Contrib.?	NR Contributing?	Local Landmark?	NR Eligible?
20 Milton St	Calvary Episcopal Church	1952	Gothic/Tudor Revival	High	Yes	Yes	Yes	Existing	Yes
44 S. Cayuga Rd.	Oscar Black House	c. 1850		Medium	Yes	Yes	Yes	No	No
50 S. Cayuga Rd.	William Coe House	c. 1850		Medium	Yes	Yes	Yes	No	No
54-58 S. Cayuga Rd.		1957		None	Yes	No	No	No	No
63 S. Cayuga Rd.		c. 1912	Craftsman	High	Yes	Yes	Yes	Yes	Yes
64 S. Cayuga Rd.	John Huver House	c. 1840	Craftsman	High	Yes	Yes	Yes	No	No
72 S. Cayuga Rd.	Hopkins Schoolhouse	1840	Greek Revival	Very high	Yes	Yes	Yes	Existing	Yes
80 S. Cayuga Rd.	Michael Windnagle House	1840		High	Yes	Yes	Yes	No	No
86 S. Cayuga Rd.	William White House	c. 1840	Greek Revival	Medium-High	Yes	Yes	Yes	No	No
94 S. Cayuga Rd.	Former Williamsville Baptist Church	1844	Neoclassical	High	Yes	Yes	Yes	Yes	No
95 S. Cayuga Rd.		1915		Low	Yes	No	No	No	No
100 S. Cayuga Rd.		c. 1850	Italianate	Medium	Yes	Yes	Yes	No	No
105 S. Cayuga Rd.		c. 1920	Craftsman	Low	Yes	No	No	No	No
106 S. Cayuga Rd.	Ephraim Sweitzer House	1903	Colonial Revival	Medium	Yes	Yes	Yes	No	No
111 S. Cayuga Rd.	A.H. Meyer House	1915	Craftsman (Bungalow)	Very high	Yes	Yes	Yes	Yes	Yes
114 S. Cayuga Rd.	Isabelle Cloudsley House	1916	Colonial Revival	Medium	Yes	Yes	Yes	No	No
115 S. Cayuga Rd.		c. 1920	Colonial Revival	Medium	Yes	Yes	No	No	No
122 S. Cayuga Rd.	Louis and Julia Trayntor House	1913	American Four Square	Medium	Yes	Yes	Yes	No	No
125 S. Cayuga Rd.		c. 1925	Tudor/Spanish Revival	Very high	Yes	Yes	Yes	Yes	Yes
136 S. Cayuga Rd.		c. 1840		None	Yes	No	No	No	No
138 S. Cayuga Rd.		2015		N/A	Yes	No	No	No	No
140 S. Cayuga Rd.	John Koch House	c. 1840		Medium-low	Yes	No	No	No	No
144 S. Cayuga Rd.		c. 1945	Tudor Revival	High	Yes	Yes	Yes	No	No
145 S. Cayuga Rd.		c. 1925	American Four Square	Very high	Yes	Yes	Yes	No	No
149 S. Cayuga Rd.		c. 1920	Colonial Revival	High	Yes	Yes	Yes	No	No
152 S. Cayuga Rd.		c. 1850		Medium	Yes	Yes	Yes	No	No
154 S. Cayuga Rd.	Abram Stever House	1845		High	Yes	Yes	Yes	No	No
156 S. Cayuga Rd.	David & Anna Spayth House	1847		Low	Yes	No	No	No	No
161 S. Cayuga Rd.		c. 1920	Colonial Revival	High	Yes	Yes	Yes	No	No
168 S. Cayuga Rd.		c. 1848		High	Yes	Yes	Yes	Yes	No
169 S. Cayuga Rd.		c. 1920	Dutch Colonial Revival	High	Yes	Yes	Yes	No	No
170 S. Cayuga Rd.	John Alshouse House	c. 1841	Greek Revival	Medium-high	Yes	Yes	Yes	No	No
180 S. Cayuga Rd.	Thomas Richardson House	c. 1845	Greek Revival	Medium-high	Yes	Yes	Yes	No	No
185 S. Cayuga Rd.		c. 1938	Colonial Revival	High	Yes	Yes	Yes	No	No
186 S. Cayuga Rd.	Israel Colburn House	c. 1848	Colonial Revival	High	Yes	Yes	Yes	No	No
193 S. Cayuga Rd.		c. 1925	Dutch Colonial Revival	Medium-high	Yes	Yes	Yes	No	No
194 S. Cayuga Rd.		c. 1910	Craftsman	High	Yes	Yes	Yes	No	No
200 S. Cayuga Rd.	Barton and Dolly Seamons House	c. 1842	Tudor Revival	Medium-High	Yes	Yes	No	No	No
204 S. Cayuga Rd.	Gardner Green House	c. 1845	Greek Revival	High	Yes	Yes	Yes	Yes	Yes
207 S. Cayuga Rd.		c. 1960	Cape Cod	High	No			No	No
208 S. Cayuga Rd.		1977		N/A	No			No	No
211-215 S. Cayuga Rd.	George & Catherine Zent Farmhouse	c. 1850		High	No			Yes	Yes
229-235 S. Cayuga Rd.		c. 1946	Cape Cod	Medium	No			No	No

SECTION 6 . CONCLUSION

Section 6: Conclusion

The South Cayuga Road corridor has an immense amount of history that lies just under its surface, ready for one to discover. So many of the properties have served so many generations of Williamsville residents. The same homes that serve village residents today were home to proprietors of haberdasheries and stagecoach lines in the village's early decades. While some of the properties have received significant alterations over the years that makes their long histories difficult to perceive, many of them have been carefully preserved by their owners.

It has been a pleasure to have been given the opportunity by the Historic Preservation Commission to study the history of the street and to better understand the context of how it all developed, in order to determine whether the justification exists for a historic district. Given the long and complex history of the street and the relative intactness of many of its properties, many of them nearly 180 years old, a historic district does appear to be justified. A historic district would honor the hard work of those that have cared for the street over the generations as well as ensure that the properties along it remain for future generations to enjoy.



Figure 6-1. Historic homes set among a verdant landscape along South Cayuga Road in Williamsville.

APPENDIX I . INVENTORY FORMS



HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): Calvary Episcopal Church SHPO USN: 02955.000134
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 20 Milton Street S-B-L: 80.08-3-18.1
4. Ownership: public private
5. Owner Calvary Episcopal Church Address 20 Milton St., Williamsville, NY 14221
6. Original use Church and Rectory Current use Church and Rectory

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: stucco
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

High integrity. Both the main church and Education buildings contain high integrity to their dates of construction. No major alterations that diminish integrity are noted. The rectory has received vinyl replacement windows, but is otherwise intact to its date of construction.

c. list major alterations and dates, if known: See list on continuation sheet and attached diagram for 19 Milton St.

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house c. garage
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop ___ h. gardens
- i. landscape features: stone and slate perimeter wall
- ___ j. other: _____

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Church and rectory are on village lots integrated into the fabric of the older surrounding residential neighborhood. A parking lot is located to the rear (west side) of the church building. The rectory building (part of the same tax parcel, but with a mailing address of 19 Milton Street) is located across Milton Street from the church. The vacant land just the east of the rectory is part of the same tax parcel as well.

18. Other notable features of building and site (including interior features if known)

See continuation sheet.

SIGNIFICANCE

19. Date of initial construction: Rectory: 1949, Church: 1952, Education Building: 1968

Architect: Church: Robert North, Education Bldg: Smith, Sewell & Doherty Architects & Engineers

Builder: unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (1) Village of Williamsville permit files
- (15) Sue Miller Young, *A History of the Town of Amherst, New York, 1818-1965*, Amherst, NY: The Town Board of Amherst, 1965
- (16) "Tomorrow Set For Dedication of New Church: Bishop Will Conduct Ancient Ceremonies", *Buffalo Courier-Express*, March 29, 1952, 4.
- (17) "Williamsville Church Will Unveil Carillon", *Buffalo Courier-Express*, June 21, 1959, 23-A.
- (18) "Largest Congregation in Diocese: Calvary Episcopal Church Plans Expansion," *Buffalo Courier-Express*, May 26, 1966, 7.
- (19) "A Brief Look at the History, Art, and Architecture of Calvary Episcopal Church", self-published pamphlet by Calvary Episcopal Church

Narrative Description of Significance:

Calvary Episcopal Church is an existing Local Landmark and was designated by the Village of Williamsville Historic Preservation Commission on November 10, 2014. The 2013 Intensive Level Survey notes the following: "Calvary Episcopal Church, designed by prominent Buffalo architect Robert North in 1951-52, is a good example of a mid-20th century Tudor Revival style church. Its tall tower forms a notable visual landmark in the surrounding residential neighborhood. It appears to meet Criterion C for its architectural design." This survey concurs that the building is a strong example of Gothic/Tudor Revival architecture (described at the time of its construction as "English Gothic" or "Norman") and the 1968 Education Building contributes to the architectural character of the complex as well. As such, the complex appears to meet Local Criterion 3 and NR Criterion C for architecture. The rectory is a relatively undistinguished example of the Colonial Revival style and is not architecturally significant on its own, but is part of the tax parcel and therefore is part of any existing or recommended landmark nomination.



20 Milton Street - SECTION 13c: LIST OF ALTERATIONS:

- 1959 – Carillon installed in church bell tower (17)
- 1960 – Two-story frame garage addition constructed at west side of rectory, in front of and above one-story brick garage (Architect: Gordon Hayes) (1)
- 1967 – Bell tower extended to its full height (18)
- 1968 – Removal of existing homes at 89 and 93 South Cayuga Road to make space for new Education Building (1)
- 1968 – Construction of Education Building (aka Scaife Building). Architect: Smith, Sellev & Doherty Architects & Engineers – Boston, MA. Lower level was built as a K-5 elementary school + daycare (Corner House Nursery School) and first floor was built as an auditorium. (1)
- 1973 – New churchyard wall constructed at corner of Cayuga & Milton Streets – granite to match church at the outer side and slate panels at the inner side. (Designer: Bissell, Bronkie & Assoc.) (1)
- 1984 – Second phase of churchyard wall constructed to match first part, along south side of Milton Street. (1)
- 1986 – Wood fence constructed surrounding rear yard of rectory (1)
- 1994 – Wood deck constructed at rectory (1)
- 1998 – Playground installed (no longer present?) (1)
- 2000 – New glass addition w/ elevator between orig. church building and Education Building. Also alteration of parking lot to add drop-off, which required expansion into back yard of 28 Milton St. adjacent. (Architect: HHL Architects) (1)
- 2011 – Fence replaced along east & west sides of rear yard of rectory with new 6' tall stockade fence (1)

20 Milton Street - SECTION 18: NOTABLE FEATURES OF BUILDING AND SITE:

Intact neighborhood church complex, a hybrid of Gothic Revival and Tudor Revival styles. Main church building is at the corner of Cayuga & Milton Streets and is a two-story gable-roofed structure with full basement oriented with its long side paralleling Milton Street. The portion fronting Milton Street is ashlar rough-faced yellow granite with flat limestone belt courses and arched-top windows set at regular intervals within limestone surrounds. Doors are typically heavy wood designs and have arched heads and limestone surrounds when set within granite facing and have square heads when set within half-timbered portions of the facades. The church has an asphalt shingle roof. A bell tower, approximately 3-4 stories tall and constructed of the same yellow granite, is located near the west end of the Milton Street façade and features a belfry with arched-top openings similar to the main church windows. Surrounding this main sanctuary mass is an L-shaped gable-roofed mass faced in yellow granite at its base but stucco with half-timbering at the first floor and a mixture of paired or grouped casement windows and paired double-hung windows. At its rear (parking lot) side, this mass is flat unornamented stucco with paired double-hung windows.

An Education Building is located to the south of the main church helping frame a small courtyard between the buildings. A two-story glass passageway connects the two buildings internally. The Education Building is one story tall with a full basement with gable-roofed in a F-shaped plan. Its elevations are a mixture of yellow granite matching the texture and ashlar aesthetic of the church, interspersed with sections of weathered gray vertical boards. An inset on the rear (parking lot) side mimicking a hay loft door suggests this material was chosen to provide a “barn” aesthetic. Windows are typically paired or grouped aluminum-framed casements and the roof is asphalt shingle.

The rectory is a two-story brick side-gabled Colonial Revival style home set behind a front yard. Home is three bays wide with center entrance featured a columnated wood surround with entablature above. A one-bay wide two-story aluminum-sided addition containing a one-car garage and living space above is located just west of the main block and set slightly back from the front elevation plane. All windows are 6/6 double-hung vinyl replacements with simulated muntins. The roof of both the main block and addition is asphalt shingle.

20 Milton Street - SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE

Calvary Episcopal Church is a long-time institution along the South Cayuga Road corridor in the Village of Williamsville. Some sources state that records date back to the congregation being established as early as 1819, but it is known that, at the latest, Calvary Church was established in 1897 as the Calvary Mission of the Episcopal Diocese of Buffalo. Regular services began to be held in 1912, first in a barn and later in an upstairs hall on Main Street, before a small structure was completed in 1924 at corner of Los Robles & Milton Streets. (source: 15, p. 159-160) The congregation grew and upon being officially designated a Parish by the Diocese in 1945, it had 172 families.

In 1951, parishioner Daniel Neiderlander (an executive with Cowper Construction Co. and also the owner of the Williamsville Mill Complex beginning in the 1940s) donated a plot of land at the present site for construction of a new church. The cornerstone for the new building was laid of September 16, 1951, and the building opened for services on March 30, 1952. The construction cost for the new church was \$185,000. (Source: 16) A carillon was installed approximately 1960 and interior work to complete

Revised 4/13

the church continued into the 1960s, with the installation of carved reredos in 1960 and 1964. (Sources: 17, 19) By 1965, the congregation had reached 530 families and its facilities were wholly inadequate with some classes spilling into the adjacent house at 63 S. Cayuga that the church owned at that time, so a large 30-room Education Building was planned and was completed in 1968. A Master Plan for the church completed in the mid-1960s envisioned converting the 1952 church building into a chapel and constructing a larger church to the west along Milton Street. (Source: 1) This never occurred, however, likely due to slowing growth in the congregation after the baby boom of the 1960s.

19 Milton Street – BUILDING CHRONOLOGY DIAGRAM:

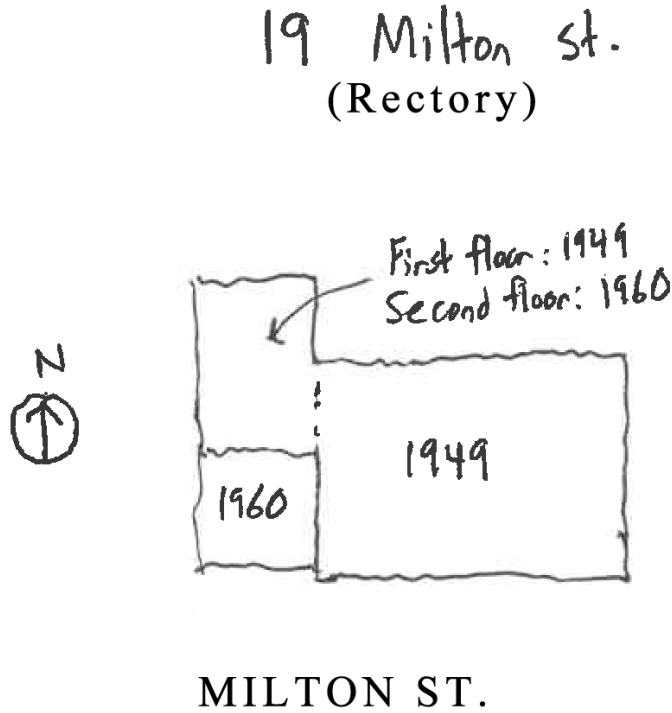


Image #1: Rectory Building Chronology Diagram





Photo #1: Looking southwest from corner of Milton Street and South Cayuga Road toward main church building (constructed 1952.)



Photo #2: Looking southeast toward rear of church and parking lot accessed from Milton St.





Photo #3: Looking southwest toward Education Building (1968) and glass link between church and Education Building at right (constructed 2000).



Photo #4: Looking northwest toward rear (south) side of Education Building





Photo #5: Overall view of church campus, looking northwest. Education building visible at left, church at right.



Photo #6: Overall view of rectory, looking northwest. Rectory is part of the same parcel as the church but its mailing address is 19 Milton Street. Vacant lot at right side of photo is also contained in the parcel.





Photo #7: Looking northeast toward rectory.

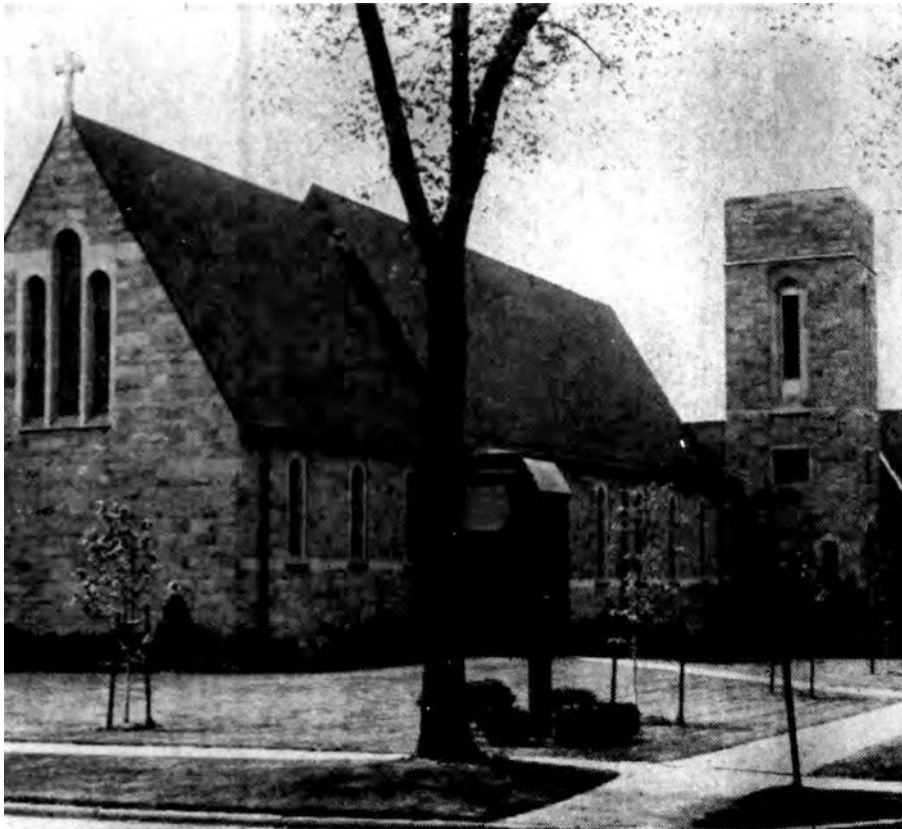


Image #2: Calvary Episcopal Church, 1966, prior to completion of bell tower to its full height (Source: 18)

Revised 4/13





Map #1: Tax map showing location of 20 Milton Street. Portion of property on north side of Milton St. is the rectory, which is part of the same tax parcel but has a mailing address of 19 Milton St.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): Oscar Black House
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 44 S Cayuga Rd S-B-L: 81.05-1-37
4. Ownership: public private
5. Owner Janice J. Becker Address 50 S Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 2 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

Medium integrity. Original footprint and massing and most window openings appear to be original, per historic photos and maps. Lessened integrity due to partial replacement of windows with vinyl replacements and replacement of second floor front elevation window with non-compatible casement arrangement. First and second floors have been vinyl sided, which has lessened the relief around door and window frames. However, aesthetic is similar to clapboards that are visible on historic photo, so does not lessen integrity.

c. list major alterations and dates, if known: See list below

Rear barn was located on lot around 1909-1916, but was removed by 1923 (9, 10)

Home had a 1-story front porch from at least 1923-1947, but had been removed by 1960. (10, 3)

After 1960 – Second floor windows on front elevation changed from double-hung to three-panel casement (3)

2007 – Re-roofing (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: Williams family cemetery may remain in rear along creek
 j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
 d. densely built up e. commercial f. industrial
 g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Narrow but deep village lot extending back to the banks of Ellicott Creek. Lots 44 and 50 were one lot during the 19th century, but were combined by 1909.

18. Other notable features of building and site (including interior features if known)

Two-story frame home, one bay wide at front elevation, cross-gable plan. Rubble stone foundation, vinyl sided first and second floors, fish-scale wood shingles at faces of third floor gable faces, asphalt shingle roof. 1/1 double-hung windows typical, mixture of wood and replacement sash. Unique features include porthole windows in gable faces and entablature at door surround. Brick chimney at north elevation.

SIGNIFICANCE

- 19. Date of initial construction:** c. 1850 **Style:** No style (Queen Anne influences)
- Architect:** unknown
- Builder:** unknown

20. Historical and architectural importance

Historical information below is from source (3):
 Lot owned by Jonas & Elizabeth Williams until 1833
 1833-39 – Lot owned by Luther Spalding. Sold by Williams under condition that “burying ground is reserved.” Williams Family burial ground was at the rear of the lots 44, 50, 54, and 64 approximately 50 feet from the banks of Ellicott Creek. Entrance to burial ground was located between 44 & 50.
 1839 – Lots at 44 & 50 sold to William Coe
 1854 – Houses at both 44 & 50 had been built by this date. Lot 44 was owned by Oscar Block, whereas 50 was owned by William Coe.
 1872 – Oscar Black had financial difficulties, land foreclosed upon and went back to ownership of William Coe.
 1875 – Coe passed away, 44 & 50 both passed onto Peter Grove.
 Both lots remained owned by the Grove family until at least the 1960s.

21. Research Sources

- (1) Village of Williamsville permit files
- (3) “Jonas Williams’ Map – 44 and 50 Cayuga Rd.”, April 21, 1960, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files
- (9) Historic maps of Williamsville: 1854/66, 1909
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Contributing property as part of a potential historic district along South Cayuga Road.



Photo #1: Looking southeast



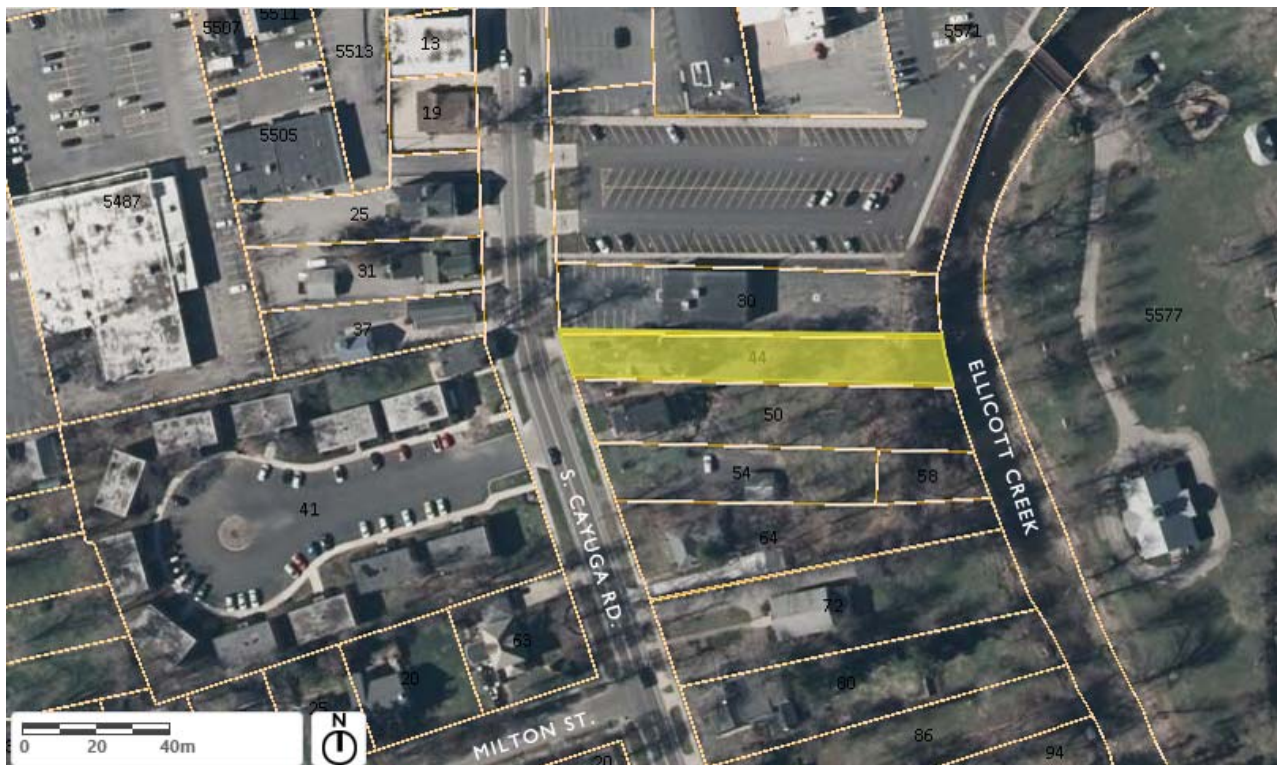
Photo #2: Looking northeast

Revised 4/13





Image #1: Historic photo of home, c. 1960, from source (3)



Map #1: Erie County tax map showing location of 44 S. Cayuga Rd.

Revised 4/13





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): William Coe House
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 50 S Cayuga Rd S-B-L: 81.05-1-36
4. Ownership: public private
5. Owner Janice J. Becker Address 50 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 2 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

Medium integrity. Original footprint, per historic photos and maps. Current massing existed c. 1960 per historic photo, and may be original. Lessened integrity due to replacement of all windows with vinyl replacements and insertion of casement arrangement at second floor over front door.

c. list major alterations and dates, if known: See list below

*Property had barn in the rear of lot from at least 1909-1947, but no longer appears to be present. (9, 10)
Rear porch appears to have been added after 1947, as it does not appear on any older maps. (9, 10)*

*1975 – Building was abandoned at this time. Porch was collapsing and was removed in this year. (1)
(Current porch appears to have been constructed in the 1980s or 90s on top of the old stone base)*

1986 – “Extensive remodeling”, scope unknown (1)

1992 – Asbestos shingles removed (1)

1997 – Changed from single-family to two-family (1)

1997 – Plans filed for remodeling, but location of work and whether it actually occurred is unclear.

Designer/contractor: The Bainbridge Crew. (1)

- 14 Threats to Building:** ___ a. none known b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house ___ c. garage
 ___ d. privy ___ e. shed ___ f. greenhouse
 ___ g. shop ___ h. gardens
 i. landscape features: Williams family cemetery may remain in rear along creek
 ___ j. other: _____

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
 ___ d. densely built up ___ e. commercial ___ f. industrial
 g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Narrow but deep village lot extending back to the banks of Ellicott Creek. Lots 44 and 50 were one lot during the 19th century, but were combined by 1909.

18. Other notable features of building and site (including interior features if known)

Three-story home with irregular massing and Queen Anne stylistic influences, three bays wide at front elevation. Rubble stone foundation, vinyl-sided first and second floors, fish scale shingles at front elevation third floor gable, asphalt shingle roof. 1/1 double-hung windows typical, all appear to be vinyl replacements. Full-width one-story front porch on old stone base and two-story rear porch. Shutters are non-original.

SIGNIFICANCE

19. Date of initial construction: c. 1850 **Style:** No style (Queen Anne influences)

Architect: unknown

Builder: unknown

20. Historical and architectural importance

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833-39 – Lot owned by Luther Spalding. Sold by Williams under condition that “burying ground is reserved.” Williams Family burial ground was at the rear of the lots 44, 50, 54, and 64 approximately 50 feet from the banks of Ellicott Creek. Entrance to burial ground was located between 44 & 50.

1839 – Lots at 44 & 50 sold to William Coe

1854 – Houses at both 44 & 50 had been built by this date. Lot 50 was owned by William Coe, whereas 44 was owned by Oscar Black.

1872 – Oscar Black had financial difficulties, land foreclosed upon and went back to ownership of William Coe.

1875 – Coe passed away, 44 & 50 both passed onto Peter Grove.

Both lots remained owned by the Grove family until at least the 1960s.

21. Research Sources

(1) Village of Williamsville permit files

(3) “Jonas Williams’ Map – 44 and 50 Cayuga Rd.”, April 21, 1960, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files

(9) Historic maps of Williamsville: 1854/66, 1909

(10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Note: An additional historic photo of the home, c. 1960s, is available in the image archive of the Buffalo Niagara Heritage Village, but could not be procured for inclusion in this survey report.

Narrative Description of Significance:

Contributing property as part of a potential historic district along South Cayuga Road.



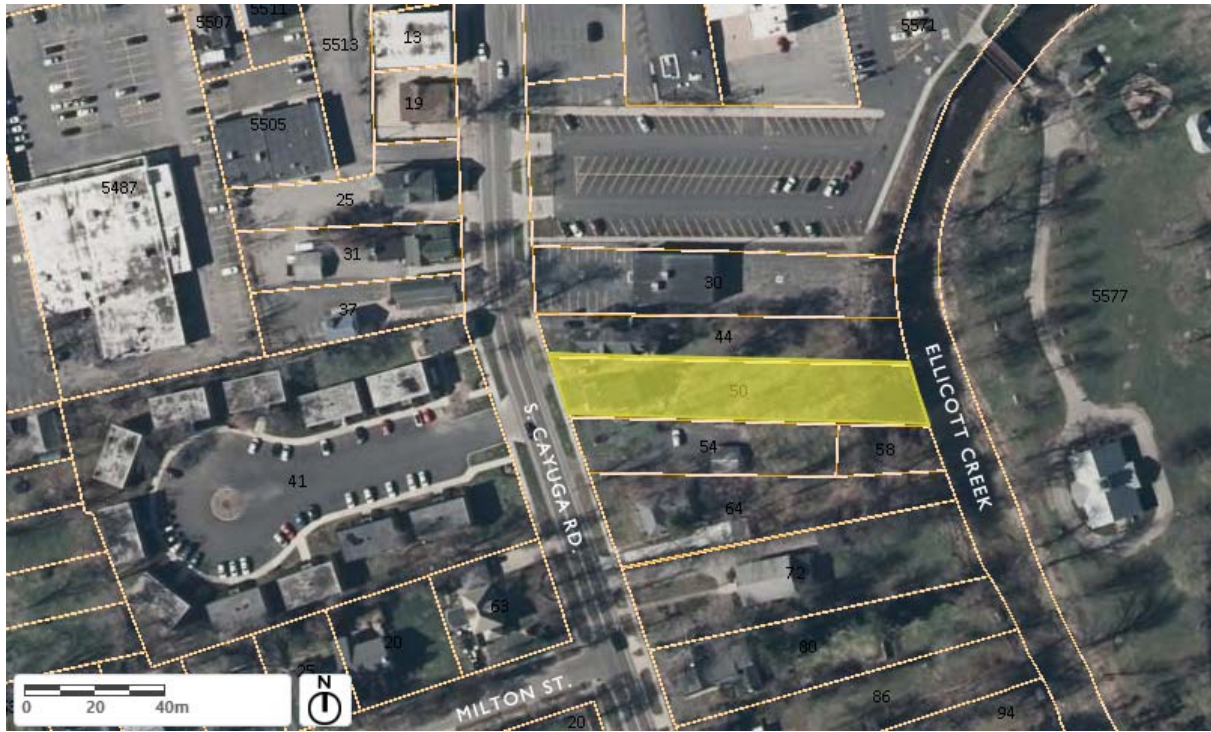


Photo #1: Looking southeast



Photo #2: Looking northeast





Map #1: Erie County tax map showing location of 50 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY
USN: _____

IDENTIFICATION

1. Building name (s): 54-58 S Cayuga Rd (formerly: William D. Burt House)
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 54-58 S Cayuga Rd S-B-L: 81.05-1-35.2, 35.1
4. Ownership: public private
5. Owner Janice J. Becker Address 50 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use Vacant with Garage serving adj. home (#50)

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

- Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

No integrity, as home was removed from site.

c. list major alterations and dates, if known: See list below

- c. 1852 – House constructed (3)*
- 1957 – Garage constructed (1)*
- 1988 – House on lot was demolished (1)*

- 14 Threats to Building:** a. none known b. zoning c. roads
15. Related Outbuildings and Property a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: Williams family cemetery may remain in rear along creek
 j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
 d. densely built up e. commercial f. industrial
 g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Narrow but deep village lot extending back to the banks of Ellicott Creek.

18. Other notable features of building and site (including interior features if known)

One-story frame gable-roofed vinyl-sided two-car garage at rear of lot.

SIGNIFICANCE

19. Date of initial construction: Garage: 1957

Architect: unknown

Builder: unknown

20. Historical and architectural importance

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833-1839 – Lots 54 & 64 owned by Benjamin & Susan Hershey. Sold by Williams under the condition that “burying ground is reserved.” Williams Family burial ground was at the rear of the lots 44, 50, 54, and 64 approximately 50 feet from the banks of Ellicott Creek. Entrance to burial ground was located between 44 & 50.

1839-45 – Lot owned by William Coe.

1852 – Land sold to William D. Burt, who constructed a house on the lot. He was a manufacturer and dealer in boots and shoes, with his factory at the corner of Main & Mill Streets. Was also active in the Baptist Church and was Trustee of School District #3 for three years.

21. Research Sources

- (1) Village of Williamsville permit files
- (3) “Jonas Williams’ Map – 54-64 Cayuga Rd.”, May 5, 1960, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files

Narrative Description of Significance:

Property is non-contributing to a potential historic district along South Cayuga Road since the historic home on the site has been demolished and garage does not have historic significance.





Photo #1: Overview of lot, looking east.



Photo #2: Closeup view of existing garage at the rear of 54 S Cayuga

Revised 4/13



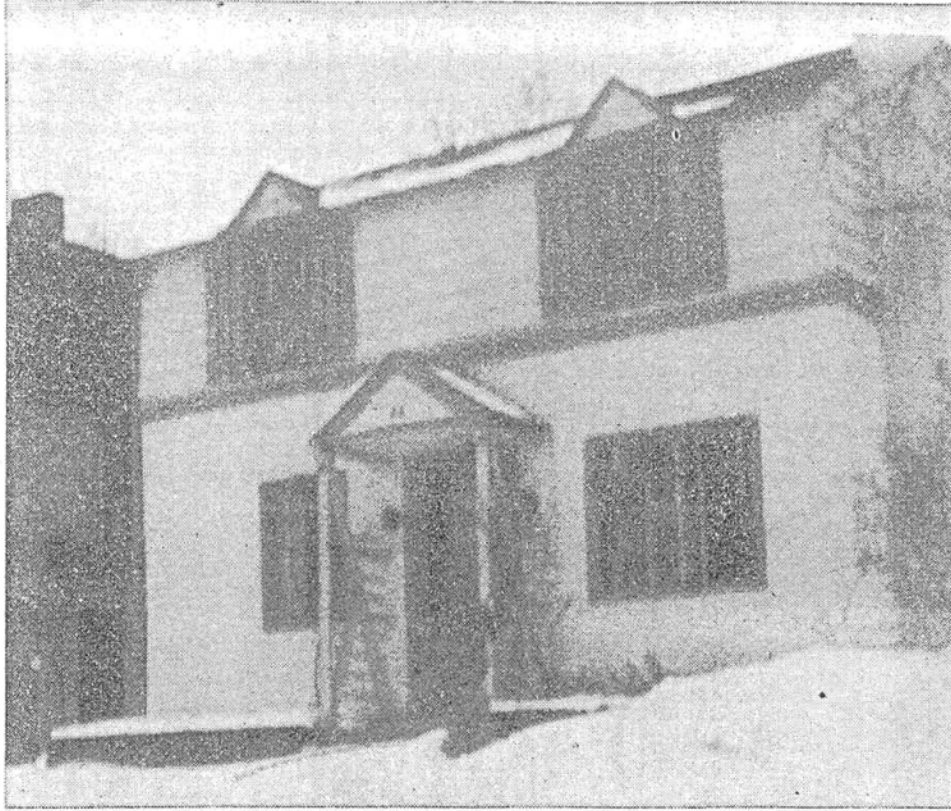
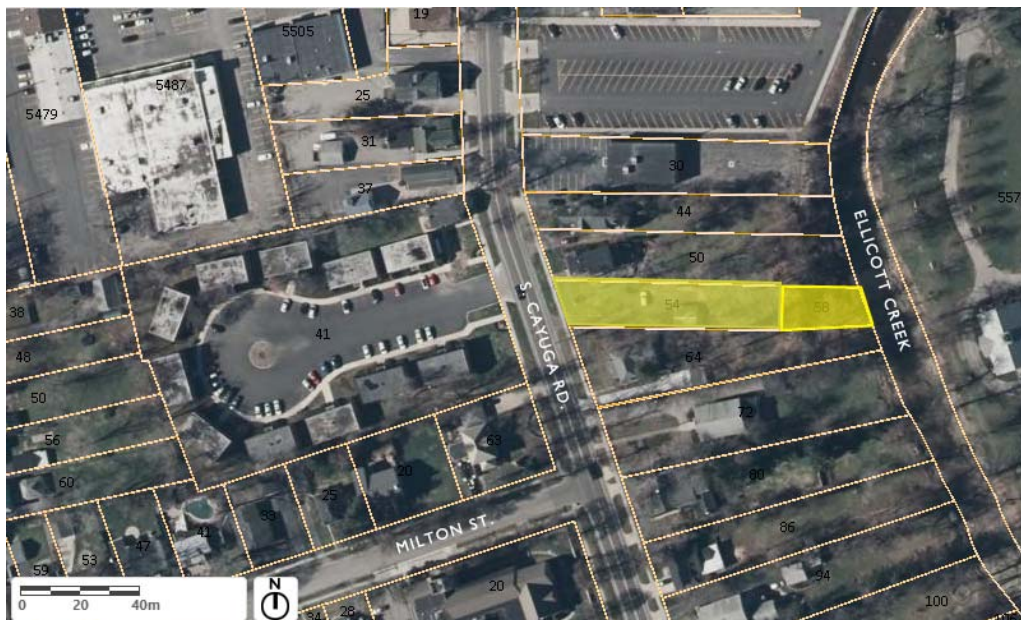


Image #1: Historic photo of home that was previously located at the front portion of the lot. Home was demolished in 1988. Photo is from source (3) and was taken c. 1960.



Map #1: Erie County tax map showing location of 54-58 S. Cayuga Rd. 54 is the lot along Cayuga Rd. and 58 is the vacant rear lot along the bank of Ellicott Creek.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 63 S Cayuga Rd
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 63 S Cayuga Rd S-B-L: 80.08-3-18.2 SHPO USN: 02955.000069
4. Ownership: public private
5. Owner David & Kristine Sutton Address 63 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: stucco
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: some slate roof tiles need repair

Integrity a. original site b. moved if so, when? _____

High integrity due to the intactness of the main block of the house. Slate roof has been retained, though windows are vinyl replacements. Rear addition mimics the color and materials of the main block of the house, so does not detract from the integrity. Garages are set apart from the main mass of the house, so do not lessen its integrity.

c. list major alterations and dates, if known: See list below

1955 – Garage constructed at rear of house (Milton St. side) (1)

1962 – Steel fire escape added at rear side above garage (home was owned by Calvary Episcopal Church at this time; fire escape no longer exists.) (1)

1963 – Garage constructed at north side of home (S Cayuga St. side) (1)

1992 – Deck built on top of and next to rear garage (1)

2002 – Rear deck partially removed, second floor addition built on footprint of deck (1)

2007 – Wood deck railing above rear garage replaced with new iron railing (1)

2012 – Curved garden wall constructed in front yard (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage (2 attached)
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: semi-circular stucco garden entry
- j. other: _____
- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Village lot at the corner of South Cayuga and Milton Streets. Home is set behind a generous yard and its rear deck faces onto a vacant lawn owned by Calvary Episcopal Church.

18. Other notable features of building and site (including interior features if known)

Two-story Craftsman style home set behind a lawn. Entrance to the lawn is through a stucco-faced half-circle garden wall. While this wall was built in 2012, the rounded sidewalk entry is original. Home is three bays wide and two bays deep. Exterior walls are stucco and the roof is slate, with stucco-faced dormers centered at the front and rear. A small one-story hip-roofed protrusion extends from the south side of house with two pairs of windows at each side. Windows throughout are vinyl replacements and are either 6/1 or 4/1 double-hungs, A small front porch containing steps leading up to the front door features wood bracketing below its gabled roof and exposed rafter ends at its sides. The rear roof dormer features exposed rafter ends as well. A one-story two-car clapboard-faced garage is located to the north of the home and a one-car garage is located at the rear. The rear garage is accessed from Milton Street and is set below a deck that is accessed from a two-story rear addition centered on the rear of the house. Both the garage and rear addition are faced with EIFS colored to match the stucco of the main block.

SIGNIFICANCE

- 19. Date of initial construction:** c. 1912 **Style:** Craftsman
- Architect:** unknown
- Builder:** unknown

20. Historical and architectural importance

Home is individually significant because it was the model home for the Williamsville Park subdivision that was constructed in the ensuing years to its southwest. This home was meant to represent the ideals of that development, set behind a generous yard and is a strong representative example of the Craftsman style of architecture.

21. Research Sources

- (1) Village of Williamsville permit files
 (6) Sales brochure for Williamsville Park neighborhood, accessed in files of the Williamsville Historical Society

Narrative Description of Significance:

Given its historical importance and its high integrity, this property appears to meet Local Criterion 1 and NR Criterion A for its association with the development of the Williamsville Park subdivision and Local Criterion 3 and NR Criterion C for architecture as a strong representative example of the Craftsman style. It is also a contributing property to a potential historic district along Cayuga Road.





Photo #1: Overview of lot looking northwest from S. Cayuga Rd.



Photo #2: Looking northwest toward house



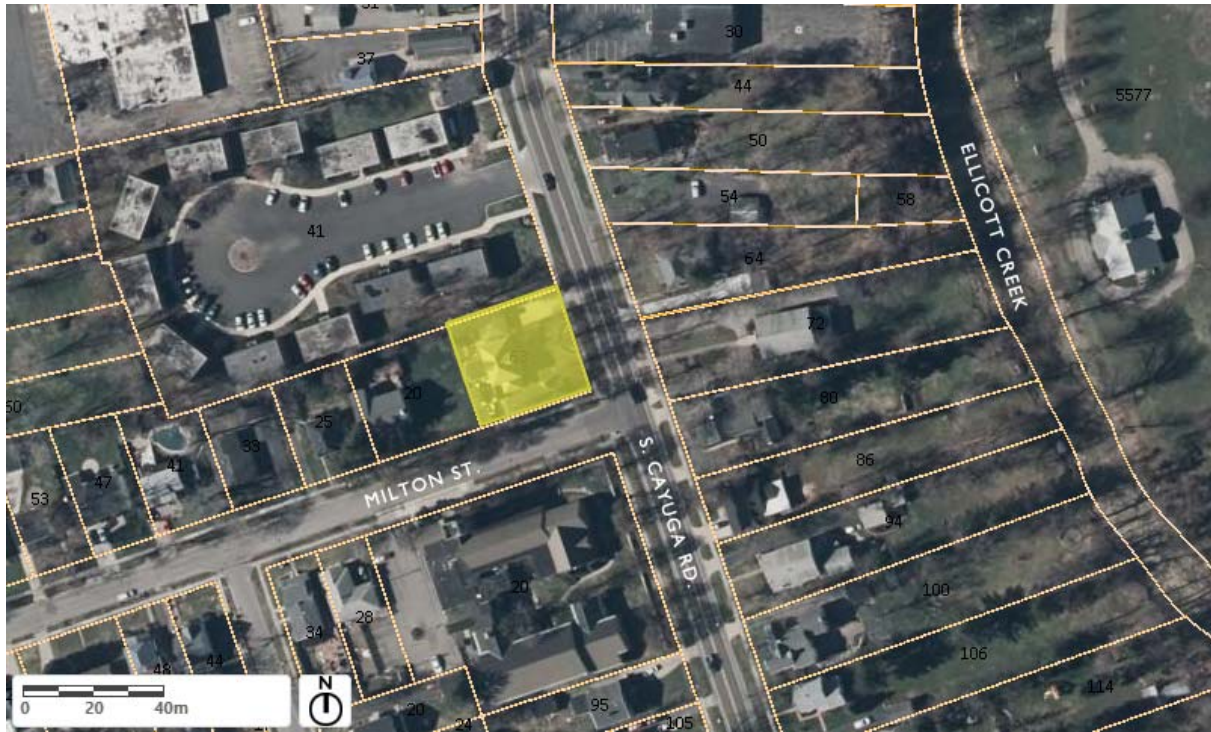


Photo #3: Looking northeast



Image #1: Historic photo of home c. 1914, from source (6). 63 S. Cayuga was constructed as the model home for the Williamsville Park development.





Map #1: Erie County tax map showing location of 63 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): John Huver House
2. County Eric Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 64 S Cayuga Rd S-B-L: 81.05-1-34
4. Ownership: public private
5. Owner David Sutton Address 63 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: stucco
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: Wood clapboard or aluminum siding on rear wing;
stone-clad pillar bases at front porch

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

High integrity. Front portion visible from the right-of-way has its original massing and wood windows. Front porch is a 1950s replacement, but is compatible with the style of the house and old maps show a similar porch existed originally when this wing was built. Rear wing, which is much older, is not visible from the street so it cannot be fully evaluated, but through glimpses between the trees, it appears intact. A minor element that detracts from integrity is the vinyl eave coverings over the rafter ends at the eaves of the front wing.

c. list major alterations and dates, if known: See list below and attached diagram

- 1959 – Garage noted to have existed by this year (1)
- 1959 – Front porch replaced (permit suggests current porch is smaller than the one that existed prior to 1959); floor replaced at rear porch (1)
- 1959-1983 – Survey in permit file shows that two small rear outbuildings were removed between these two years and only house and garage remained by 1983 (1)
- 1983 – Front addition to frame garage (1)
- 1985 – Permit filed for rear two-story frame addition (unclear whether this was actually built) (1)
- 2012 – Re-roofing – tear off and installation of new asphalt shingles as well as new gutters (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: Williams family cemetery main remain in rear along creek
 j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
 d. densely built up e. commercial f. industrial
 g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Narrow but deep village lot extending back to the banks of Ellicott Creek.

18. Other notable features of building and site (including interior features if known)

Two-story home set on a small knoll overlooking South Cayuga Road and made up of two wings. The front wing, constructed in the Craftsman style and faced in stucco, is three bays wide with a center entry fronted by a Craftsman-style open porch and Colonial revival surround at the front door. Windows are original 3/1 wood double-hungs. Wood shutters are likely non-original. There is a brick chimney at the south elevation. The rear wing is faced in wood clapboard or aluminum siding, but no further details can be ascertained from the public right-of-way. A one-story frame garage is present at the rear of house along the south property line.

SIGNIFICANCE

19. Date of initial construction: c.1840 (rear wing), c. 1915 (front portion)
Style as viewed from street: Craftsman

Architect: unknown

Builder: unknown

20. Historical and architectural importance

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833
 1833-1839 – Lots 54 & 64 owned by Benjamin & Susan Hershey. Sold by Williams under the condition that “burying ground is reserved.” Williams Family burial ground was at the rear of the lots 44, 50, 54, and 64 approximately 50 feet from the banks of Ellicott Creek. Entrance to burial ground was located between 44 & 50.
 1840 – Lot sold to John Huver, at which time the present home was built.
 1842 – Property sold to George Hinkley, who was a grocer and broom maker and also owned the stage coach route between Buffalo and Williamsville.
 1875 – Property sold to John D. Sweitzer. It stayed in his family until 1959.
 1959 – Property sold to Richard & Jean Brown, was remodeled

21. Research Sources

- (1) Village of Williamsville permit files
- (3) “Jonas Williams’ Map – 54-64 Cayuga Rd.”, May 5, 1960, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files
- (9) Historic maps of Williamsville: 1854/66, 1909
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Contributing property to a potential historic district along South Cayuga Road.





Photo #1: Overview looking northeast



Photo #2: View looking southeast





Photo #3: Looking northeast from adjacent property. Note porch and older portion of house, as well as older barn/carriage house, at rear.



Photo #4: Looking southwest from adjacent property. Note older portion to the rear.



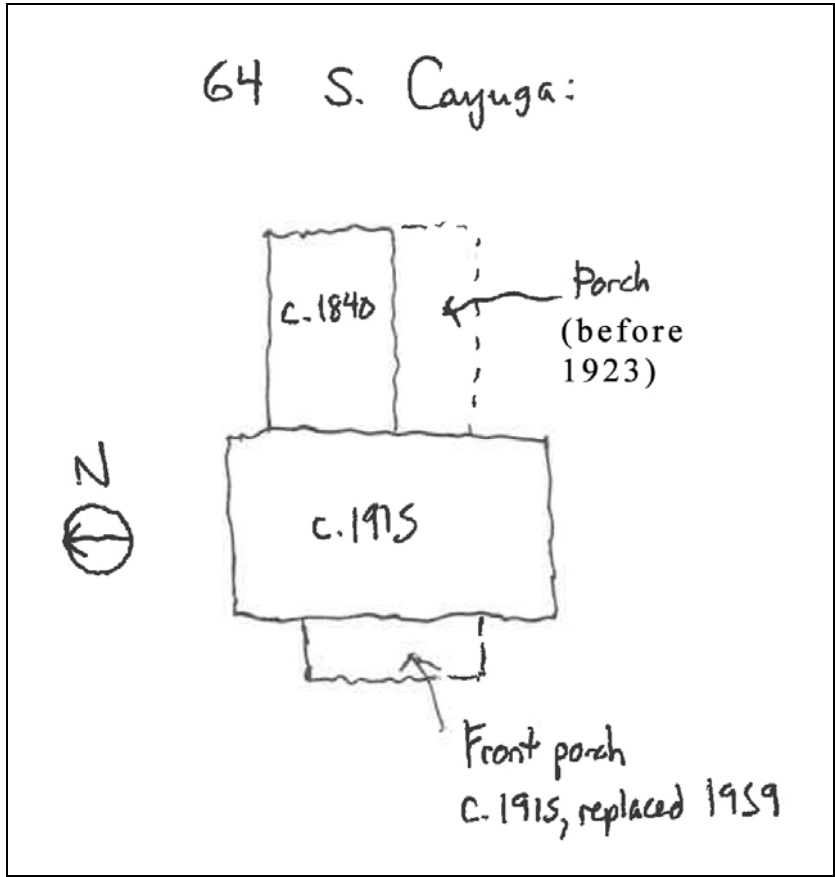
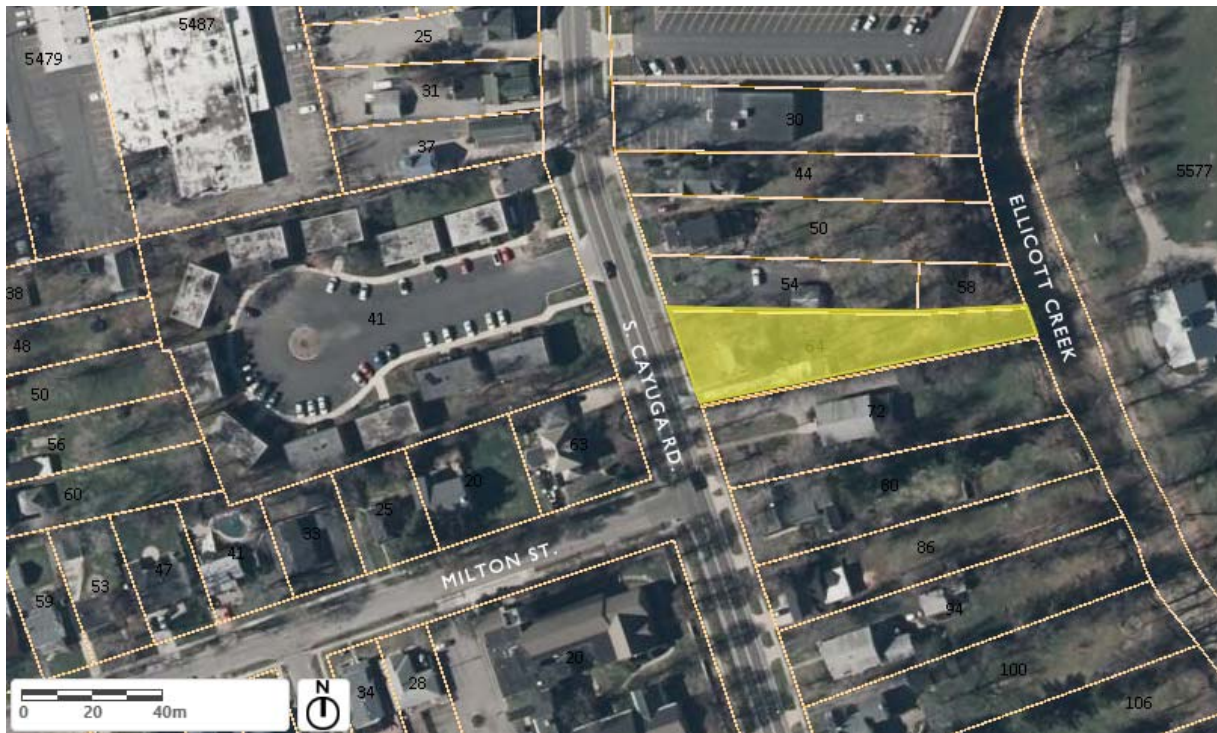


Image #1: Building Chronology Diagram



Map #1: Erie County tax map showing location of 64 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): Hopkins Schoolhouse SHPO USN: 02955.000168
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 72 S Cayuga Rd S-B-L: 81.05-1-33
4. Ownership: public private
5. Owner William & Julia Bogacki Address 72 S Cayuga Rd., Williamsville, NY 14221
6. Original use Schoolhouse Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

Very high integrity. Massing and materials of original one-room schoolhouse are intact including its original wood windows. Recent rehabilitation work, such as the installation of new basement windows in openings that were formerly blocked in, has been done in a historically-sensitive manner.

c. list major alterations and dates, if known: See list below

- c. 1920 – One-story corridor constructed at rear of school, perhaps as access to a rear play area. (10)
- 1950s – possible date of construction of shed addition at rear (this is when architect Dave Sutton believes it was constructed in correspondence re: new garage in 2007). This shed addition would have replaced c. 1920 corridor noted above. (1)
- Between 1950 and 1964 – Concrete front porch added (existed by 1964) (5)
- 1964 – School received \$30,000 of remodeling: “re-mortaring of stone and new kitchen and bathrooms.” (Article also mentions “dropping the entrance to ground level”, but this doesn’t seem to have occurred.) (5)
- 1982 – Referred to as “South Cayuga Youth Center” (1)
- 1988 – Referred to as “Amherst Youth Center” (1)
- 9/24/2001 – 6 lower level windows that had been cinder blocked in were replaced with new Marvin divided-light windows, date of CoA application. Actual work likely occurred 2003. (1)
- 4/7/2003 – Small fire in interior of basement due to art restoration work (1)
- 5/2/2003 – Building permit for new plumbing, heating, basement windows. (1)
- 2007 – Construction of new 2-car garage at rear of property (Architect: Dean Sutton Architects) (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house c. garage
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop ___ h. gardens
- i. landscape features: Large open front lawn with flagpole
- ___ j. other: _____

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Structure is set back almost 100 feet from the street on a slight rise in the land and beyond a broad expanse of lawn and old trees. The rear yard provides access to Ellicott Creek.

18. Other notable features of building and site (including interior features if known)

Former one-room schoolhouse, gable roofed and one story tall with a full basement, three bays wide at the front elevation by four bays deep. Front entry faces a deep lawn and is accessed by climbing a short concrete stair. Exterior walls are stone, irregular ashlar at the front elevation and more irregular at side elevations. The front elevation is defined by a very pronounced wood pediment and returns. A flat stone belt course rings the band between basement and first floors. A one-story clapboard addition extends the width of the rear elevation of the building. The roof is metal. First floor windows are original wood 8/8 double-hung sash, whereas basement windows are new wood sash installed in 2003. The front door is a contemporary metal replacement. A two-car garage with gable roof and vinyl siding is located to the rear of the schoolhouse.

SIGNIFICANCE

19. Date of initial construction: 1840 **Style:** Greek Revival

Architect: unknown

Builder: unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

See continuation sheet.

Narrative Description of Significance:

The “Old Stone Schoolhouse” is an existing Local Landmark and was designated by the Williamsville Historic Preservation Commission on June 25, 1990.

This Intensive Level Survey concurs regarding its eligibility for landmark status. Based on its long association with the educational history of the Village of Williamsville (Local criteria 2, NR Criteria A), its association with Timothy S. Hopkins, a major figure in the history of Williamsville and the Town of Amherst (Local criteria 2, NR Criteria B) as a strong representative example of the Greek Revival style of architecture (Local criteria 3, NR Criteria C), and due to its high integrity, the schoolhouse appears to meet landmark criteria both locally and for the National Register.

In addition, the property is a contributing structure as part of a potential historic district along South Cayuga Road.



72 S. Cavuga Rd. (Hopkins Schoolhouse) – SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE

The schoolhouse is known as the “Hopkins Schoolhouse” due to its association with one of Williamsville and Amherst’s most influential early residents, Timothy S. Hopkins. Born in Great Barrington, MA, he was married in the first recorded wedding in Erie County to Nancy Ann Kerr. The wedding took place at the Evans-Scott House in Williamsville in 1804. He became captain of the first militia organization in the area and served in the War of 1812 as a Brigadier General. After leaving the military, he eventually became the first Town Supervisor of Amherst. (21)

The schoolhouse is also deeply important in the social history of the Village because it served as a village school for over a century, thus having educated generations of village residents. In the early-to-mid 20th century, it was often known as “Miss Spalding’s School” after a teacher who taught at the school for five decades. (21)

Timeline of Uses:

1840 – Constructed by Timothy S. Hopkins, the third school to be constructed in Williamsville, at a cost of \$1,000 using locally-sourced limestone and timber (5)

c. 1910 – Converted from an all-grades school to a school serving kindergarten only. (9)

c. 1945 – School closed, building conveyed to the Bachelor Arms Club, a young men’s social club, for their use. (10)

1962 – School reverted back to the School District and was then conveyed to the Town of Amherst for use as a senior center (for use by the Williamsville Golden Age Club) on the upper floor and a historical museum on the lower floor. The historical museum that began here evolved into the Amherst Museum, now known as Buffalo Niagara Heritage Village. (5)

1996 – Building again became vacant, reverted back to the School District, and was put up for sale. However, a deed restriction stipulated it must remain in public use. Was proposed for conversion to a Firemen’s Museum, but this didn’t come to fruition. (1)

10/11/2000 – Property sold as a private residence. (1, 20)

72 S. Cavuga Rd. (Hopkins Schoolhouse) – SECTION 21: RESEARCH SOURCES

(1) Village of Williamsville permit files

(5) “New Use for Williamsville Landmark”, *Buffalo Evening News*, June 20, 1964

(9) Historic maps of Williamsville: 1854/66, 1909

(10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

(15) Sue Miller Young, *A History of the Town of Amherst, New York, 1818-1965*, Amherst, NY: The Town Board of Amherst, 1965

(20) David F. Sherman, “School’s Out: Williamsville District Will Sell Vacant 1840 Landmark”, *Amherst Bee*, Sept. 13, 2000, 1 and 16

(21) “The Hopkins Schoolhouse”, *Colony Visitor*, Vol. 2 no. 3, July-Sept. 1975, 1 (newsletter of the Old Amherst Colony Museum Park)





Photo #1: Looking east



Photo #2: Looking northeast



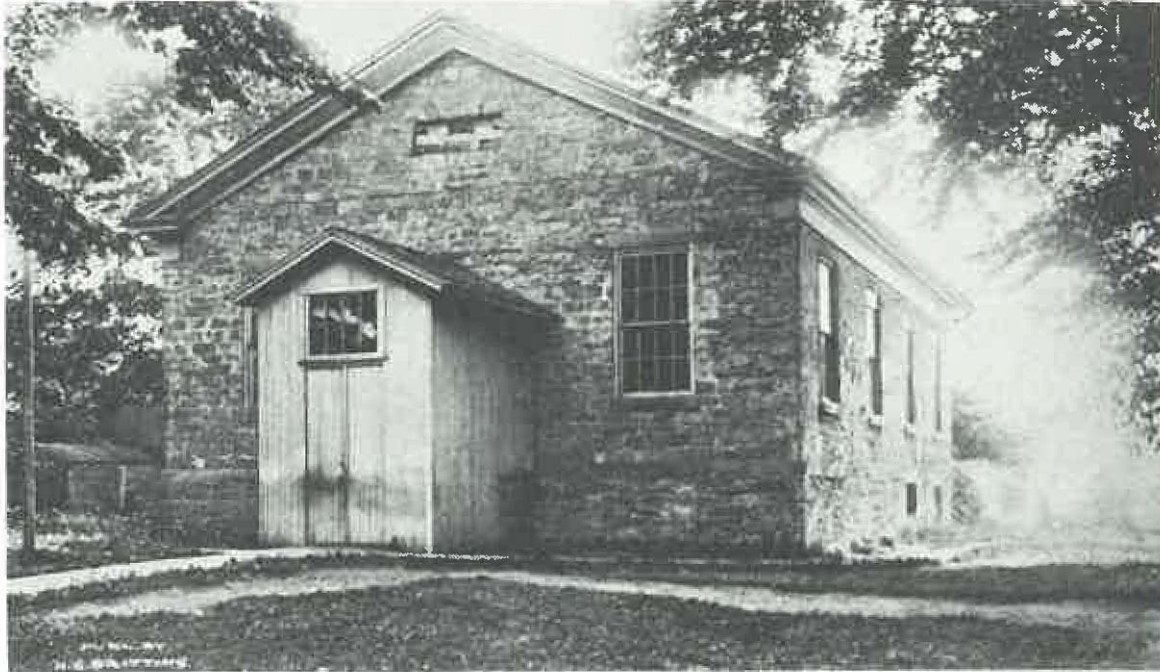


Image #1: Historic photo, taken prior to 1920, likely during the 19th century (Source: 15, p. 126)

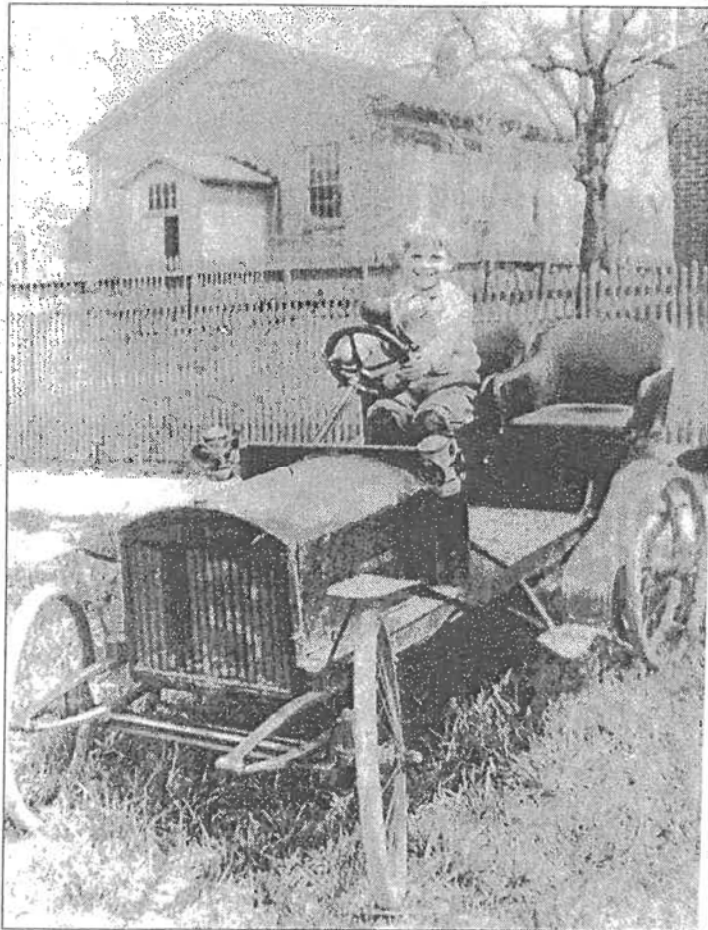


Image #2: Historic photo, taken c. 1910 (Source: 20, p. 16)



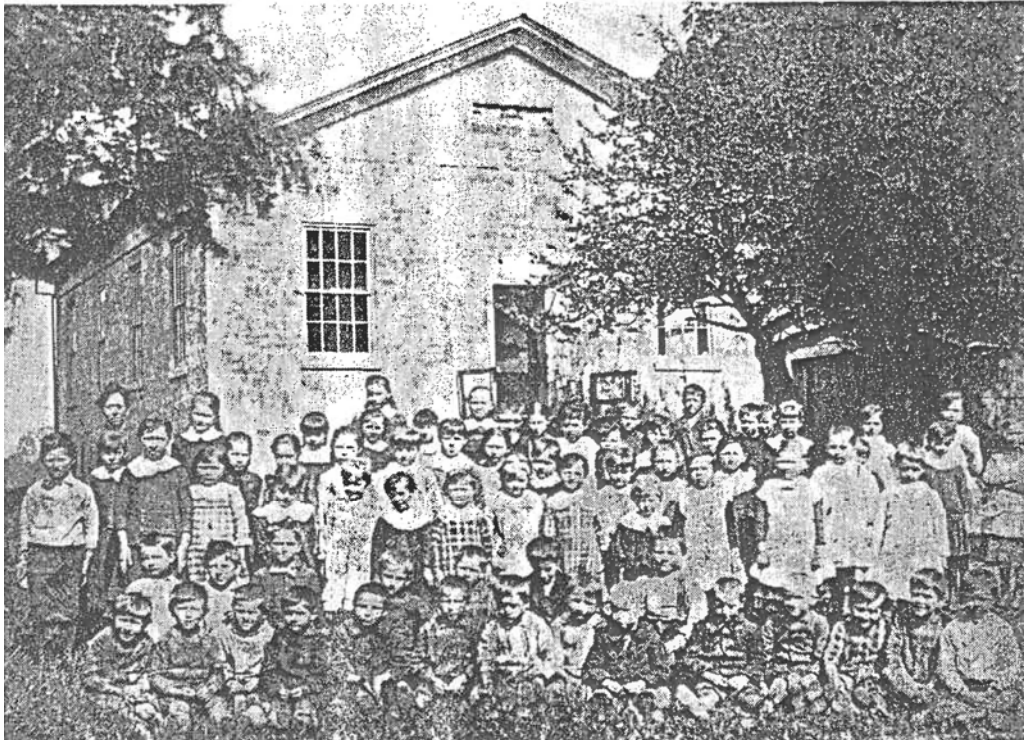


Image #3: Historic photo, taken between 1920 and 1945 (22)

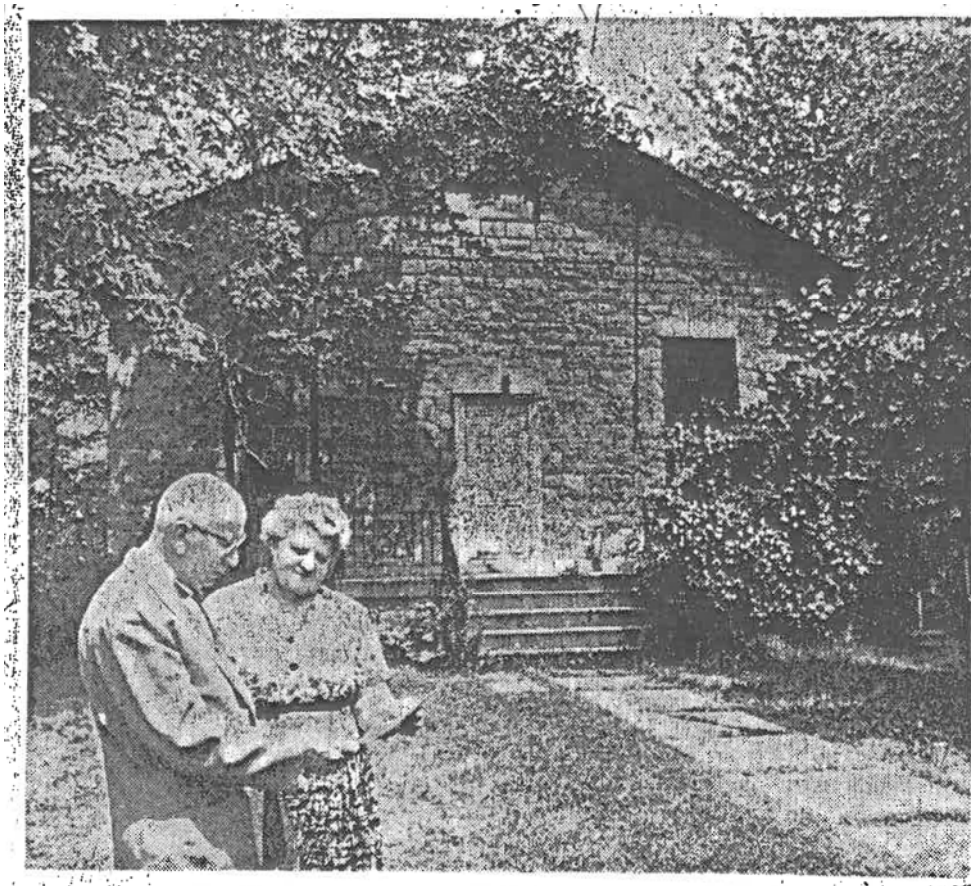


Image #4: Historic photo, taken 1964 (source: 5)





Map #1: Erie County tax map showing located of 72 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY
USN:

IDENTIFICATION

- Building name (s): Michael Windnagle House
- County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
- Address or Street Location 80 S Cayuga Rd S-B-L: 81.05-1-32
- Ownership: public private
- Owner Roger & Mary Roll Address 80 S. Cayuga Rd., Williamsville, NY 14221
- Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

- Condition: excellent good fair deteriorated
 Explain: _____

Integrity a. original site b. moved if so, when? _____

High integrity due to largely original massing and retention of original exterior materials including wood clapboard and wood windows. 1950s additions to the north and south of the main block are generally compatible with the original house and so do not detract from its integrity.

c. list major alterations and dates, if known: See list below and attached diagram

- 1952 – Family room added (4)
- 1959 – Site plan in permit file shows that home as it exists today largely existed by this date (1)
- 1959 – Addition of right half of sun porch at SE corner of home (1)
- 1992 – Existing fence replaced (1)
- 2001 – Porch addition at front of SE corner of house, in crook between foyer and sun room (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: _____
- j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Narrow but deep village lot, heavily wooded and extending back to the banks of Ellicott Creek. House is set relatively close to the street, behind a loop driveway on a slight knoll.

18. Other notable features of building and site (including interior features if known)

Two-story frame home. Main block is a side-facing gable with an intersecting gable extending to the rear. Small one-story additions are appended on the north and south sides. Exterior walls are typically wood clapboard and roof is asphalt shingle. A wide wood entablature board is located just below the west roof eave. A one-story addition to the south is faced in brick and a brick chimney is located on the south face of the main block at its intersection with the south addition. Most windows appear to be original or older wood sash. The front door is at north side of the home, adjacent to a one-story L-shaped covered porch. Shutters are non-original.

SIGNIFICANCE

- 19. Date of initial construction:** 1840 per source (4) Style: No style (Greek Revival influences)

Architect: unknown

Builder: unknown

20. Historical and architectural importance

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchased included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – David Sawtelle bought 2 acres of the Hershey property including this lot and #86

2/13/1840 – Lot sold to Michael Windnagle. Windnagle was a manufacturer and dealer in boots and shoes and operated a store at the corner of Main & Cayuga between 1854 and 1866.

Apr. 1840 – House constructed

1875 – Purchased by Abram M. Dunn

Later in 1875 – Purchased by Charlotte S. Stevens, descendant of Oziel Smith

1886 – Purchased by Frederick & Eliza Voss, for use by her father and later by their daughter Charlotte Hanley

1909 – Purchased by Charles W. Holland

1925 – Purchased by Mr. & Mrs. Lloyd Bissell

21. Research Sources

(1) Village of Williamsville permit files

(3) "Jonas Williams' Map – 80 Cayuga Rd.", in "History of Town of Amherst" article series in *Amherst Bee* by Sue Miller Young, c. 1960, accessed in Williamsville Historical Society files

(4) Carolyn Shrauger, Rosemarie Sugg, and Joyce Troy. Williamsville, New York: Where the Past is Present: A Guided Tour, Clarence, NY: Clarence Graphics, 1993

Narrative Description of Significance:

Contributing property as part of a potential historic district along South Cayuga Road.





Photo #1: Looking southeast



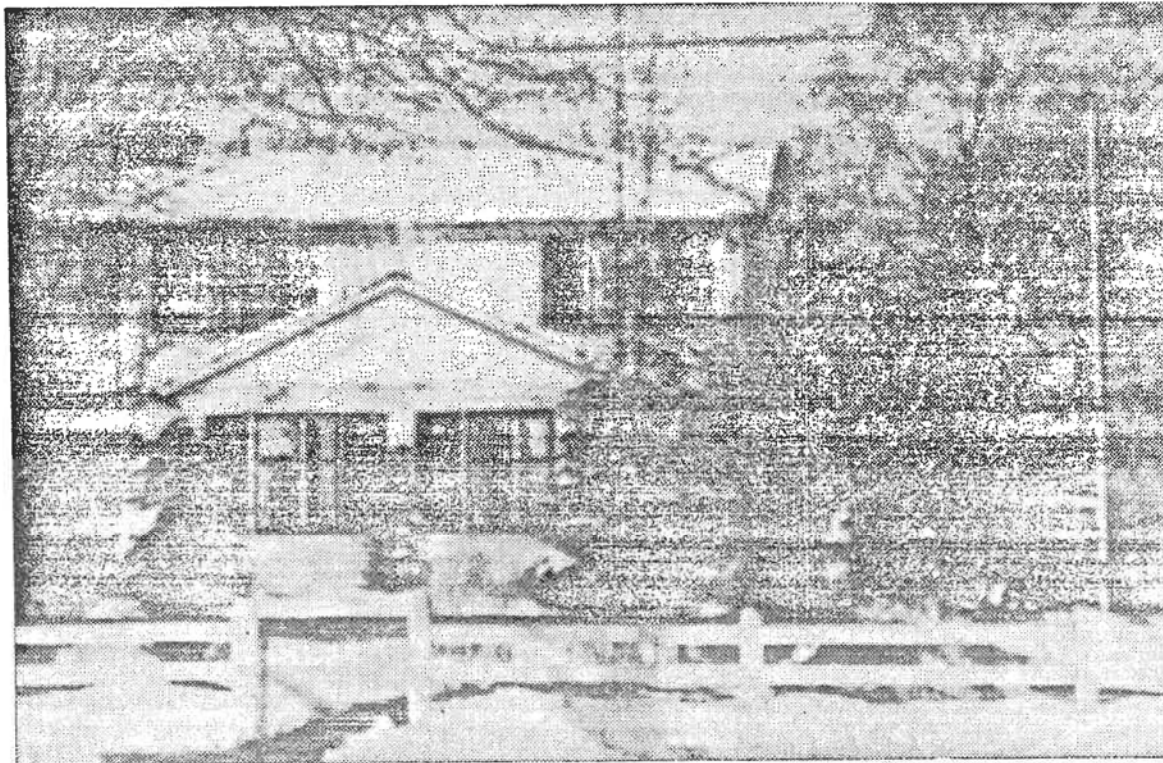
Photo #2: Looking northeast

Revised 4/13





Photo #3: Overview looking southeast



JONAS WILLIAMS' MAP — 80 Cayuga Rd. — Picture, Bissell House

Image #1: Historic photo, date unknown, from source (3)



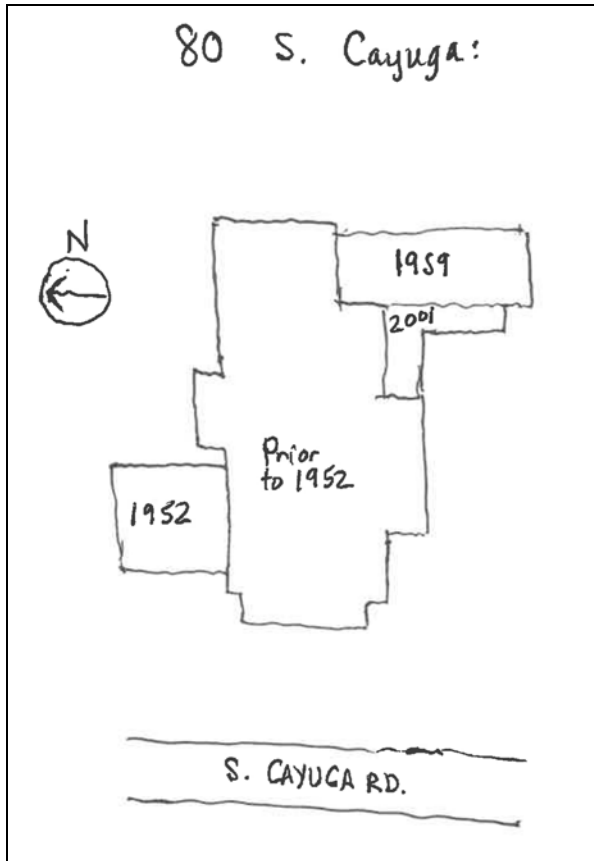
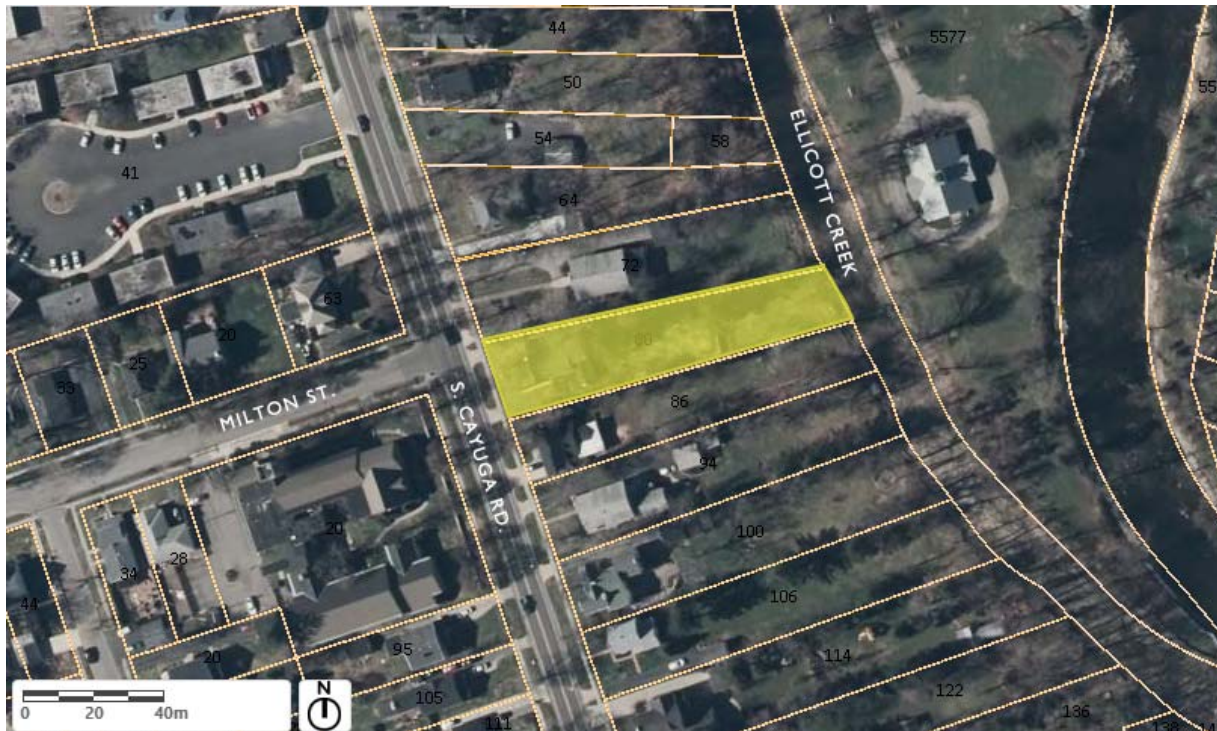


Image #2: Building Chronology Diagram



Map #1: Erie County tax map showing location of 80 S. Cayuga Rd.

Revised 4/13





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): William White House SHPO USN: 02955.000070
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 86 S Cayuga Rd S-B-L: 81.05-1-31
4. Ownership: ___ public X private
5. Owner Stephen & Pauline Dyson Address 86 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. X original site b. ___ moved if so, when? _____

Medium-High integrity.

Integrity of main block is high, given that its massing and exterior form are intact and materials are generally original, including wood clapboard walls, wood windows, and front door including Greek Revival-style surround. The two-story garage addition on the south end of the home does detract significantly from the original character of the house since it is set forward from the main block of the house. Nonetheless, given the age and intactness of the main block to its date of construction and because the addition was made nearly 80 years ago and uses similar materials to the main block, the home is still considered to have medium-high integrity as a whole.

c. list major alterations and dates, if known: See list below and attached diagram

c. 1900 – Single-story wraparound veranda added (3)

1939 – Attached garage and second floor addition constructed. Veranda was removed at this time and an addition at the SE corner of the home (visible in Image #2) likely was removed as well. (3, 10)

2009 – Roof replacement with new asphalt shingles (1)

2013 – Excavation under sitting room at SE corner of home to install a proper foundation wall and footer (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: _____
 j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
 d. densely built up e. commercial f. industrial
 g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Narrow but deep village lot extending back to the banks of Ellicott Creek. Home is set behind a lawn and property is densely wooded.

18. Other notable features of building and site (including interior features if known)

Two-story Greek Revival style home with side-gable plan. Main block is three bays wide by two bays deep. Stone foundation, clapboard walls, and asphalt shingle roof. Windows are original or very old wood sash, 6/6 double-hung in configuration and are flanked by shutters that may be original. A distinctive feature of the home is the heavily ornamented Greek Revival style door and entry surround asymmetrical located on the front elevation. A brick chimney is located at south end of main block. A two-story addition extends from the north end of the main block and features a two-car garage at the first level and living space. This addition features the small materials as the main block: wood clapboard walls and 6/6 wood windows.

SIGNIFICANCE

19. Date of initial construction: c. 1840 per source (4) Style: Greek Revival

Architect: unknown

Builder: unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (1) Village of Williamsville permit files
- (3) "86 Cayuga Road – T.E. Smith Home", in "History of Town of Amherst" article series in *Amherst Bee* by Sue Miller Young, c. 1960, accessed in Williamsville Historical Society files
- (4) Carolyn Shrauger, Rosemarie Sugg, and Joyce Troy. *Williamsville, New York: Where the Past is Present: A Guided Tour*, Clarence, NY: Clarence Graphics, 1993
- (9) Historic maps of Williamsville: 1854/66, 1909
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

86 S. Cayuga Rd. is an intact example of the Greek Revival style of architecture on the street and also was historically the home of a relatively important figure early in the Village's history, William White, who served as an early Village President. However, due to lessened integrity as a result of its 1939 garage addition, the home appears not to rise to the level of integrity necessary for listing as a landmark, either locally or on the National Register.

The property is contributing as part of a potential local or National Register historic district along South Cayuga Road.



86 S. Cayuga Rd. (William White House) – SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – David Sawtelle bought 2 acres of the Hershey property including this lot and #80

2/13/1840 – Michael Windnagle purchased this property and #80

Oct. 1840 – Lot purchased by William White, home constructed. William White was born in Lancaster, PA and moved with parents to Williamsville in 1821. Married in 1837. Was a carpenter, millwright, and broom maker for several years, but also served as Inspector of Elections for the Town of Amherst for many years and was President of the Village of Williamsville for three years.

1899 – Purchased by Jasper S. Youngs, who was a Civil Engineer for the Wabash Railroad and for the City of Buffalo

1929 – Purchased by Theodore E. & Virginia Smith

86 S. Cayuga Rd. – BUILDING CHRONOLOGY DIAGRAM:

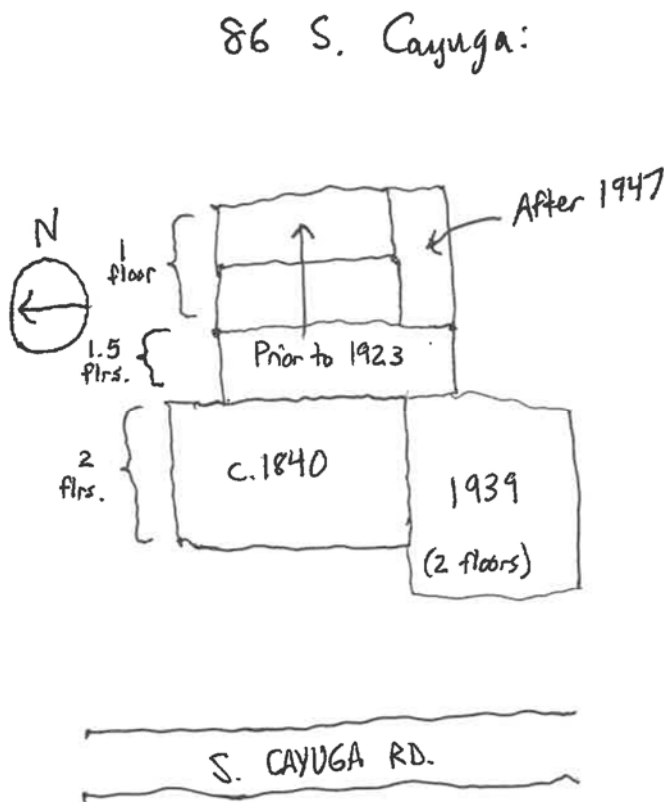


Image #1: Building Chronology Diagram





Photo #1: Looking southeast



Photo #2: Looking northeast



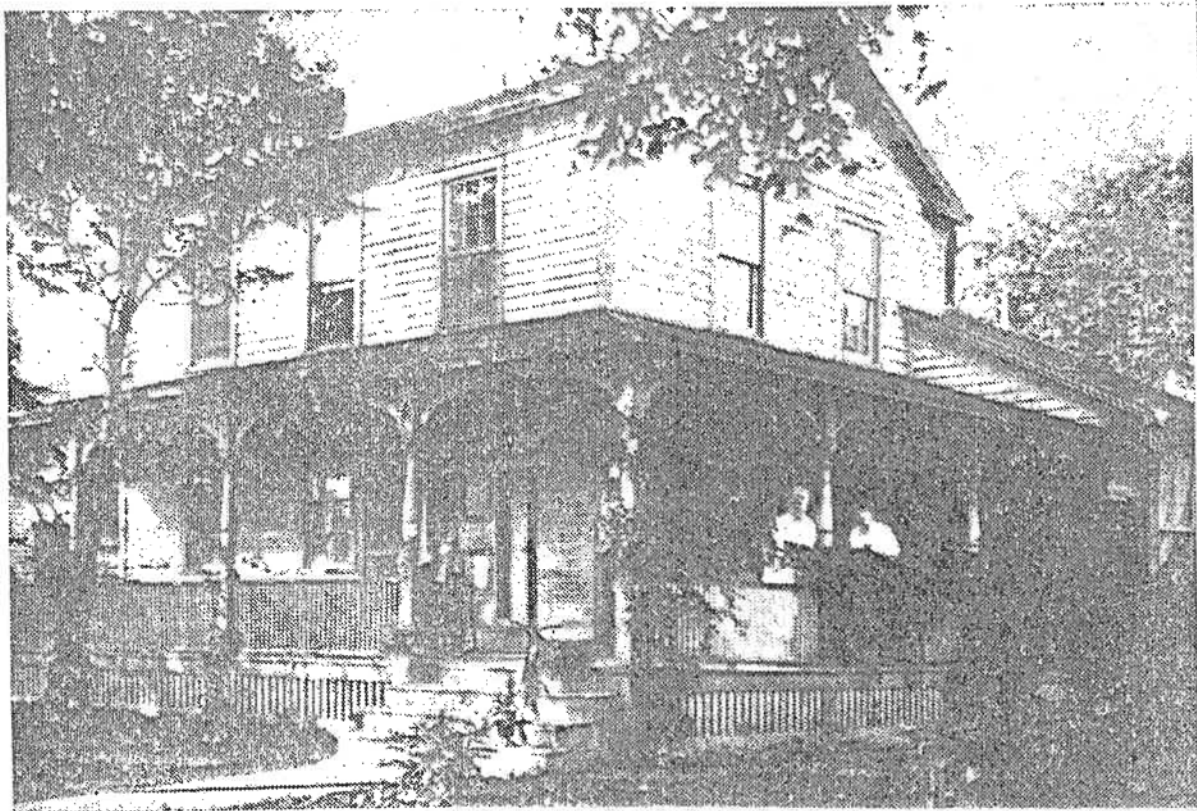


Photo #3: Looking west toward rear of house, view from backyard



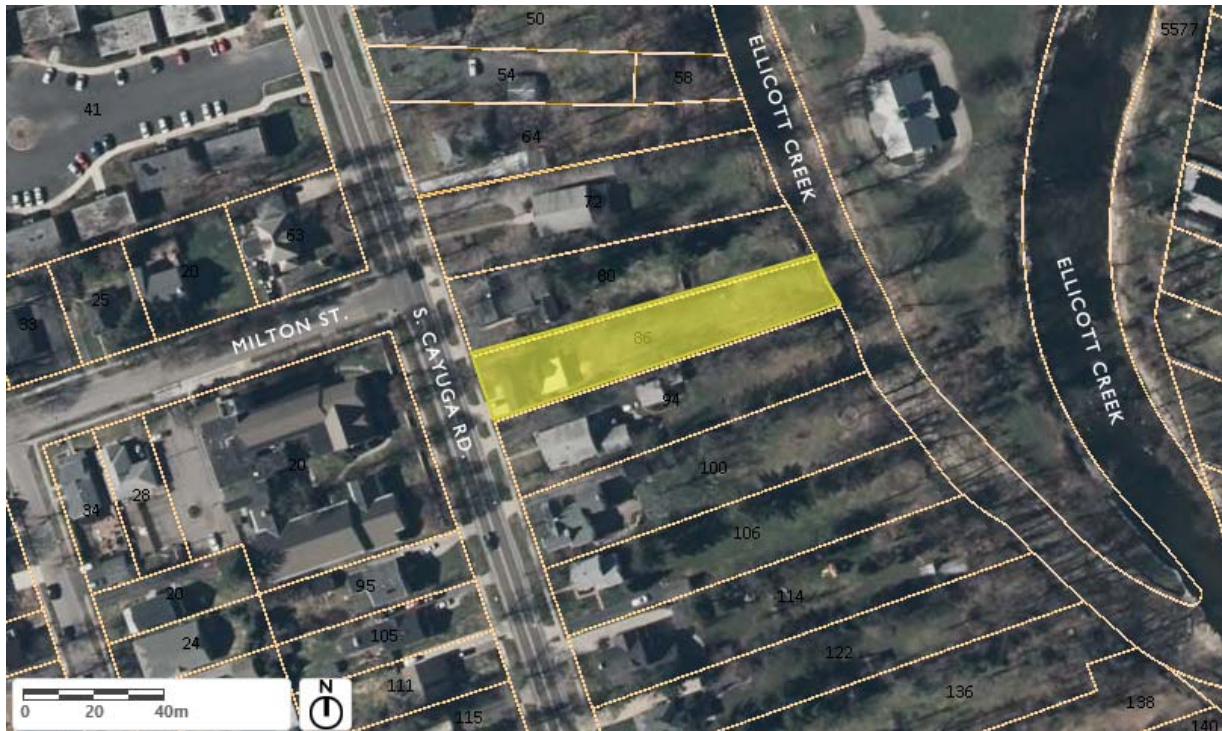
Photo #4: Detail view of front Greek Revival style entry door and surround





86 CAYUGA ROAD — T. E. SMITH HOME

Image #2: Historic photo taken between 1901 and 1913, from source (3). Addition visible at right side is apparently no longer present.



Map #1: Erie County tax map showing location of 86 S. Cayuga Rd.

Revised 4/13





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): Former Williamsville Baptist Church SHPO USN: 02955.000071
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 94 S Cayuga Rd S-B-L: 81.05-1-30
4. Ownership: public private
5. Owner Richard & Margaret Lynch Address 94 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Church Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: wood clapboards front side, vinyl siding at sides (rear not visible)

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

High integrity. While the steeple and tower of the original Baptist Church are no longer present and the front elevation was altered significantly at that time, the building has been a private residence for more than 100 years, so that conversion is a contributing part of its evolution. Wood clapboard and wood windows have been retained on the front elevation and siding on side elevations is consistent with the character of the front elevation.

c. list major alterations and dates, if known: See list below

1902 – Church converted to a private residence (23)

c. 1905 – Removal of steeple and tower. Full-width one-story front porch appears to have been added at approximately the same time. (23, 9)

c. 1950 – Front porch removed (10)

2005 – Large 1-story rear addition with covered patio (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: _____
- j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Deep village lot extending back to the banks of Ellicott Creek. Home is set behind an expansive lawn.

18. Other notable features of building and site (including interior features if known)

Two story tall Neoclassical former church structure, now a single-family house. Gabled roof prominently features a front-facing pediment framing the third floor level. Home is five bays wide by approximately four bays deep, with a stone foundation and metal roof. The front elevation features wood clapboard and double-hung wood windows. The third floor features a sunburst window with Adamesque muntin pattern. The front door is asymmetrically located on the front elevation and features a pedimented surround with pilasters flanking the door. The side elevations appear to be vinyl sided. A bay window is located at the first floor of the south elevation. Age and material of side elevation windows could not be determined. Shutters throughout appear to be non-historic given their inability to cover the first floor front windows when closed. A large one-story addition has been appended to the rear of the building.

SIGNIFICANCE

- 19. Date of initial construction:** 1844 per source (23) Style: Neoclassical
- Architect:** unknown
- Builder:** unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

See continuation sheet.

Narrative Description of Significance:

Given its unique history as a former church building that served for nearly seventy years during Williamsville’s early growth as a Village (Local landmark criterion 1) and because it is a strong example of the Greek Revival style of architecture (Local landmark criterion 3), the property appears to meet the criteria for designation as a local landmark. However, due to substantial alterations during its conversion to a single-family home c. 1902, the structure no longer resembles the Baptist Church it was built as and, as such, does not retain sufficient integrity for individual listing on the National Register.

In addition, the property is a contributing structure as part of a potential historic district (National Register and/or local) along South Cayuga Road.

94 S. Cayuga Rd. (Former Williamsville Baptist Church) –
SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE

From its construction in 1844 until 1902, this building was the home of Williamsville Baptist Church. The congregation was founded in 1826 and at first held services in a small schoolhouse on Transit Road in Bowmansville. By 1840, the congregation had grown to 63 members and they erected the building on South Cayuga Road. Since the church was on one of the highest plots in Williamsville, members of the Rough and Ready Fire Company received permission to use the church bell for fire alarms.

Around the time of the Civil War, the church was led by pastor William H. Randall. He served in the War but suffered an injury in combat from which he passed away in 1874. He was well-loved by his congregation because he brought so many people to the church. The congregation constructed a new church approximately in 1902 (some sources say 1904) and dedicated it to Mr. Randall's wife Helen M. Randall. (15)

After moving to their new home, the congregation sold the South Cayuga Road church to Howard G. Britting, who purchased the structure for his family home because "that's all we could afford at the time." Britting later served as Town Supervisor, Postmaster, Board of Education chairman, Village Trustee, Village Clerk, and President of the Old Bank of Williamsville. (23)

94 S. Cayuga Rd. (Former Williamsville Baptist Church) – SECTION 21: RESEARCH SOURCES

(1) Village of Williamsville permit files

(7) "Your Town Through the Years: Historic Williamsville" Website.

<http://www.edyoungs.com/events/historicwilliamsville.php>. Accessed September 14, 2017.

(9) Historic maps of Williamsville: 1854/66, 1909, 1916

(10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

(15) Sue Miller Young, *A History of the Town of Amherst, New York, 1818-1965*, Amherst, NY: The Town Board of Amherst, 1965, 151-152

(23) "Family Calls Remodeled Church Home: 1838 Bible Among Antique Furnishings", Article, source unknown, Accessed in folder labeled "94 S. Cayuga Rd. – Baptist Church" in archives of the Research Library of the Buffalo Niagara Heritage Village.

(24) Susan Martin, "A Home By Any Other Name Wouldn't Be as Sweet", *Buffalo Magazine*, July 21, 1996. Accessed in folder labeled "94 S. Cayuga Rd. – Baptist Church" in archives of the Research Library at Buffalo Niagara Heritage Village.





Photo #1: Overview looking northeast



Photo #2: Looking northeast, closer view





Photo #3: Looking southeast

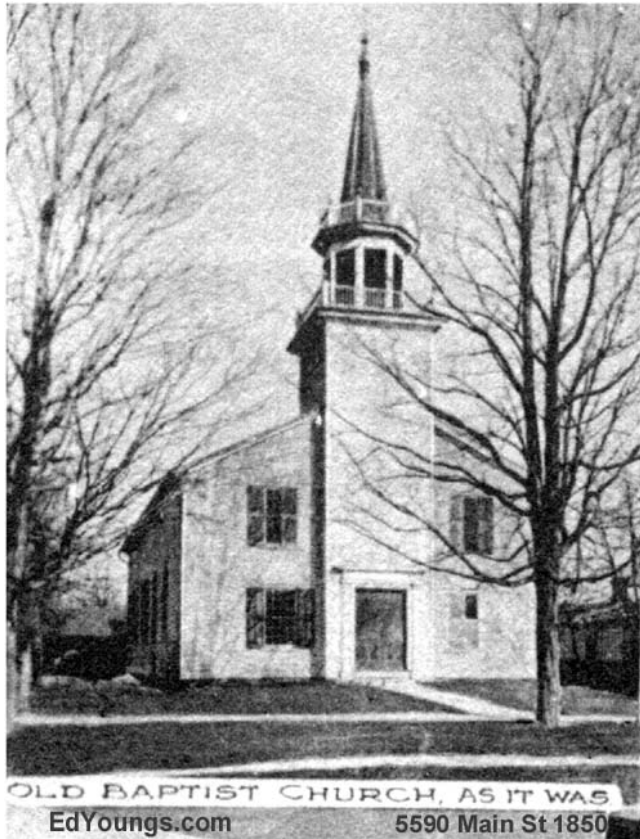
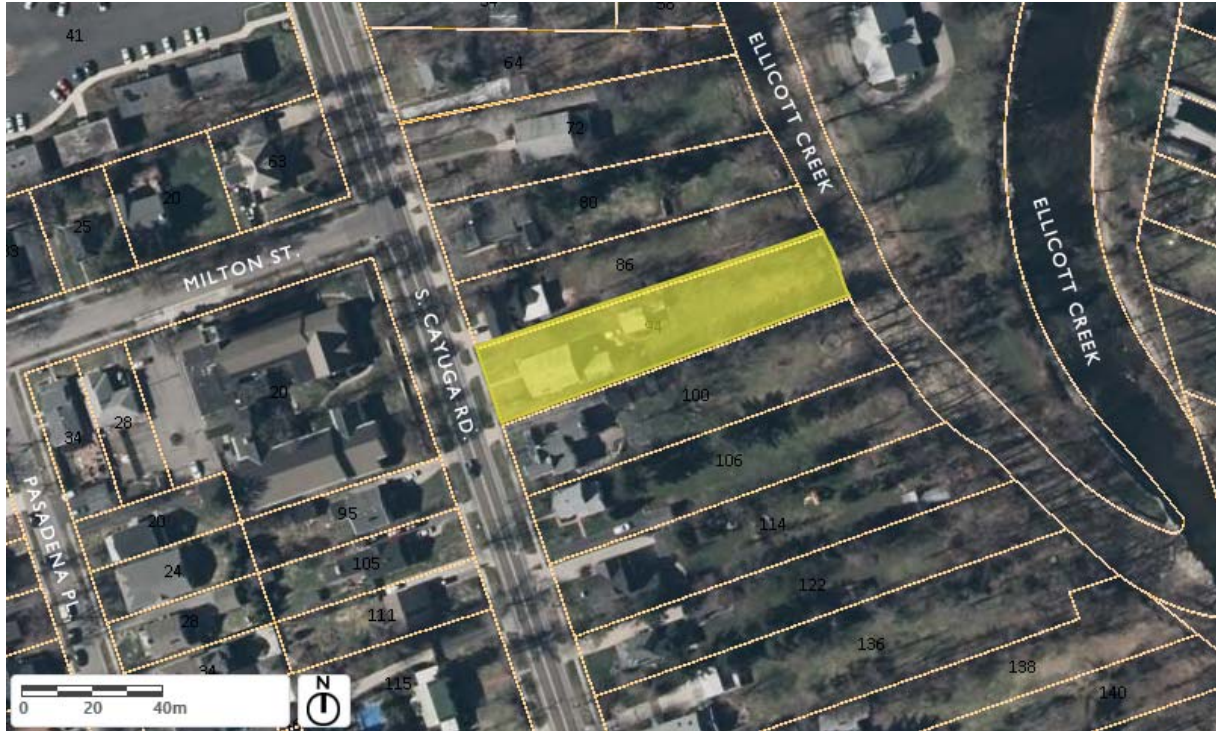


Image #1: Historic image c. 1850, from source (7). Note the extensive alterations made to convert this building to the one visible in the previous photos. The address on the photo is incorrect – 5590 Main St. was the address for the next building that Randall Baptist Church owned after leaving this one.

Revised 4/13





Map #1: Erie County tax map showing location of 94 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 95 S Cayuga Rd
2. County Eric Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 95 S Cayuga Rd S-B-L: 80.08-3-19
4. Ownership: public private
5. Owner John & Michelene Radice Address 95 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick (vener) poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: foundation not visible

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

Low integrity. The original massing including the roofline has been altered and all character-giving features have been covered over or modified by later changes.

c. list major alterations and dates, if known: See list below

1975 – Major remodeling: roof pitch altered at left half of house to become less steep, interior re-configured, and second floor front window changed (1)

1991 – Rear utility room addition at NW corner of house (1)

2013 – Re-roofed with asphalt shingles; vinyl sided (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn b. carriage house ___ c. garage
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop ___ h. gardens
- ___ i. landscape features: _____
- ___ j. other: _____

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Narrow village lot with home set behind a small front lawn.

18. Other notable features of building and site (including interior features if known)

Gable-roofed home, three bays wide at front elevation. One grouped window is present at the first and second floors of the front elevation and irregular openings are present at the side elevations, all set into a flat field of vinyl siding. A one-story brick-clad vestibule extends forward from the main mass of the home. No architectural detail remains from the original construction. A gable-roofed one-car garage with Craftsman-style architectural influences remains in the back yard along the north property line.

SIGNIFICANCE

- 19. Date of initial construction:** _____ 1915 _____
- Architect:** _____ unknown _____
- Builder:** _____ unknown _____

20. Historical and architectural importance

One of the first two houses that were constructed for consumers buying in to the Williamsville Park development. Per 1916 map of Williamsville, the owner at this time (likely the first owner) was G. Magrum.

21. Research Sources

(1) Village of Williamsville permit files

Note: older maps sometimes label this property as 99 S. Cayuga Rd.

Narrative Description of Significance:

Home has been altered beyond recognition from its original construction, so property would be non-contributing in a potential historic district along South Cayuga Road.



Photo #1: Overview looking southwest



Photo #2: Looking northwest

Revised 4/13





Map #1: Erie County tax map showing location of 95 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 100 S Cayuga Rd SHPO USN: 02955.000072
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 100 S Cayuga Rd S-B-L: 81.05-1-29
4. Ownership: public private
5. Owner Michael & Cynthia Ellison Address 100 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

- Condition: excellent good fair deteriorated
- Explain: _____

Integrity a. original site b. moved if so, when? _____

Medium integrity. House has lessened integrity due to several factors, including windows that do not fully fill their openings on the front portion of the house and incompatible cement/asbestos siding on the rear additions.

c. list major alterations and dates, if known: See list below and attached diagram

c. 1880 – Front portion of home may have been added to original house at approximately this date when house was converted to a parsonage for the Baptist Church at 94 S. Cayuga. Stylistically, it is too new to have been constructed c. 1850.

c. 1930 – Rear portion of house added (10)

c. 1930 – Former barn appears to have been converted to a garage. (10)

1969 – Survey in permit file shows that entirety of house except for addition noted below already existed by this date. (1)

1969 – 2 story addition at SE corner of house (Architect: Gordon Hayes) [Note: Questionable whether this addition was completely new in 1969 or replacement on an older footprint because foundation is rubble, which is not how it likely would have been built in 1969.] (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: _____
 j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
 d. densely built up e. commercial f. industrial
 g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Home set close to street behind a small lawn on a village lot that extends back to the banks of Ellicott Creek. Garage is located rear of house.

18. Other notable features of building and site (including interior features if known)

Two-story home made up of several additions. The front portion of the home along the street is in the Italianate style but the original portion of home to its rear may have been Greek Revival (but is obscured by newer portion, so this can't be confirmed.) The front portion is painted brick with an L-shaped gabled asphalt shingle roof and a protruding copper-roofed bay window, with wood gable returns at its north end. The windows are later replacements and do not completely fill the formerly arched-head openings. The front door is contemporary. The original home and c. 1930 addition have cement or asbestos siding and gabled asphalt shingle roofs extending backward from front block. Some windows in the rear additions appear to be older or original wood sash. Brick chimneys protrude from the roofs of the front and rear blocks. A flat-roofed two-story addition on a stone foundation is located at the southeast corner of the house.

A two-car one-story wood-framed garage with wood clapboard siding and arched-head openings is located to the rear of the house and, given its depth, may be the conversion of an earlier barn.

SIGNIFICANCE

- 19. Date of initial construction:** c. 1850 **Present style as viewed from street:** Italianate
- Architect:** unknown
- Builder:** unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (1) Village of Williamsville permit files
- (3) "106 S. Cayuga Rd – Edward N. Hirsch Home", June 16, 1960, in "History of Town of Amherst" article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Note: An additional historic photo c. 1960 is available in the image archives of the Buffalo Niagara Heritage Village but could be procured for inclusion with this survey report.

Narrative Description of Significance:

Contributing property as part of a potential historic district along South Cayuga Road.



100 S. Cayuga Rd. – SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 - Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Land owned by Jacob Hershey

1854 – Home was built prior to this date

1866 – Owner at this time was Oliver W. Spelman, who was one of the Election Inspectors when the Village was incorporated

1880 – Home had become the Baptist Church parsonage

c. 1915 – Baptist Church constructed a new parsonage on Los Robles Street, so no longer required this one.

1929 – Property purchased by A.D. Bissell

100 S. Cayuga Rd. – BUILDING CHRONOLOGY DIAGRAM

100 S. Cayuga:

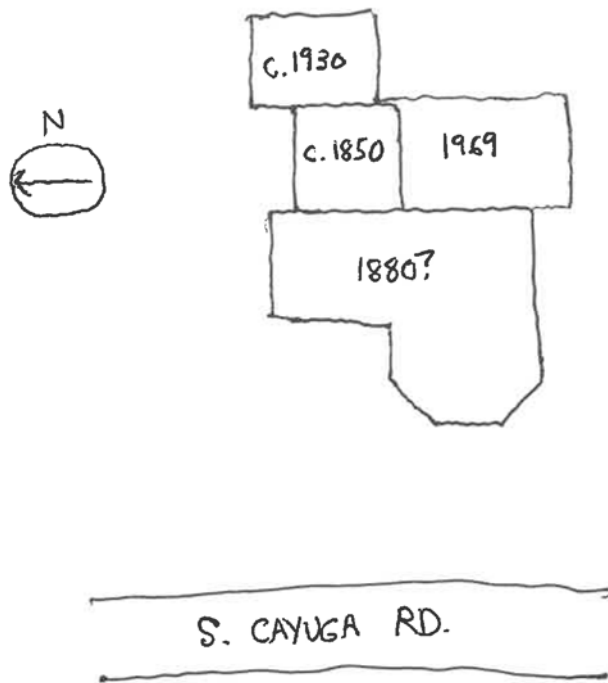


Image #1: Building Chronology Diagram





Photo #1: Overview looking southeast

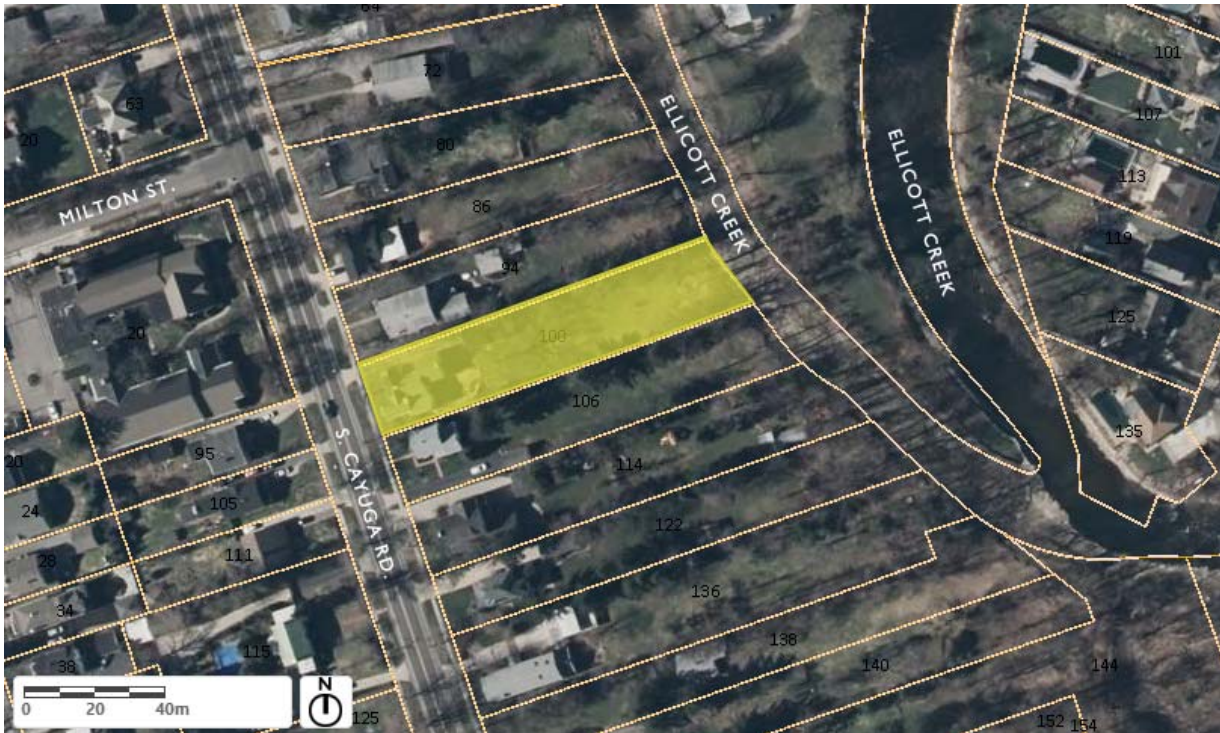


Photo #2: Looking northeast





Photo #3: Overview looking east



Map #1: Erie County tax map showing location of 100 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 105 S Cayuga Rd
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 105 S Cayuga Rd S-B-L: 80.08-3-20
4. Ownership: public private
5. Owner David & Shelley Kayne Address 105 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

- Condition: excellent good fair deteriorated

Explain: _____

- Integrity a. original site b. moved if so, when? _____

Low integrity. Integrity has been diminished significantly by the replacement of the original windows with replacements that do not fit fully within their frames, enclosure of the front porch, and cladding with vinyl siding. Textural expression and contrast between materials is very important in the Craftsman style, and that has been lost on this home, though the siding may be covering the original cladding.

- c. list major alterations and dates, if known: See list below

- Sanborn maps show that the front porch remained open in 1947, so was enclosed after that date. (10)*
 1986 – Survey in permit file from this year shows no rear additions prior to this date. (1)
 1988 – Rear addition built over existing rear porch, single story 26'x16' with vinyl siding, 2 skylights, asphalt shingle roof, and a vinyl sided chimney at its west end. (Architect: Donald W. Love) (1)
 1999 – New shed in rear yard near south fence line (1)
 2003 – New 16'x16' rear deck on back of addition (1)
 2004 – Enclosure of rear deck as a screen porch (1)
 2009 – Re-roofing of “rear porch” [1988 addition?] (1)
 2012 – Re-roofing of main house (1)
 2014 – Replacement of stockade fence along rear yard (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house ___ c. garage
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop ___ h. gardens
- ___ i. landscape features: _____
- ___ j. other: _____

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Narrow village lot with home set behind a small front lawn.

18. Other notable features of building and site (including interior features if known)

1-1/2-story frame Craftsman style home with one-story enclosed front porch, concrete block foundation, and asphalt shingle roof with small cross-gable facing north (which may be a later alteration). The exterior has received vinyl siding, which has obscured some historic details. The basement windows are glass block and the first floor windows, typically 1/1 double-hung in configuration, are vinyl replacements, some of which do not fill the original openings completely. Craftsman-style wood brackets remain below the roof eave at the front elevation. A one-story addition has been appended to the rear.

SIGNIFICANCE

19. Date of initial construction: _____ c. 1920 **Style:** Craftsman _____

Architect: _____ unknown _____

Builder: _____ unknown _____

20. Historical and architectural importance

Constructed as part of the Williamsville Park development, consistent with the architectural styles common to that development.

21. Research Sources

- (1) Village of Williamsville permit files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Note: older maps sometimes label this property as 103 S. Cayuga Rd.

Narrative Description of Significance:

While the original massing of the home remains perceptible, the significant material alterations that have occurred to the home over its history diminish its integrity to the extent that it would be considered a non-contributing structure to a potential historic district along South Cayuga Road.





Photo #1: Overview looking northwest



Photo #2: Looking southwest





Map #1: Erie County tax map showing location of 105 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): Ephraim Sweitzer House
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 106 S Cayuga Rd S-B-L: 81.05-1-28
4. Ownership: public private
5. Owner Nancy Trimble Address 106 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

- Condition: excellent good fair deteriorated
 Explain: _____

Integrity a. original site b. moved if so, when? _____

Medium integrity. Based on historic photo below (Image #1), massing of the home is largely original. However, its integrity has been diminished significantly due to the removal of the front porch (even though this occurred during the period of significance, it was a character-giving original element) and the recent extensive use of vinyl siding and replacement windows.

c. list major alterations and dates, if known: See list below

- c. 1930 – Garage added to rear of house along north property line (no longer exists) (10)
- c. 1957 – Removal of front porch, door location moved to front elevation (3)
- 1998 – New deck (rear?) (1)
- 2002 – New fireplace with vinyl-sided chimney added at north wall of main block of house (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: _____
- j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

House is located behind a generous lawn on a village lot that extends back to the banks of Ellicott Creek.

18. Other notable features of building and site (including interior features if known)

Two-story gable-roofed Colonial Revival house, two bays wide at front elevation, with bay window and side entry at south elevation, and asphalt shingle roof. Front elevation features prominent gable returns. Windows are vinyl replacements, primarily 1/1 double-hungs, and exterior has been vinyl sided. A vinyl-sided chimney has been added to the north elevation. The front door surround features pilasters flanking the door and a broken pediment above. Shutters are non-original. A one-story frame vinyl-sided garage of apparently recent construction is located rear of the house along the south property line.

SIGNIFICANCE

- 19. Date of initial construction:** 1903 per source (3) **Style:** Colonial Revival
- Architect:** unknown
- Builder:** unknown

20. Historical and architectural importance

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 - Sold to Benjamin & Esther Hershey (purchased included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Land owned by Jacob Hershey

1840 – Susan Hershey, widow of Jacob, sold this lot including the land at 114 and 122 to Abram N. Dunn

1887 – Land (lots 106, 114, and 122) purchased by John D. Sweitzer

1903 – By this year, John’s son Ephraim owned the land. Built this house that year. Continued to own adjacent lots to the south (114 and 122) and used them as a garden.

1913 – Sold south parts of the land (lots 114 and 122), resulting in the present arrangement

1956 – Purchased by A. Douglas Bissell

1957 – Purchased by Edward N. & Jeanne Hirsch

21. Research Sources

(1) Village of Williamsville permit files

(3) “106 S. Cayuga Rd – Edward N. Hirsch Home”, June 16, 1960, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files

(10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

While its integrity has been diminished significantly by material changes, the original form, massing, and material palette are perceivable, since the vinyl siding mimics the wood clapboard that was present previously. As such, the property is contributing as part of a potential historic district along South Cayuga Road.



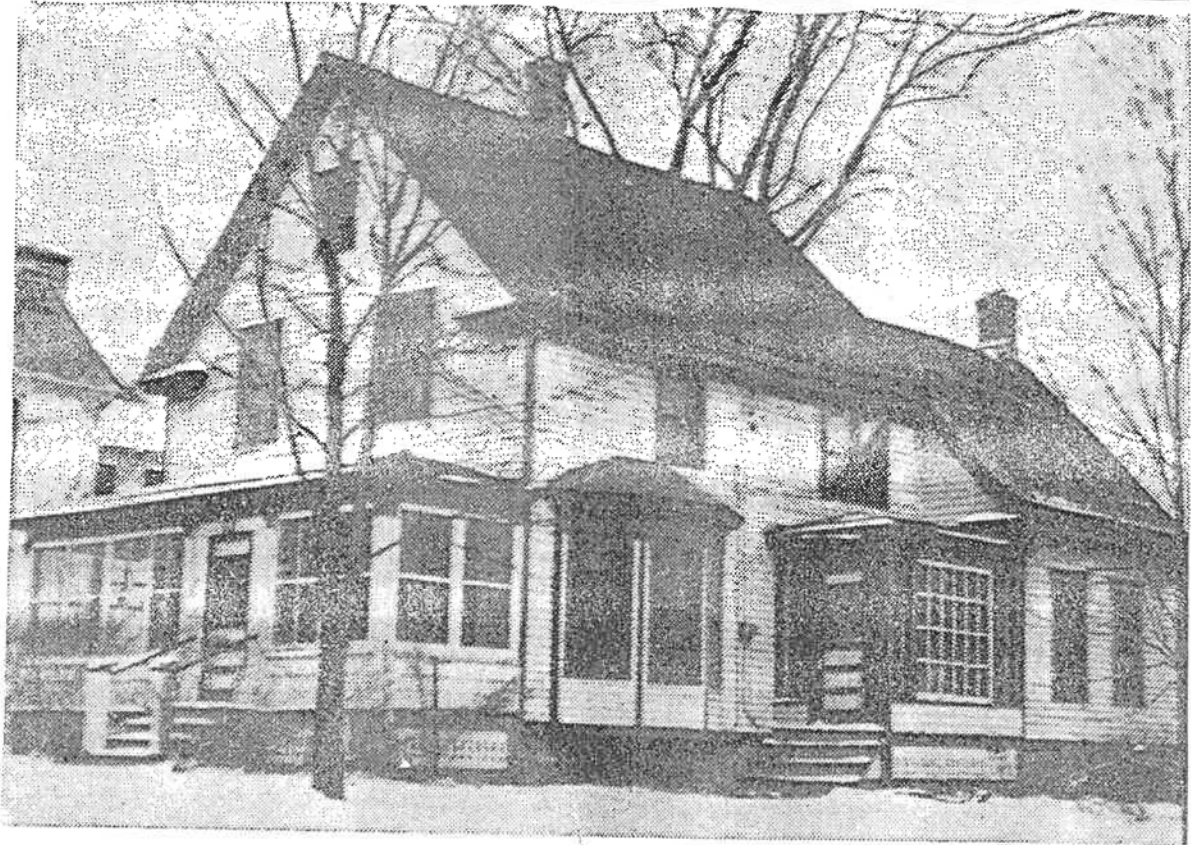


Photo #1: Overview looking northeast



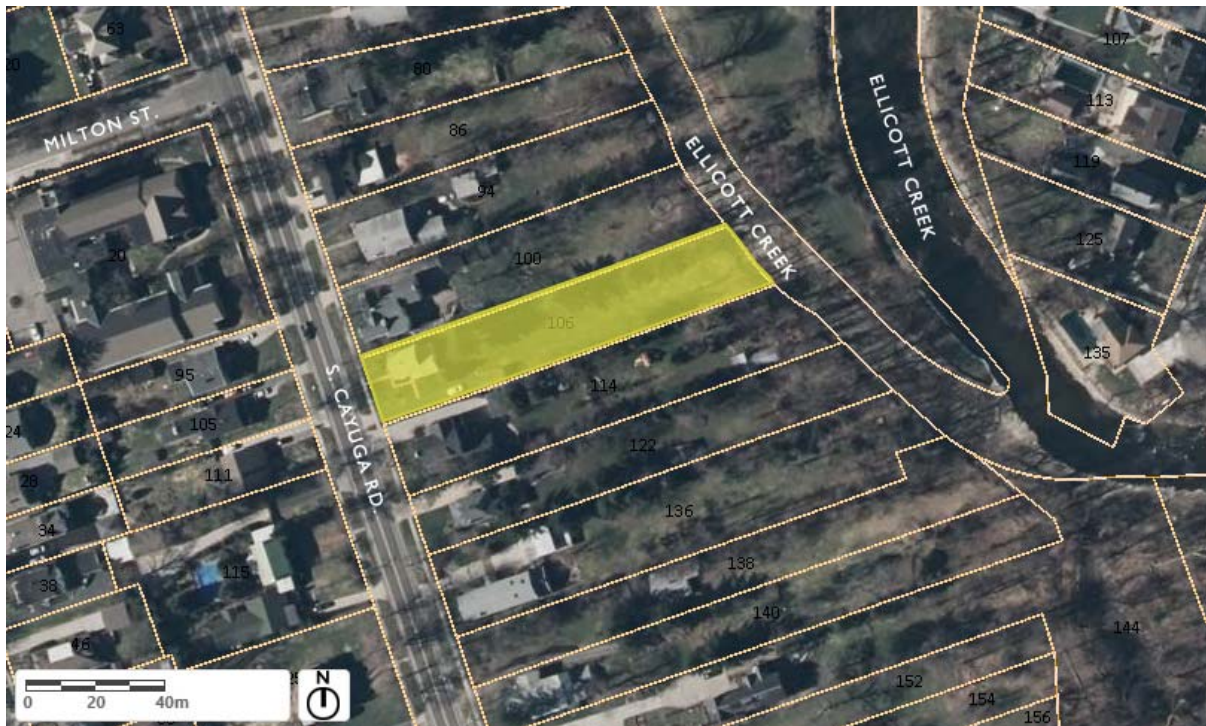
Photo #2: Looking southeast





106 CAYUGA ROAD — Edward N. Hirsch Home

Image #1: Historic photo of home taken 1957, from source (3)



Map #1: Erie County tax map showing location of 106 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): A.H. Meyer House SHPO USN: 02955.000073
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 111 S Cayuga Rd S-B-L: 80.08-3-21
4. Ownership: public private
5. Owner Kristin & Shawn Lemay Address 111 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

- Condition: excellent good fair deteriorated
 Explain: _____

Integrity a. original site b. moved if so, when? _____

Very high integrity. Home appears to retain nearly all original elements including pronounced gable-fronted massing, full-width open front porch, wood shingle siding providing a textural contrast with simple wood trim, and original wood windows and front door.

c. list major alterations and dates, if known: See list below

Sanborn maps show that property contained an auto garage from at least 1923-1947, but it no longer exists. (10)

2007 – Replacement of rear yard fence (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house ___ c. garage
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop h. gardens
- ___ i. landscape features: _____
- ___ j. other: _____

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Village lot with home set behind a small front lawn.

18. Other notable features of building and site (including interior features if known)

Two-story Craftsman style bungalow with pronounced side gabled (saltbox) massing. Approximately four bays wide by three bays deep, entry is placed asymmetrically on front elevation. Entry is through a full-width covered front porch defined by a row of square columns and exposed rafter tails along its front face. The home has a concrete foundation, wood shingle exterior walls, and asphalt shingle roof crowned by a brick chimney at its center. Windows are typically 6/1 double-hung and home retains its original wood sash. The front door appears to be original wood with divided-lite glazing. A small one-story appendage extends from the rear of the house, which is original but may have been expanded slightly to the north.

SIGNIFICANCE

- 19. Date of initial construction:** _____ 1915 per source (9) Style: Craftsman (bungalow) _____
- Architect:** _____ unknown _____
- Builder:** _____ unknown _____

20. Historical and architectural importance

1916 map shows that this was one of the first two homes constructed for new homeowners in the Williamsville Park development. Its owner at that time (likely the first owner) was A.H. Meyer. (9)

21. Research Sources

- (1) Village of Williamsville permit files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Note: older maps sometimes label this property as 107 S. Cayuga Rd.

Narrative Description of Significance:

The home is the most intact and best representative example of Craftsman style architecture along South Cayuga Road, and is also among the very oldest homes in the Williamsville Park development. As such, the property meets local landmark criteria 1 and 3 and National Register criteria A and C for listing individually.

The property is also contributing to a potential historic district along South Cayuga Road.





Photo #1: Overview looking southwest



Photo #2: Looking west





Map #1: Erie County tax map showing location of 111 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): Isabelle Cloudsley House
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 114 S Cayuga Rd S-B-L: 81.05-1-27
4. Ownership: public private
5. Owner David & Shelley Kimelberg Address 114 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use Multi-Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

Medium integrity. Based on Sanborn maps from 1923-1947, the existing massing appears to be original, including the rear and side porches. However, the integrity has been diminished somewhat by the replacement of most of the windows with vinyl replacements and the cladding of the exterior with aluminum siding. Aluminum siding has wider exposure than clapboard, thus changing the visual character of the house.

c. list major alterations and dates, if known: See list below

Unknown date – “Pop-up” dormer visible near center of roof at south elevation

2009 – Replacement of rear yard fence (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house c. garage
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop ___ h. gardens
- ___ i. landscape features: _____
- ___ j. other: _____

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

House is located behind a generous lawn on a village lot that extends back to the banks of Ellicott Creek.

18. Other notable features of building and site (including interior features if known)

Two-story Colonial Revival home with L-shaped plan formed by the intersection of two gable-roofed wings. Two bays wide at front elevation. Glazed wood-framed vinyl-sided sun porches (with likely original wood windows) are present at the rear and south elevations of the house. The foundation is poured concrete, exterior walls are clad with aluminum siding, and the roofs are asphalt shingle. The front door is located at the front face of the rear ell and features a Colonial Revival surround with pilasters flanking an apparently original door with a broken pediment above. A brick chimney is centered on the front elevation. A non-original dormer protrudes from the rear near the center of the south elevation. Shutters are non-original.

SIGNIFICANCE

- 19. Date of initial construction:** 1916 or 1917 per source (3) Style: Colonial Revival
- Architect:** unknown
- Builder:** unknown

20. Historical and architectural importance

Historical information below is from source (3):

- Lot owned by Jonas & Elizabeth Williams until 1833
- 1833 - Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)
- 1835 – Land owned by Jacob Hershey
- 1840 – Susan Hershey, widow of Jacob sold the land at lots 106, 114, and 122 to Abram N. Dunn
- 1887 – Land (lots 106, 114, and 122) purchased by John D. Sweitzer
- 1903 – By this year, John’s son Ephraim owned the land. Built a house at 106 and used 114 and 122 as a garden.
- 1913 – Sold lots 114 and 122, resulting in present arrangement
- 1916 or 1917 – Lot 114 was owned by Isabelle Cloudsley, who then constructed this house

21. Research Sources

- (1) Village of Williamsville permit files
- (3) “106 S. Cayuga Rd – Edward N. Hirsch Home”, June 16, 1960, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files

Narrative Description of Significance:

The property is contributing as part of a potential historic district along South Cayuga Road.

While its integrity has been diminished significantly by material changes, the original form and massing are perceivable and some distinctive original elements such as the front door and the wood windows in the sun porches remain.



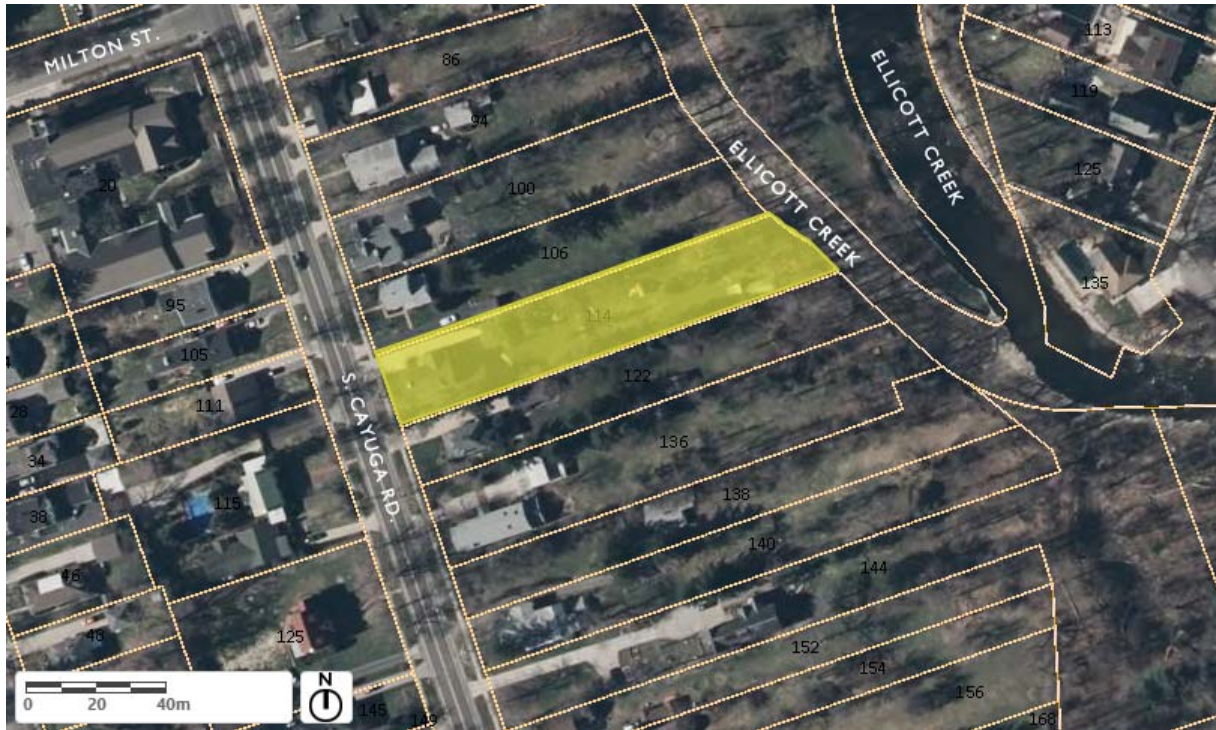


Photo #1: Overview looking southeast



Photo #2: Looking northeast





Map #1: Erie County tax map showing location of 114 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 115 S Cayuga Rd
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 115 S Cayuga Rd S-B-L: 80.08-3-22
4. Ownership: public private
5. Owner D'Arcy Hyde Draper Address 115 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use Single-family residence w/ apartment over garage

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: roof of main block is green clay tile

- Condition: excellent good fair deteriorated
 Explain: _____

Integrity a. original site b. moved if so, when? _____

Medium integrity. The main block of home, as viewed from the public right-of-way, is very intact including clapboard siding, arched copper roof at entry porch, original wood window sash, and clay tile roof. The home has received very large additions, but they are set apart from and mostly behind the main house, and so have lessened visual impact from the public right-of-way. Nonetheless, the additions are much larger in footprint than the original house and thus overwhelm its massing, thus lessening the property's integrity.

c. list major alterations and dates, if known: See list below and attached diagram

1971 – Extensive renovations: Interior renovation to main block both floors; new 16'x11' addition to rear center of house main block, enlarging existing bay; 20'x14' addition to rear (W end) of garage; new in-ground swimming pool in back yard (1)

1994 – Repair of front entry door surround (replaced arched covering w/ new?) (1)

2001 – Fence replaced at N side of rear yard (1)

2004 – Large 1-story addition S of original house and extending back into lot (40' wide x 79' deep) (Architect: Dean Sutton Architects) (1)

2004 – New fence in front yard N of house (in line with front elevation, in front of addition) (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house c. garage
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop ___ h. gardens
- i. landscape features: rubble stone garden wall at front of property
- j. other: in-ground swimming pool (back yard)

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Home is set on a heavily wooded village lot that is 2-3 times the width of adjacent lots to the north. Home is slightly raised from the street and is set back behind a generous heavily landscaped lawn. The property is bounded on the front by a rubble stone garden wall. A 1-1/2 story frame garage with apartment above is located at the rear of the property along the north property line.

18. Other notable features of building and site (including interior features if known)

Two-story frame Colonial Revival home. Main central block features with side gable massing and prominent front entry articulated by a front porch covered by a round copper roof. Concrete foundation, clapboard exterior walls, and roof of flat green clay tiles. Windows are 8/1 double-hung wood sash. A one-story clapboard-sided wing is appended to the north side, but is hidden by foliage and fencing so further detail cannot be determined. A one-story addition is appended to the rear and a very large one-story pool house addition exists to the south and rear of the main block. Though expansive, this large addition is one story tall and articulated with the clapboard and similar window configuration to the main block. The additions have flat roofs or asphalt shingle gable roofs. Shutters on the main block may be original.

SIGNIFICANCE

19. Date of initial construction: c. 1920 per sources (9) and (10) **Style:** Colonial Revival

Architect: unknown

Builder: unknown

20. Historical and architectural importance

Constructed as part of the Williamsville Park development, though is much larger and more prominent than homes on adjacent lots to the north and most homes on streets deeper into the development.

21. Research Sources

- (1) Village of Williamsville permit files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Contributing property as part of a potential local historic district along South Cayuga Road. Due to the additions overwhelming the massing of the original house and thus significantly lessening its integrity, the property would be non-contributing to a potential National Register historic district along South Cayuga Road.





Photo #1: Overview looking west



Photo #2: Looking west, clearer view without vegetation





Photo #3: Looking southwest



Photo #4: Looking northwest from adjacent property





Image #1: Aerial view from Google Maps. Lighter green roof is the original house and darker green roof is a large addition constructed in 2004.

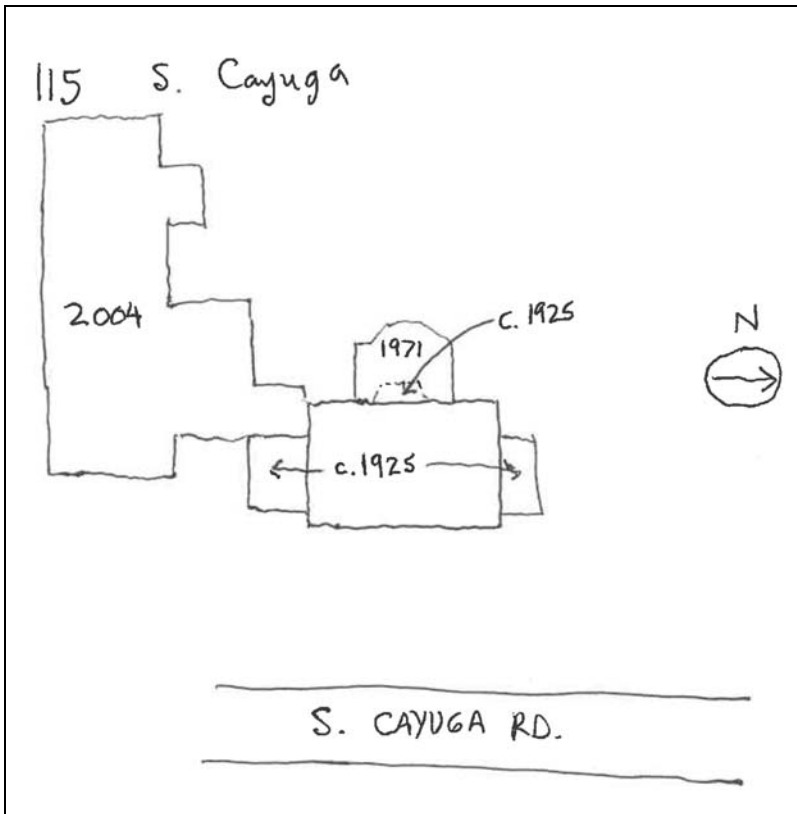


Image #2: Building Chronology Diagram





Map #1: Erie County tax map showing location of 115 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): Louis and Julia Tayntor House
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 122 S Cayuga Rd S-B-L: 81.05-1-26
4. Ownership: public private
5. Owner Robert & Elizabeth Shabala Address 122 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

Medium integrity. The home retains its original massing with changes only to the porches at side and rear. However, the integrity of the home has been diminished significantly by the replacement of all windows by vinyl replacements and the enclosure of character-giving elements such as the exposed rafter ends with vinyl. The entirety of the exterior has been clad with vinyl siding as well; however, in this case, the siding has very narrow exposure that closely mimics clapboard, so its effect on integrity is lessened.

c. list major alterations and dates, if known: See list below

c. 1945 – Garage constructed to the rear of the house along the north property line (10)

1955 – Addition of carport to front of garage (addition 12' wide x 36' deep) (1)

1968 – Enclosure of exist. (front?) porch (1)

1998 – Re-construction of rear porch at NE corner of house + new skirting (note: no skirting now, is exposed concrete); enclosure of porch at rear of garage with roof & screening; new roofed porch at driveway side w/ rock-faced block base; removal of aluminum siding & installation of new vinyl siding; enclosure of exposed rafter ends w/ vinyl soffit system; new shutters; replacement of garage roof w/ new asphalt shingles (Architect: Bailey & Harris) (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
15. Related Outbuildings and Property a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: _____
 j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
 d. densely built up e. commercial f. industrial
 g. residential h. other: _____

17. Interrelationship of buildings and surroundings

House is located behind a generous lawn on a village lot that extends back to the banks of Ellicott Creek. A garage with attached carport is located to the rear of the house.

18. Other notable features of building and site (including interior features if known)

Two-story American Four Square, two bays wide at front elevation and three bays deep, with front protruding sun porch, an entry porch at the south side and an open porch on the rear. Foundation is concrete block with glass block windows, exterior walls are vinyl sided, and roofs are asphalt shingle. Windows are vinyl replacements with simulated divided-lites (of a varying number) in the top sashes. Windows in the front sun porch may be original wood sash. Eaves are enclosed with a vinyl soffit system. A brick chimney is present at the south elevation of the house. A frame one-car garage with attached carport at its front side is located to the rear of the house along the north property line.

SIGNIFICANCE

- 19. Date of initial construction:** 1913 per source (3) Style: American Four Square
Architect: unknown
Builder: unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (1) Village of Williamsville permit files
- (3) “106 S. Cayuga Rd – Edward N. Hirsch Home”, June 16, 1960, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files
- (9) Historic maps of Williamsville: 1854/66, 1909
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Note: Historic maps sometimes label this property as 118 S. Cayuga Rd.

Narrative Description of Significance:

The home is a contributing background building as part of a potential historic district along South Cayuga Road. While its integrity has been diminished significantly by material changes, the original form, massing, and material palette are perceivable due to the narrow exposure selected for the vinyl siding.



122 S. Cayuga Rd. (Trayntor House) –**SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE**

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 - Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Land owned by Jacob Hershey

1840 – Susan Hershey, widow of Jacob, sold this lot including the land at 114 and 122 to Abram N. Dunn

1887 – Land (lots 106, 114, and 122) purchased by John D. Sweitzer

1903 – By this year, John’s son Ephraim owned the land. Built house on 106 that year. Continued to own adjacent lots to the south (114 and 122) and used them as a garden.

1913 – Sold south parts of land (lots 114 and 122), resulting in the present arrangement. Lot 122 purchased by Louis and Julia Tayntor, who constructed the present house around that time.

1960 – Property was owned by Harris Brittings, whose wife was the daughter of the Tayntors.





Photo #1: Overview looking southeast



Photo #2: Looking northeast





Map #1: Erie County tax map showing location of 122 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 125 S Cayuga Rd SHPO USN: 02955.000074
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 125 S Cayuga Rd S-B-L: 80.08-3-23
4. Ownership: public private
5. Owner Robert Sireci Address 125 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: stucco
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: foundation not visible

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

Very high integrity. Home is largely intact including original massing and windows. In addition, garage appears to be original.

c. list major alterations and dates, if known: See list below

2010 – Roof replacement (complete tear off, new asphalt shingles) (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: _____
- j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Home is set on a village lot that is 2-3 times the width of lots to its rear in the Williamsville Park development. Home is set back from the street, located in the center of the property behind a generous landscaped lawn, with a garage to its rear along the south property line.

18. Other notable features of building and site (including interior features if known)

Prominent three-story home constructed in a hybrid of the Spanish Revival and Tudor Revival styles, four bays wide at the front elevation. The massing and windows of the house mostly follow the Tudor Revival style, while the exterior and roof materials are consistent with Spanish Revival. The home features a picturesque roof line made up of multiple steep roof slopes, with a two-story front vestibule articulated with an inset pair of steep gable roofs and centered on the front elevation, which extends back to intersect with the main gable. The exterior of the house is stucco and the roof is red asphalt shingles. Within the front vestibule protrusion, the front door and the casement window above have rounded heads and brick surrounds, whereas elsewhere throughout the house windows are triplets of diamond-pane casements. An enclosed front porch with glass roof is located at the north end of the home – the glass roof is likely not original, but old Sanborn maps show that the porch is original. Brick chimneys are located near the north and south ends of the main block. The garage/carriage house at the rear of the lot mimics the style of the main house with an arched entry and a picturesque roof line formed by multiple inset roof gables of varying slope and an arched head window above the garage door.

SIGNIFICANCE

19. Date of initial construction: _____ c. 1925 per source (10) _____ **Style:** Tudor/Spanish Revival _____

Architect: _____ unknown _____

Builder: _____ unknown _____

20. Historical and architectural importance

Constructed as part of the Williamsville Park development, though is much larger and more prominent than homes on adjacent lots to the north and most homes on streets deeper into the development.

21. Research Sources

- (1) Village of Williamsville permit files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Note: older maps sometimes label this property as 129 S. Cayuga Rd.

Narrative Description of Significance:

The home is among the most prominent on the street, is the product of a unique melding of two architectural styles common to the 1920s, and retains very high integrity. As such, the property appears to meet local landmark criterion 3 and National Register criterion C.

In addition, the property is contributing as part of a potential historic district along South Cayuga Road.





Photo #1: Overview looking northwest



Photo #2: Looking southwest





Photo #3: Closer view of home, looking northwest



Map #1: Erie County tax map showing location of 125 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 136 S Cayuga Rd
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 136 S Cayuga Rd S-B-L: 81.05-1-25
4. Ownership: public private
5. Owner Randall & Shira Klaiman Address 136 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

No integrity, as the home's form has been completely altered from its historic massing, footprint, and design. No character-giving historic features remain visible.

c. list major alterations and dates, if known: See list below

From at least 1909-1947, a 1-1/2 story barn was located to the rear of the home, but is no longer present (9, 10)

c. 1930 – One-story enclosed front porch addition (10)

1987 – Expansion of 1-story front enclosed porch to 2 stories; new bay windows installed in 1st floor porch (1)

1995 – Major alteration & addition: L-shaped addition at rear of house, many new or relocated windows throughout, vinyl sided; new garage at rear of house w/ rear deck over 1st floor enclosed space (Architect: James Allen Rumsey) (1)

2002 – Roof pitched raised at back half of existing garage (Architect: Ronald C. Van Splunder, Architect) (1)

2012 – Tear-off and re-roofing (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: _____
 j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
 d. densely built up e. commercial f. industrial
 g. residential h. other: _____

17. Interrelationship of buildings and surroundings

House is located close to the street behind a small lawn on a village lot that extends back to the banks of Ellicott Creek. A two-car garage is located to the rear of the house along the north property line.

18. Other notable features of building and site (including interior features if known)

Two-story frame house, approximately five bays wide at the front elevation. Entrance is from a small porch at the south elevation. Foundation is parged stone, exterior walls are vinyl sided, and gabled roof is asphalt shingled. Front elevation is crowned by a large half-round window. Side elevations feature an irregular arrangement of openings. Home was completely remodeled in 1995 and retains no historic features or character from its original construction.

SIGNIFICANCE

19. Date of initial construction: c. 1840 per source (3)

Architect: unknown

Builder: unknown

20. Historical and architectural importance

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Lots 136 and 140 sold to David & Anna Spayth

1839 – Lot 136 purchased by Arthur Moulton as an investment property as he lived elsewhere in the village. Home was likely constructed at this time.

1861 – Purchased by Christian Cassel, who came to Williamsville in 1851 and operated a tailor shop for over fifty years

1871 – Purchased by Arthur and Ann Moulton

1881 – Purchased by George & Adaline Sivyver. Ms. Sivyver was the only daughter of Michael Windnagle and was born in 1848 at the Windnagle homestead at 80 S. Cayuga. George Sivyver was a cobbler by trade and had a cobbler shop in the front yard during his residence there.

1918 – Purchased by Michael Buchheit

1928 – Purchased by Dr. Joseph L. Cleveland, who owned the home through at least 1960

21. Research Sources

(1) Village of Williamsville permit files

(3) “Jonas Williams’ Map – 136 Cayuga Road”, Sept. 22, 1960, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files

(9) Historic maps of Williamsville: 1854/66, 1909, 1916

(10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Despite its long history, the home has been altered beyond recognition and so has lost its historic integrity. Thus, it would be a non-contributing property to a potential historic district along South Cayuga Road.





Photo #1: Overview looking southeast



Photo #2: Looking northeast

Revised 4/13





Image #1: Historic photo taken 1960, from source (3)



Map #1: Erie County tax map showing location of 136 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 138 S Cayuga Rd
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 138 S Cayuga Rd S-B-L: 81.05-1-24
4. Ownership: public private
5. Owner Patricia Jordan Address 140 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: foundation not visible

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____
c. list major alterations and dates, if known: See list below

Historic maps from the early 20th century show that the present footprint of the house contained a 1-1/2 story barn with a 1-story chicken coop to its rear. (9, 10)

2014 – New driveway (1)

2014 – Existing house demolished (1)

2015 – New house on existing footprint (Architect: DRF Design Architecture) (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: _____
 j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
 d. densely built up e. commercial f. industrial
 g. residential h. other: _____

17. Interrelationship of buildings and surroundings

House is set deeply on the lot behind the home at 140 adjacent, with which it was historically associated. Lot is narrow and the rear portion is heavily wooded and extends back to the banks of Ellicott Creek. The “flag” shape of the lot at its rear along the creek (see attached tax map) suggests that at one time in history, the owner may have negotiated the land subdivision to have a direct frontage onto the creek.

18. Other notable features of building and site (including interior features if known)

1-1/2 story house oriented east-west along the south property line on the footprint of a former barn. Front portion of house has a vinyl siding, wood trim, and a gambrel asphalt shingled roof. Windows are 6/1 vinyl double-hung sash. A one-story gable-roofed portion extends from the rear of the front portion and is similarly vinyl sided. A one-story open porch is located at the rear.

SIGNIFICANCE

- 19. Date of initial construction:** 2015
- Architect:** DRF Design Architecture
- Builder:** unknown

20. Historical and architectural importance

Home was built in 2015 on the footprint of an old barn that was formerly associated with the house next door at 140 S. Cayuga. The information below traces the history of the lot.

Historical information below is from source (3):

- Lot owned by Jonas & Elizabeth Williams until 1833
- 1833 – Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)
- 1835 – Lots 136 and 140 sold to David & Anna Spayth
- c. 1840 – Lots from 140 south to 170 were sold to Koch brothers John, Jacob, and Joseph. What is now 138 was part of 140 at this time. 140 was owned by John Koch, who constructed the house soon after and lived there for the rest of his life.
- 1899 – Property purchased by John and Agnes Fallahee
- 1903 – Property purchased by Dr. Benjamin Cornwall

138 S. Cayuga Rd. remained part of the adjacent property at 140 until at least 1947 and perhaps much later, but is presently a separate lot.

21. Research Sources

- (1) Village of Williamsville permit files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Home was constructed in 2015. Since the home is less than 50 years old, the property is non-contributing to a potential historic district along South Cayuga Road.



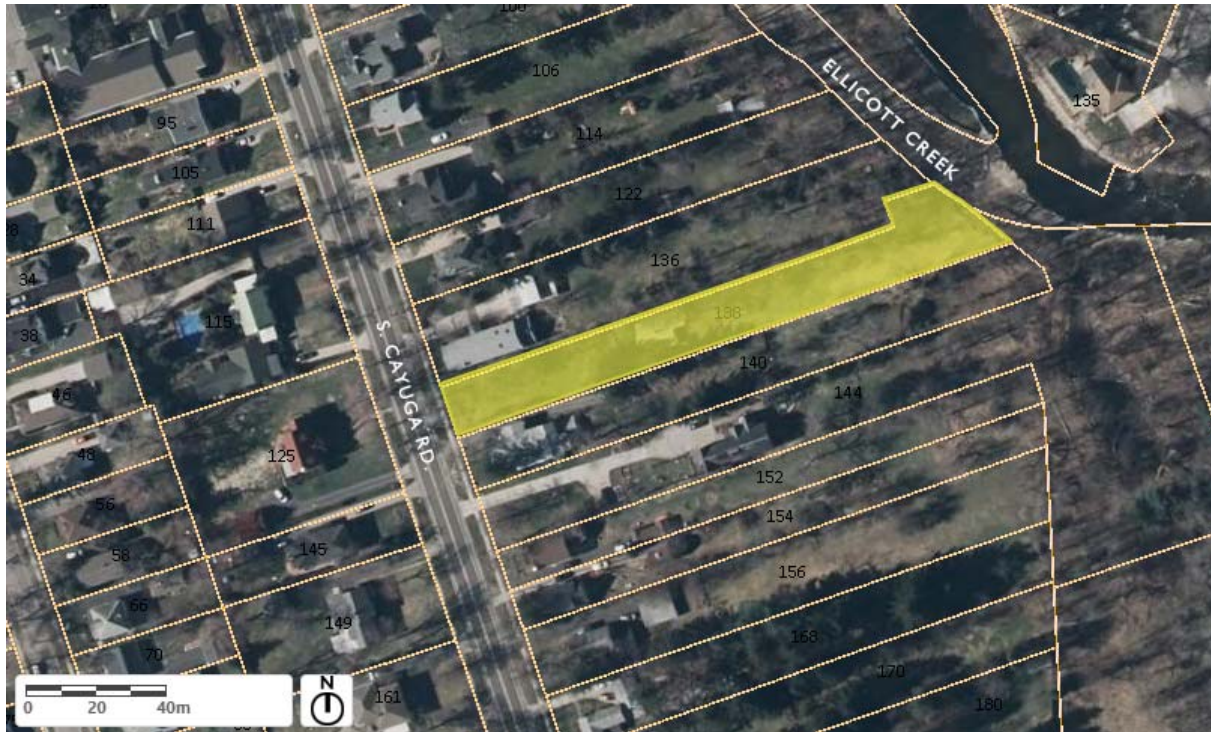


Photo #1: Overview looking east



Photo #2: Looking east, closer view





Map #1: Eric County tax map showing location of 138 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): John Koch House
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 140 S Cayuga Rd S-B-L: 81.05-1-23
4. Ownership: public private
5. Owner Patricia Jordan Address 140 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

- Condition: excellent good fair deteriorated
 Explain: _____

Integrity a. original site b. moved if so, when? _____

Medium-low integrity. Integrity has been diminished significantly by multiple non-cohesive additions that make original massing difficult to discern, the insertion of various opening and window types, replacement of most of the windows with contemporary sash, and siding of the entire house with aluminum, which has much larger exposure than wood clapboard siding that was likely originally present.

c. list major alterations and dates, if known: See list below and attached diagram

"Frame additions constructed prior to 1854" – location unknown (3)

"Later, a stone cellar was attached to the rear of the house." – location unknown (3)

c. 1930 – Two story columnated entry porch at north elevation constructed (10)

c. 1960s or 70s – Former one-story porch at south side of house enclosed as livable space

2009 – Re-roofing: tear off and installation of new asphalt shingles (1)

2014 – New attached 2-car garage at rear of house (Architect: DRF Design Architecture) (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage (attached)
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: rubble stone piers along sidewalk
- j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

House is set close to the street behind a small yard, oriented toward its side yard to the north. Home was historically associated with the barn that was on the footprint where the house at 138 now sits and a shared driveway still serves both houses. Lot is narrow and the rear portion is heavily wooded.

18. Other notable features of building and site (including interior features if known)

Two-story frame home with an L-shaped footprint appended with several additions and alterations. Foundation is stone, exterior walls are aluminum sided. Two asphalt-shingled roofs intersect at the crook of the “L”. Wood gable returns are visible at the ends of each wing. A one-story frame addition is located at the south elevation and a one-car attached garage at the rear. A two-story columnated entry porch covers the front door on the north elevation. Windows are mix of styles and materials, but generally appear to be contemporary replacements. A brick chimney extends to above the roofline from the intersection of the two wings.

SIGNIFICANCE

19. Date of initial construction: c. 1840 per source (3)

Architect: unknown

Builder: unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (1) Village of Williamsville permit files
- (3) “140 S. Cayuga Rd – Avery J. Pratt Home”, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, c. 1960, accessed in Williamsville Historical Society files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Due to diminished integrity as described above, the original massing and materials of the home can no longer be easily perceived. As such, the property would be considered non-contributing to a potential historic district along South Cayuga Road.



140 S. Cayuga Rd. (John Koch House) –
SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Lots 136 and 140 sold to David & Anna Spayth

c. 1840 – Lots from 140 south to 170 were sold to Koch brothers John, Jacob, and Joseph. What is now 138 was part of 140 at this time. 140 was owned by John Koch, who constructed the house soon after and lived there for the rest of his life. Koch was born in Chester County, PA, moved to Williamsville in 1828, and at least during the later part of his life was a Deputy Collector for the Internal Revenue Department.

1899 – Purchased by John and Agnes Fallahee

1903 – Purchased by Dr. Benjamin Cornwall

1922 – Purchased by Frank E. Higgins

1946 – Purchased by Mr. Avery Pratt, who was president of R.S. McManus Steel Construction Co. of Buffalo

Historic maps show that adjacent properties at 138 and 144 were part of this lot until at least 1947 and perhaps much later. (10)

140 S. Cayuga Rd. (John Koch House) –
BUILDING CHRONOLOGY DIAGRAM

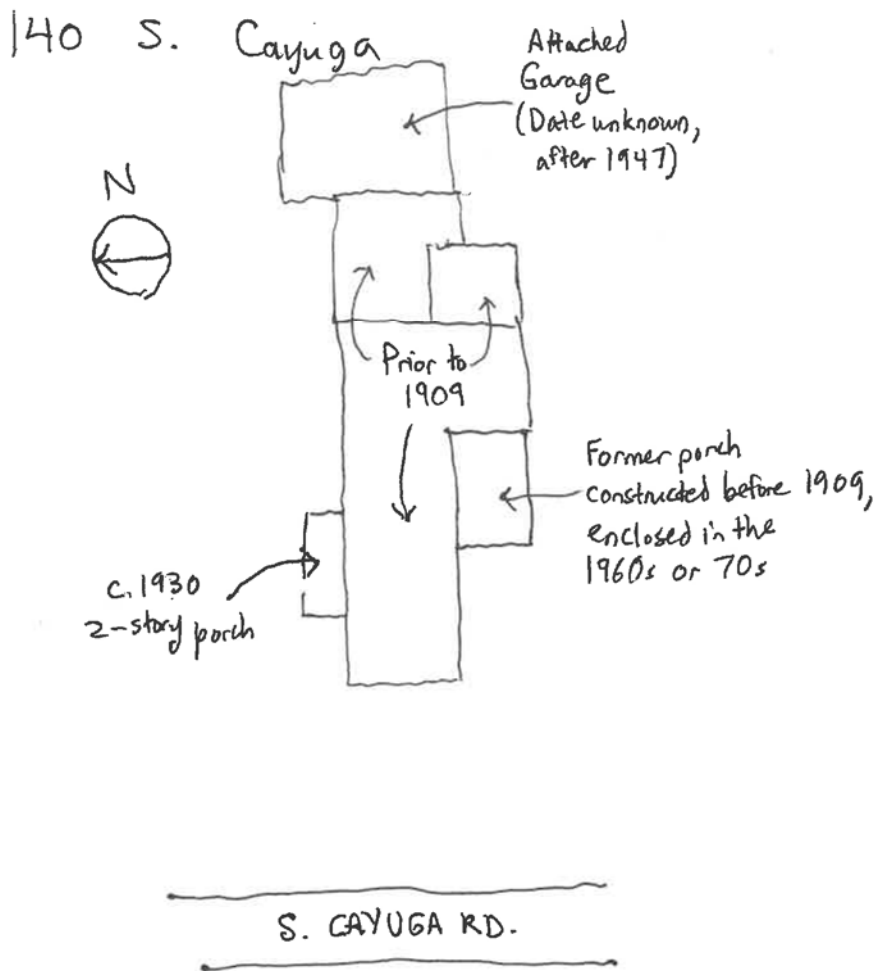


Image #1: Building Chronology Diagram





Photo #1: Overview looking northeast



Photo #2: Closer view, looking northeast





Photo #3: Looking northwest

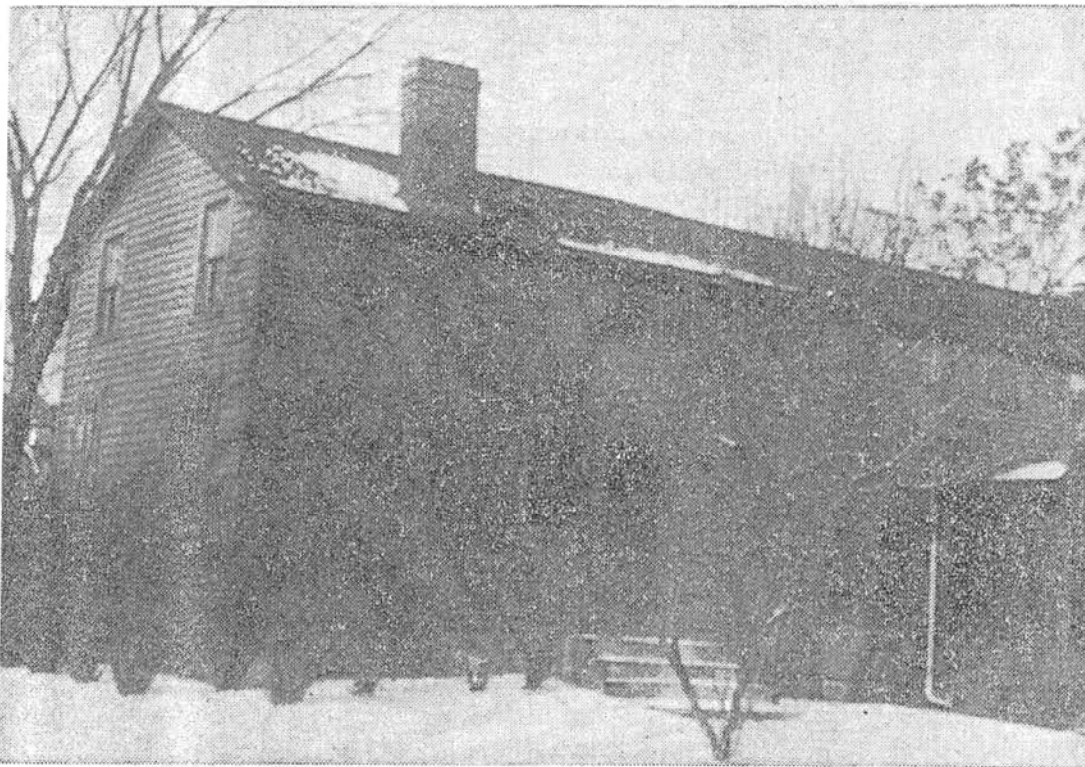


Image #2: Historic photo taken 1960, from source (3)





Map #1: Erie County tax map showing location of 140 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 144 S Cayuga Rd SHPO USN: 02955.000075
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 144 S Cayuga Rd S-B-L: 81.05-1-22
4. Ownership: public private
5. Owner Daniel & Susan Mangold Address 144 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: stucco
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

While visibility of the house is limited due to it being set so deeply on its lot, the home appears to have high integrity. The mix of materials, including the slate roof, are likely original, and the casement windows (which appear to be steel from a distance) are likely original as well.

c. list major alterations and dates, if known: See list below

1968 – Repair of fire damage (1)

1987 – New deck on rear of house (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage (attached)
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: _____
- j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

House is set quite deeply on its lot, more than 200 feet from the street. Front portion of lot is a large lawn and driveway and rear portion is heavily wooded. Lot extends back to the banks of Ellicott Creek.

18. Other notable features of building and site (including interior features if known)

Two-story Tudor Revival home oriented linearly east-west on its lot, with an attached two-car garage with living space above located closest to the street and the living spaces of the houses extending behind. The first floor appears to be brick throughout and the second floor is half-timbered stucco adjacent to the driveway, brick at the rear portions of the house, and wood clapboard just below the eave of the garage and at the back side of the garage. Windows are typically paired divided-lite casements that appear to be steel and are likely original. The roof is a dark blue slate, which is likely original given the age of the home. Multiple dormers protrude from the roof at the north and west elevations. An open deck is located on the rear of the house.

SIGNIFICANCE

19. Date of initial construction: c. 1945 per source (10) Style: Tudor Revival

Architect: unknown

Builder: unknown

20. Historical and architectural importance

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchased included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Lots 136 and 140 sold to David & Anna Spayth

c. 1840 – Lots from 140 south to 170 were sold to Koch brothers John, Jacob, and Joseph. What is now 144 was part of 140 at this time, owned by John Koch.

1899 – Purchased by John and Agnes Fallahee

1903 – Purchased by Dr. Benjamin Cornwall

1922 – Purchased by Frank E. Higgins

1946 – Purchased by Mr. Avery Pratt, who was president of R.S. McManus Steel Construction Co. of Buffalo. Home at rear of lot (now 144) may have been constructed at this time.

Historic maps show that lots 138 and 144 were part of 140 until at least 1947 and perhaps much later. The 1947 Sanborn Map shows that, at that time, lot 140 had both this house and the current house 140 on it. (10)

21. Research Sources

(1) Village of Williamsville permit files

(9) Historic maps of Williamsville: 1854/66, 1909, 1916

(10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Property is contributing to a potential historic district along South Cayuga Road.





Photo #1: Looking southeast



Photo #2: Looking northeast, south elevation of 144 S. Cayuga visible looking through adjacent property

Revised 4/13





Image #1: Overview of home looking northeast, from Google Maps



Map #1: Erie County tax map showing location of 144 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 145 S Cayuga Rd
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 145 S Cayuga Rd S-B-L: 80.08-3-24
4. Ownership: public private
5. Owner Michael Rogers Address 145 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick (veneer) poured concrete concrete block

Other materials and their location: base foundation material not visible

- Condition: excellent good fair deteriorated
 Explain: _____

Integrity a. original site b. moved if so, when? _____

Very high integrity. All exterior materials appear to be largely original, including wood shingle cladding, wood windows, and exposed rafter tails.

c. list major alterations and dates, if known: See list below

- 1991 – Survey in permit file shows that garage existed by this date (1)
- 1991 – Rear addition, centered on house, 20’ wide x 16’ deep, 2 stories tall. Hipped roof of addition framed into existing. (Architect: J.P. Murphy) (1)
- 2012 – Removal of 7’ wide x 8’ long porch at N side of house, construction of new 7’ wide x 21’ long porch in its place (Architect: Dean Sutton Architects) (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house c. garage
 ___ d. privy ___ e. shed ___ f. greenhouse
 ___ g. shop h. gardens
 ___ i. landscape features: _____
 ___ j. other: _____

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
 ___ d. densely built up ___ e. commercial ___ f. industrial
 g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Home is set on a village lot that is 2-3 times the width of lots to its rear in the Williamsville Park development. Home is set back from the street behind a generous landscaped lawn, with a garage to its rear along the north property line.

18. Other notable features of building and site (including interior features if known)

Two-story American Four Square style home, two bays wide by four bays deep with one-story protruding sun porch spanning the full width of the front elevation. Wood shingled exterior walls and hipped asphalt shingle roof with exposed rafter ends visible below the eaves at all elevations. Home retains its original 6/1 wood window sash throughout. Entry is via a side porch at the north side of the home. A small one-story addition has been added to the south side of the home, clad in the same wood shingles as the original portion. Two brick chimneys protrude from the roof. A one-car detached frame hipped-roof garage, also clad with wood shingles, is located to the rear of the house and appears to be original per the 1932 Sanborn map of the area.

SIGNIFICANCE

19. Date of initial construction: ___ c. 1925 per source (10) Style: American Four Square

Architect: ___ unknown

Builder: ___ unknown

20. Historical and architectural importance

Constructed as part of the Williamsville Park development.

21. Research Sources

- (1) Village of Williamsville permit files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Property is contributing as part of a potential historic district along South Cayuga Road.

While it has very high integrity, this home does not rise to the level of individual significance because American Four Squares are very common in the Williamsville Park development, and Williamsville in general, and this is not a particularly early nor unique example of the style.





Photo #1: Overview looking southwest



Photo #2: Looking northwest





Map #1: Eric County tax map showing location of 145 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 149 S Cayuga Rd SHPO USN: 02955.000076
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 149 S Cayuga Rd S-B-L: 80.08-3-25
4. Ownership: public private
5. Owner David & Anne Taylor Address 149 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: stucco
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: wood shutters

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

High integrity. Elements visible from the public right-of-way appear to be largely original, including overall two-part side gabled massing, stucco, wood window sash, and shutters. Rear additions are inconsistent with the style of the older front portion of the house, but cannot easily be seen from the street.

c. list major alterations and dates, if known: See list below and attached diagram

c. 1920 – North half of house built (10)

c. 1930 – South half of house built (constructed over a former porch) and front vestibule enclosed (10)

1971 – Addition at NW corner of house (1)

2009 – Re-roofing: tear off and installation of new asphalt shingles (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house c. garage
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop ___ h. gardens
- i. landscape features: 2 large trees in front yard
- ___ j. other: _____

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Home is located on a double-wide lot compared to others deeper into the Williamsville Park development and is oriented parallel to the street, set behind a generous lawn shaded by tall trees. Garage is located to the rear along the north property line.

18. Other notable features of building and site (including interior features if known)

Two-story Colonial Revival style home with Mediterranean design influences and side gabled massing. The oldest two portions of the home face the street and combined are five bays wide and two bays deep. The southernmost two bays are a slightly later addition and are set back slightly from the northern three bays. An enclosed porch at the north end of the front elevation houses the front door and is faced in wood pilasters surrounding a field of stucco, flanking a divided-lite wood door. The foundation is concrete, walls are light-colored stucco, and the roof is asphalt shingles. Windows are 6/1 or 4/1 double-hung wood sash and are the original wood sash. Two divided-lite glazed wood doors lead onto the front lawn from the south end of the front elevation and feature half-circular insets above in the stucco. A brick chimney is located at the south end of the older blocks. Shutters appear to be original and feature an ornamental design at their top panel. Multiple later additions with a mix of stucco and clapboard siding are appended to the full width of the rear of the house. A two-car garage with side gabled massing is located rear of the house along the north property line.

SIGNIFICANCE

- 19. Date of initial construction:** c. 1920 Style: Colonial Revival
- Architect:** unknown
- Builder:** unknown

20. Historical and architectural importance

Constructed as part of the Williamsville Park development, consistent with streetcar suburb development patterns of the early 20th century.

21. Research Sources

- (1) Village of Williamsville permit files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Property is contributing as part of a potential historic district along South Cayuga Road.



Photo #1: Overview looking southwest



Photo #2: Looking northwest



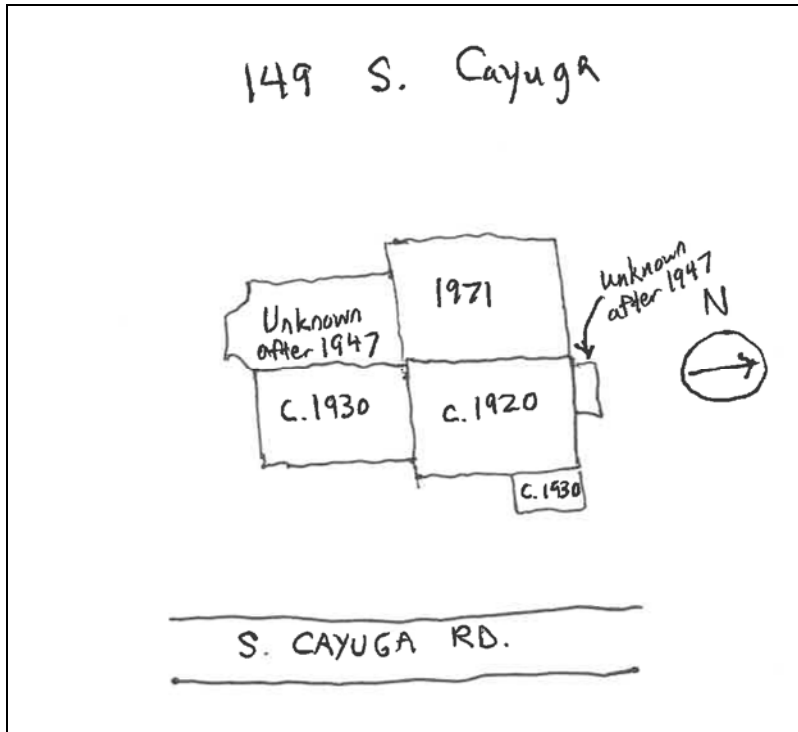


Image #1: Building Chronology Diagram



Map #1: Erie County tax map showing location of 149 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 152 S Cayuga Rd
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 152 S Cayuga Rd S-B-L: 81.05-1-21
4. Ownership: public private
5. Owner James & Kalista Cozza Address 152 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

Medium integrity. Original massing is perceptible; however most windows have been replaced with contemporary vinyl sash and old cladding has been removed and replaced with vinyl siding. Vinyl siding does approximate the board width of clapboard.

c. list major alterations and dates, if known: See list below

A one-story veranda wrapped the front of the house from at least 1923-1947, per historic maps, but no longer exists (may have been removed when bay window was installed c. 1948?) (10)

c. 1948 – Bay window added at front elevation and family room added at rear (this is likely the one-story addition currently present at the rear) (3)

c. 1948 - Garage constructed in rear yard (garage already existed before this date per Sanborn maps, so this may have been a new replacement for an older garage?) (3)

c. 1959 – Owner at this time “built up the height of the second story so as to form three bedrooms and a bath” – this appears to be an addition raising the roofline at the center wing of the house. Note that historic photo below shows a lower roofline than exists now. (Image #1) (3)

2008 – Re-roofing: tear off and installation of new asphalt shingles on upper part of main house (1)

Summer 2017 – Exterior siding removed; home was re-clad with vinyl siding and copper flashings (source: observation by survey crew)

- 14 Threats to Building:** a. none known b. zoning c. roads
15. Related Outbuildings and Property a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: front planter
 j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
 d. densely built up e. commercial f. industrial
 g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Home is set close to the street behind a small lawn on a narrow village lot that extends deeply to the rear. A driveway runs along the north side of the house, leading to a small one-car garage to the rear along the north property line.

18. Other notable features of building and site (including interior features if known)

Frame home, two bays wide at the front elevation and made up of several sections telescoping to the rear for a total of five bays deep. Concrete block foundation with vinyl siding and asphalt shingle roofs. Windows are a variety of sizes and configurations, commonly double-hung, and have been generally replaced with contemporary vinyl sash with simulated muntins. A brick chimney extends from the roof near the south end of the front section of the house. A small one-car garage with wood shingle siding is located to the rear of the house along the north property line.

SIGNIFICANCE

- 19. Date of initial construction:** c. 1850
Architect: unknown
Builder: unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (1) Village of Williamsville permit files
- (3) “152 S. Cayuga Rd – Richard L. Shaner Home”, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, c. 1960, accessed in Williamsville Historical Society files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Note: on historic maps, this property is often labeled as 148 S. Cayuga Rd. Address change to 152 appears to have occurred approximately 1935.

Narrative Description of Significance:

Property is contributing to a potential historic district along South Cayuga Road.



152 S. Cayuga Rd. – SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCEHistorical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Property comprising lots 152, 154, and 156 S. Cayuga purchased by Joseph Koch.

1838 – Mr. Koch lost the land due to foreclosure as a result of the Panic of 1837.

1845 – Land comprising 152, 154, and 156 purchased by David & Anna Spayth, who then sold 152 and 154. New owner unknown.

1865-1901 – Property owned by John D. Spayth. He was a bachelor who owned a harness shop on Main St.

1905 – Purchased by Albert H. & Lena Herman. Albert was President of the village from 1915-18 and operated a barber shop at Main & Spring Streets.

1906 – Purchased by Martha M. Teal

1907 – Purchased by Franklin J. & Pearl Maurer. During their tenure, a bathroom was installed.

1946 – Purchased by John & Alice Copeland.

1958 – Purchased by Richard L. Shaner, who was a chemical engineer at Linde Co.





Photo #1: Overview looking northeast, mid-September 2017



Photo #2: Looking northwest, mid-September 2017





Photo #3: Looking northwest, mid-September 2017



Photo #4: Looking northeast during exterior alterations, taken early August 2017

Revised 4/13





Image #1: Historic photo taken c. 1958, from source (3)



Map #1: Erie County tax map showing location of 152 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): Abram Stever House
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 154 S Cayuga Rd S-B-L: 81.05-1-20
4. Ownership: public private
5. Owner James & Martha How Address 15 St. Andrews Walk, Buffalo, NY 14222
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: roof shingles overgrown with moss suggests possible roof deterioration

Integrity a. original site b. moved if so, when? _____

High integrity. Portion of house visible from the public right-of-way appears to retain all historic elements including overall massing, wood shingle siding, and wood windows. Garage also appears to be an old barn that has been converted to automobile use but retains its barn doors and wood windows.

c. list major alterations and dates, if known: See list below and attached diagram

1902 – Fire in rear part of house due to oil heater caused damage (3)

c. 1930 – Full-width covered front porch removed and replaced with the current open concrete porch. (10)

Rear portion of house has been expanded and modified since the configuration seen on the last available historic map (1947). The rear sun porch appears to be an addition since that time as does the rear portion of the second floor. (10)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: _____
- j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Home is set close to the street behind a small lawn on a narrow but deep village lot. A driveway runs along the north side of the house, leading to a 1-1/2 story former barn rear of the house that has been converted to automobile use.

18. Other notable features of building and site (including interior features if known)

Two-story frame house with gabled massing, three bays wide at its front elevation. Front portion of home extending three bays back appears to be the oldest section, with a two-story addition and sun room of later construction present at the rear. An open concrete porch with metal railing fronts the home. The foundation is parged stone with a metal grade entry along the south elevation, exterior walls are wood shingle, and the roof is asphalt shingle. Windows are original or very old wood sash, 6/6 double-hung typically with some smaller operable windows at the side elevations of the second floor, all protected by wood storm sash. The front door is paneled wood and is covered by a paneled wood storm door with divided-lite glazing and a divided-lite glazed transom above. The front elevation features wood gable returns. To the rear of the house, a 1-1/2 story former barn with a gambrel roof is present, which has been converted to automobile use.

SIGNIFICANCE

- 19. Date of initial construction:** 1845 per source (3) **Style:** No style (Colonial Revival influences)
- Architect:** unknown
- Builder:** unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (3) "154 S. Cayuga Rd – Girard Hammond Home", Nov. 3, 1960, in "History of Town of Amherst" article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Note: On historic maps, this property is often labeled as 152 S. Cayuga Rd. Address change to 154 appears to have occurred approximately 1930.

Narrative Description of Significance:

Property is contributing as part of a potential historic district along South Cayuga Road.

While the building has high integrity, the property does not rise to the level of individual significance because it is not a representative example of an architectural style and the owners do not appear to have been unusually prominent.

154 S. Cayuga Rd. (Abram Stever House) –
SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Property comprising lots 152, 154, and 156 S. Cayuga purchased by Joseph Koch.

1838 – Mr. Koch lost the land due to foreclosure as a result of the Panic of 1837.

1845 – Land comprising 152, 154, and 156 purchased by David & Anna Spayth and sold 152 and 154. Purchased by Spayth’s son in law Abram Stever soon after his wedding to Spayth’s daughter in 1841.

1845 – Home was likely constructed this year.

1877 – Mr. Stever passed away and his wife and daughter moved out. Was rented out for the next few years.

1888 – Mrs. Stever moved back in as well as her brother John.

1906 – Sold by Albert H. Herman to Martha Teal

1909 – Purchased by Elizabeth Waldron

1923 – Purchased by Sadie & Nellie Wright following death of Waldrons. Sadie operated a tea room in the house for the next two years.

1926 – Purchased by Ernest G. & Jeanette Rippel. Mr. Rippel passed away the same year but had been employed as Vice President & Sales and Advertisement Manager of Buffalo Foundry & Machine Co.

1960 – By this year, the property was owned by the Girard Hammond, Jr. family. He was president of Colonial Latex Cushion Co. of Buffalo.

154 S. Cayuga Rd. (Abram Stever House) –
BUILDING CHRONOLOGY DIAGRAM

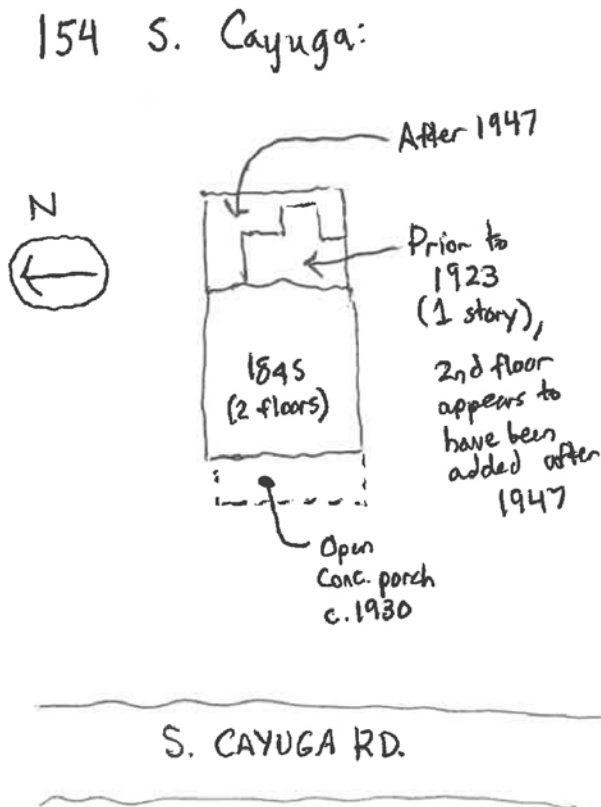


Image #1: Building Chronology Diagram





Photo #1: Looking southeast



Photo #2: Looking northeast





Image #2: Historic photo taken 1960, from source (3)



Map #1: Erie County tax map showing location of 154 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): David & Anna Spayth House
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 156 S Cayuga Rd S-B-L: 81.05-1-19
4. Ownership: public private
5. Owner Robert & Shirley Gawley Address 156 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick (vener) poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

Low integrity. While the massing of the original portion of the home is perceptible, it has received multiple additions to the rear, sides, and even a bay window on the front. Openings have been modified, all windows were replaced c. 1960 or more recently, and the entirety of the exterior has been vinyl sided. Original Greek Revival features such as the gable returns visible on the front elevation in the attached historic photo have been removed.

c. list major alterations and dates, if known: See list below and attached diagram

See continuation sheet.

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: _____
- j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Home is set close to the street behind a small lawn on a narrow but deep village lot. A driveway runs along the south side of the house, leading to a garage to the rear of the house. Lot is heavily wooded.

18. Other notable features of building and site (including interior features if known)

Two-story gable-roofed frame home comprised of a small original section at the front with several one- and two-story frame additions appended to the rear and sides. A one-story bay window is attached to the front elevation. The home has a stone foundation, exterior walls are typically vinyl sided, and the roof is asphalt shingle. A brick veneer entry vestibule is attached to the south elevation. A one-story frame two-car garage with attached workshop is located to the rear of the house. The windows at the front elevation are divided-lite wood sash that may date from c. 1960 whereas many of the other windows (of various sizes and arrangements) appear to be contemporary vinyl replacements. Shutters are non-original.

SIGNIFICANCE

19. Date of initial construction: 1847 per source (3)

Architect: unknown

Builder: unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (1) Village of Williamsville permit files
- (3) “156 S. Cayuga Rd – James E. Hoff Home”, Dec. 1, 1960, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Property is non-contributing to a potential historic district along South Cayuga Road. Due to the extensive modifications that have taken place to nearly all elements of the house, the property lacks integrity.



156 S. Cayuga Rd. (David & Anna Spayth House) –
SECTION 13c: LIST OF ALTERATIONS

Barn was constructed along the south property line to the rear of home c. 1910 and remained until at least 1947, but no longer exists. (9, 10)

The home had a one-story front porch from at least 1923-1960, as seen on attached historic photo (Image #2). (The porch was likely removed when the front bay was added) (10)

Chimney appears to date from the mid-20th century.

c. 1960 – All windows replaced (3)

c. 1960 – Bay window on front elevation added (3)

c. 1960 – New bedroom added to the rear (location unknown) (3)

1963 – New 2-car garage w/ porch constructed in rear yard, replacing 1-car garage seen in historic photo (1)

1964 – Bedroom addition (location unknown) (1)

1968 – Construction of above-ground swimming pool (1)

1970 – Rear 1-story addition on house (1)

1980 – House vestibule (N side of house), garage workshop (South & rear sides of garage) (Architect: Matthew A. Deal) (1)

1997 – 1-story addition at SW corner of house (1)

156 S. Cayuga Rd. (David & Anna Spayth House) –
SECTION 20: HISTORICAL & ARCHITECTURAL IMPORTANCE

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Property comprising lots 152, 154, and 156 S. Cayuga purchased by Joseph Koch.

1838 – Mr. Koch lost the land due to foreclosure as a result of the Panic of 1837.

1845 – Land comprising 152, 154, and 156 was purchased by David & Anna Spayth and sold 152 and 154. He kept this parcel and apparently constructed his home here soon after purchase.

1857 – Property was conveyed to David's son John D. Spayth

1910 – Purchased by Jonathan Weaver

Other owners in the early 20th century included: Leon J. Hinkley, Edwin F. Jaeckle (who bought the home for his chauffeur), and Albert Meyer.

1944 – Purchased by Edward & Florence Conboy

1947 – Purchased by James & Marion Hoff



156 S. Cayuga Rd. (David & Anna Spayth House) –
BUILDING CHRONOLOGY DIAGRAM

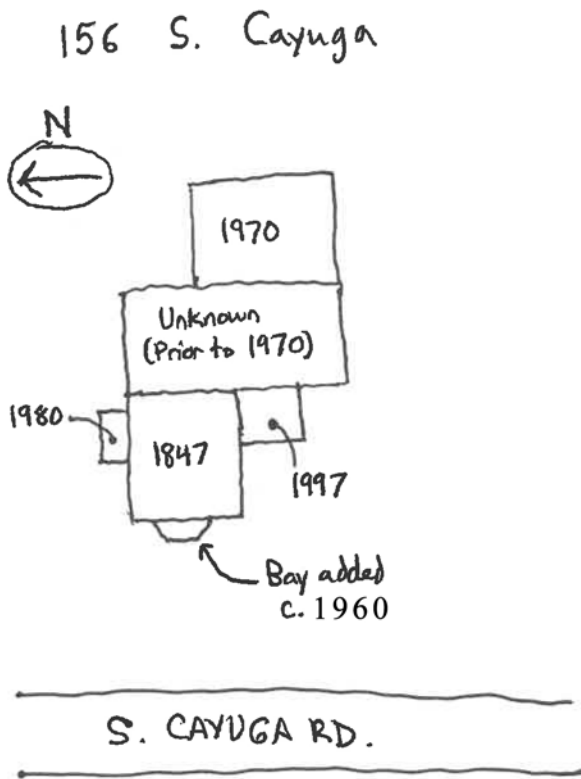


Image #1: Building Chronology Diagram





Photo #1: Overview looking southeast



Photo #2: Looking northeast



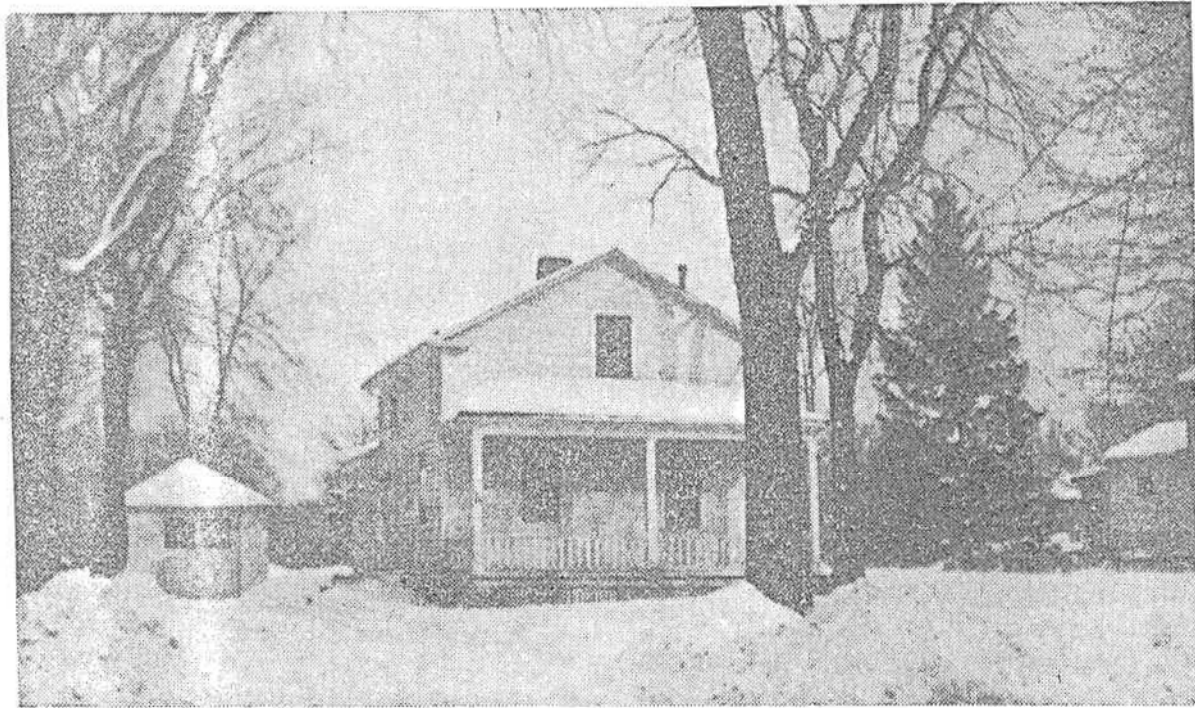


Image #2: Historic photo taken 1960, from source (3)



Map #1: Erie County tax map showing location of 156 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 161 S Cayuga Rd
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 161 S Cayuga Rd S-B-L: 80.08-3-26
4. Ownership: public private
5. Owner James & Kristie Coleman Address 161 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

- Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

High integrity. Integrity diminished slightly by the replacement of many of the 1/1 double-hung windows with contemporary replacements. The rear addition at the northwest corner of the house is visible from the public right-of-way, but its materials and height match the main house, so the effect is minimal.

c. list major alterations and dates, if known: See list below and attached diagram

c. 1930 – South porch enclosed, front porch received roof (10)

1955 – Rear 2-story addition 17' x 26' at NW corner of house (1)

1997 – Replacement of privacy fence at rear lot line (1)

1997 – Enclosure of concrete porch to create an addition at the NE corner of the house (1)

2012 – New in-ground pool constructed in rear yard (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house c. garage
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop ___ h. gardens
- i. landscape features: loose-laid stone wall at S property line
- j. other: in-ground swimming pool (rear yard)

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Home is located on a double-wide lot compared to others deeper into the Williamsville Park development and is oriented parallel to the street, set behind a generous lawn and flanked by a loose-laid stone wall along its south property line. Garage is located to the rear along the north property line.

18. Other notable features of building and site (including interior features if known)

Two-story Colonial Revival-style home, three bays wide with center entry through a covered porch. Foundation is concrete, exterior walls are wood clapboard of relatively wide exposure, and the hipped roof has asphalt shingles. Tri-part divided-lite windows flank the front entry and appear to be original wood sash. Elsewhere, windows are 1/1 double-hung sash and appear to be contemporary replacements. A one-story sun porch is appended to the south side of the house with wood divided-lite glazing at all sides and a large two-story rear addition with hipped roof is appended to the northwest corner of the house using materials matching the original part of the house. A one-story frame garage at the rear of the house may be original and has the same wide exposure clapboards and hipped roof as the house.

SIGNIFICANCE

- 19. Date of initial construction:** c. 1920 **Style:** Colonial Revival
- Architect:** unknown
- Builder:** unknown

20. Historical and architectural importance

Constructed as part of the Williamsville Park development, consistent with streetcar suburb development patterns of the early 20th century.

Note: historic maps sometimes label this property as 157 S. Cayuga Rd.

21. Research Sources

- (1) Village of Williamsville permit files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Property is contributing to a potential historic district along South Cayuga Road.

While it has relatively high integrity, this home does not rise to the level of individual significance because Colonial Revival homes are common in the Williamsville Park development and Williamsville in general and this is not a particularly early nor unique example of the style.





Photo #1: Overview looking southwest



Photo #2: Looking northwest





Photo #3: Looking northwest from adjacent property



Photo #4: Stone wall at south property line



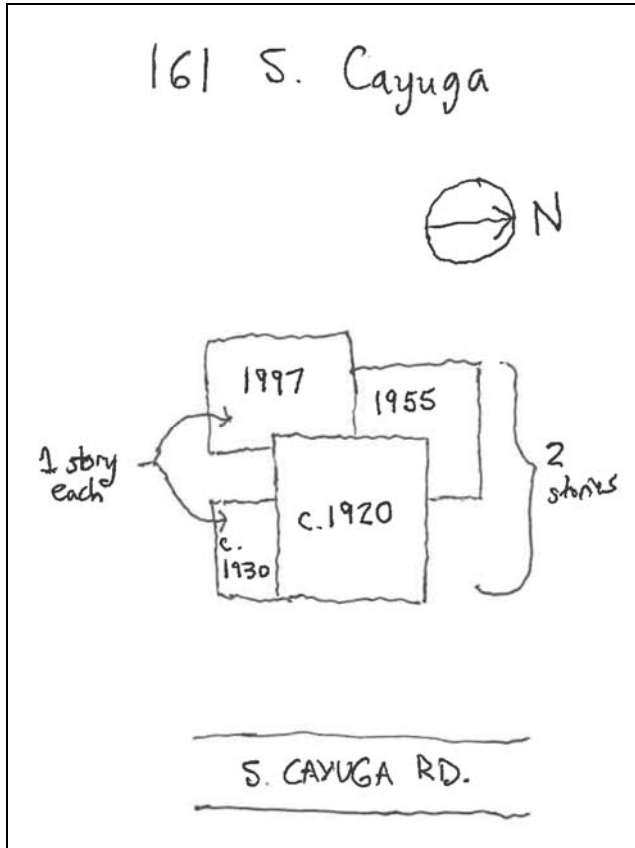


Image #1: Building Chronology Diagram



Map #1: Erie County tax map showing location of 161 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 168 S Cayuga Rd SHPO USN: 02955.000077
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 168 S Cayuga Rd S-B-L: 81.05-1-18
4. Ownership: public private
5. Owner David & Christine Miller Address 168 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

- Condition: excellent good fair deteriorated
 Explain: _____

Integrity a. original site b. moved if so, when? _____

Very high integrity. Many original features of the home appear to be intact, including the wood window sash, shutters, and clapboard siding. The diamond pane second floor windows and front door are likely Colonial Revival-style alterations c. 1910, but are also intact and in good condition. The additions are located fully behind the front block of the home, so are not visible from the public right-of-way.

c. list major alterations and dates, if known: See list below and attached diagram

- 1909 – Barn was constructed by this date and had a chicken coop attached to its rear side at least from 1923-1947. (Barn is located to the rear of the house along the S property line) (9, 10)*
- c. 1910 – Likely date of alteration: replacement of second floor front window sash and front door with current diamond-pane wood.*
- c. 1910 to c. 1950 – Plant conservatory existed on the lot. Apparently was converted to a library c. 1950 – where it was and whether it still exists is unknown. (3)*
- c. 1940 – “Interior floors refinished, modern kitchen installed, second bath added” (3)*
- c. 1950 – Barn remodeled into a workshop (3)*
- 1968 – New garage 16’ wide x 20’ deep attached to the rear of existing barn (possibly in place of chicken coop?) (1)*
- 1968 – Survey in permit files from this year shows that large rear addition to house & attached garage NE of house were constructed after this date (1)*
- 2009 – Re-roofing: Partial tear-off and installation of new asphalt shingles (1)*

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage (attached)
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: _____
- j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Home is set close to the street behind a small lawn on village lot. For historic reasons, the home is situated on a lot that is approximately twice as wide as the adjacent lots. A driveway runs along the south side of the house, leading to an attached garage at its rear.

18. Other notable features of building and site (including interior features if known)

Frame home, comprised of a 2-story L-shaped footprint made up of two intersecting gables and appended by multiple one-story additions to the rear and north side, interconnecting with a one-story garage adjacent to the rear additions. The two story side-gabled portion facing the street is the oldest part of the house but materials appear to be consistent throughout. The home features a stone foundation, wood clapboard exterior walls, and an asphalt shingle roof. Windows are older or original wood sash and feature original wood shutters. Diamond pane wood windows at the second floor of the front elevation are a distinctive feature of the home, which is replicated in diamond pane glazing in the paneled wood front door. The front door is in turn enclosed by a paneled Classical door surround crowned by an entablature. The rear additions and the garage feature similar materials, including exposed wood clapboard throughout.

A unique feature of the front door is that it reportedly has a unique lock arrangement that allows it to be locked from the inside only. (source: 3)

SIGNIFICANCE

19. Date of initial construction: c. 1848 per source (4) **Style:** No style (Colonial Revival influences)

Architect: unknown

Builder: unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

See continuation sheet.

Narrative Description of Significance:

168 S. Cayuga Rd. is a very intact c. 1840s home incorporating several unique ornamental architectural features from the early 20th century. In addition, it is directly associated with the early development pattern of South Cayuga Road and Williamsville in general due to its construction by Charlotte Smith Stevens, daughter of Oziel Smith, the proprietor of the Williamsville Water Mill during its creation of natural lime for construction of the Erie Canal. As such, the property appears to meet criteria 1 and 3 for designation as a local landmark. However, due to the Colonial Revival alterations c. 1910, the home’s integrity to its initial date of construction is lessened and thus the property does not have sufficient integrity for listing on the National Register.

Additionally, the property is contributing to a potential historic district (local and/or National Register) along South Cayuga Road.



168 S. Cayuga Rd. –**SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE**

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Property purchased by Jacob Koch

1847 – Property purchased by Charlotte Smith Stevens, daughter of Oziel & Phoebe Smith, prominent early settlers who bought the Williamsville Mill complex in 1827 and also constructed and founded the Eagle House Tavern. Ms. Stevens likely constructed the house, but she did not live in it, though Joel Smith did for part of the time she owned it.

1857 – Property purchased by Abram M. Dunn

1865 – Purchased by Mrs. Julia Bovic

1902 – Purchased by Harry C. & Adaline Bowen. Mr. Bowen was in the painting and decorating business.

1910 – Purchased by Leon Hinkley

1910 – Later this year, purchased by William Sullivan who was connected to the Queen City Seed Co. of Buffalo and built a conservatory on the property (no longer exists).

1936 – Purchased by Charles & Helen Burney. Mr. Burney served as Village Attorney for 25 years.

1947 – Purchased by Victor Miller, who owned the house at least through 1960

168 S. Cayuga Rd. –**SECTION 21: RESEARCH SOURCES**

(1) Village of Williamsville permit files

(3) “Victor J. Miller – 168 Cayuga Road”, Dec. 16, 1960, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files

(4) Carolyn Shrauger, Rosemarie Sugg, and Joyce Troy. *Williamsville, New York: Where the Past is Present: A Guided Tour*, Clarence, NY: Clarence Graphics, 1993

(9) Historic maps of Williamsville: 1854/66, 1909, 1916

(10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Note: Property was previously numbered as 166 S. Cayuga Rd. Renumbering appears to have occurred approximately 1930.



168 S. Cayuga Rd. –
BUILDING CHRONOLOGY DIAGRAM

168 S. Cayuga

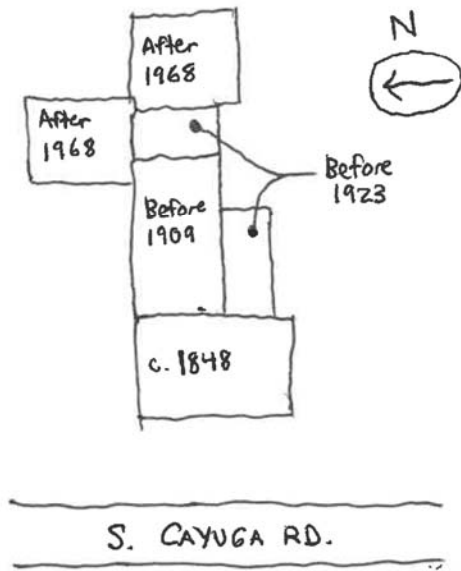


Image #1: Building Chronology Diagram



Photo #1: Overview looking southeast





Photo #2: Looking northeast. Note barn in rear yard.



Photo #3: Detail view of wood window and shutters

Revised 4/13





Image #2: Historic photo taken 1960, from source (3)



Map #1: Erie County tax map showing location of 168 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 169 S Cayuga Rd SHPO USN: 02955.000078
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 169 S Cayuga Rd S-B-L: 80.08-3-27
4. Ownership: public private
5. Owner John & Julia Tyczynski Address 169 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use Multi-Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

High integrity. While the rear of the property cannot be observed from the public right-of-way, the portion that is visible retains most original elements, including its gambrel roofed massing and symmetrical arrangement at the main block, original wood windows with ornamental shutters, and original mix of brick and clapboard materials. While the rear additions are large, they do not detract from the integrity of the main house since they are not visible from the public right-of-way.

c. list major alterations and dates, if known: See list below

c. 1930 – New auto garage constructed at SW corner of property facing California Dr. (the existing slab mentioned in 1991 garage below may be a remnant from this garage)

1990 – Survey in permit files from this year showed that entirety of house except for a small addition at the NW corner of the house existed by this date. A frame & stone building also existed at the rear of the property, which no longer exists. (1)

1991 – New 3-car brick garage constructed at SW corner of property facing California Dr. (built on an existing concrete slab) (1)

1994 – New in-ground pool in backyard (1)

2000 – Small 1-story addition at NW corner of house (1)

2012 – Re-roofing: Tear off and installation of new asphalt shingles (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house c. garage
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop h. gardens
- i. landscape features: loose-laid stone wall on N property line
- j. other: plank fence along Milton St. side of property;
in-ground swimming pool (rear yard)

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Home is located on a double-wide lot compared to others deeper into the Williamsville Park development and is oriented parallel to the street, set behind a generous lawn. The lot is heavily wooded and its perimeter of the property along the California Dr. side is lined with a split-rail wood fence. A garage is located at the rear of the property along the south property line facing California Dr.

18. Other notable features of building and site (including interior features if known)

Two-story Dutch Colonial Revival home with symmetrical massing when viewed from S. Cayuga Rd. Main block has a concrete foundation, brick walls at the first floor, and wide exposure clapboard at the second floor, which is set into the gambrel roof, which is asphalt shingled. The front door is accessed through a center entry articulated by columnated covered porch crowned with a pediment. Divided-lite wood windows with paneled plank shutters featuring strapwork hardware flank the front door to north and south. Wood double-hung windows with plank shutters are typical at the remainder of the first floor of the original block and the second floor has wood double-hungs as well, but with louvered shutters with ornament in the top panels. Brick chimneys are located at each end of the main block. A one-story screen porch or sun porch extends from the south end of the main block and has a unique geometric wood railing lining the second floor deck above. A large one-story addition with a combination flat and hipped roof extends from the rear of the house, and is not visible from the public right-of-way. A one-story frame with brick veneer three-car garage is located at the southwest corner of the property with side gabled asphalt shingle roof, accessed from California Dr.

SIGNIFICANCE

- 19. Date of initial construction:** c. 1920 **Style:** Dutch Colonial Revival
- Architect:** unknown
- Builder:** unknown

20. Historical and architectural importance

Constructed as part of the Williamsville Park development, consistent with streetcar suburb development patterns of the early 20th century.

21. Research Sources

- (1) Village of Williamsville permit files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Property is contributing to a potential historic district along South Cayuga Road.



Photo #1: Looking west from S. Cayuga Rd.



Photo #2: Overview of property looking northeast from California Dr. side of property





Photo #3: Looking southwest from S. Cayuga Rd.



Photo #4: Garage at southwest corner of property





Map #1: Erie County tax map showing location of 169 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): John Alshouse House SHPO USN: 02955.000079
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 170 S Cayuga Rd S-B-L: 81.05-1-17
4. Ownership: public private
5. Owner Charles & Margot Akers Address 170 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

Medium-high integrity. Despite its construction during the period of significance with a compatible design and out of compatible materials, the large garage and bedroom addition to the south of the main block diminishes the home's integrity due to its prominent location. Otherwise, the home is quite intact, including wood clapboard siding and wood window sashes (though the windows are replacements from c. 1950).

c. list major alterations and dates, if known: See list below and attached diagram

- A two-story barn with chicken coop attached to its front existed to the rear of the house from at least 1923-1947 (chicken coop was converted to a garage c. 1930), but likely no longer exists. (9, 10)*
- c. 1942 – Garage and bedroom addition (may have been built when Dr. Bozer bought the home?) (2)*
- c. 1950 – Rear portion removed; all windows replaced (3, 10)*
- 1965 – Single story dental office addition at SE corner of house behind garage (1)*
- 1987 – Wood framed fireplace and sunroom addition at rear? of house (1)*
- 1996 – Fence replacement (1)*

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage (attached)
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: _____
- j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Home is set close to the street behind a small lawn on a narrow deep village lot.

18. Other notable features of building and site (including interior features if known)

Two-story Greek Revival style gable roofed home, three bays wide at the front elevation by approximately five bays deep. A two-story garage addition with living space above featuring side-gabled massing is attached and set slightly forward of the main block. A one-story addition is appended to the rear and a second to the southeast corner of the house that is reported to have been built as a dentist’s office. Both additions have flat roofs. The foundation is stone, exterior walls are wood clapboard, and roofs are asphalt shingle. The windows are wood sash dating from c. 1950, typically 6/1 double-hung sash with other incidental types. The front door is enclosed with a surround featuring pilasters at the sides, narrow sidelites flanking the door, and an entablature above. The garage door on the addition is enclosed by a surround mimicking the front door. Wood gable returns and a half-round louver crown the front elevation of the main block.

SIGNIFICANCE

- 19. Date of initial construction:** c. 1841 **Style:** Greek Revival
- Architect:** Unknown
- Builder:** Unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (1) Village of Williamsville Permit files
- (2) Per owner
- (3) “Francis W. Bozer Home – 170 Cayuga Road” in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, c. 1960, accessed in Williamsville Historical Society files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Property is contributing to a potential historic district along South Cayuga Road.

The home does not rise to the level of significance to be an individual landmark because the c. 1942 garage addition diminishes its integrity.



170 S. Cayuga Rd. (John Alshouse House) –
SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Land sold to Jacob Koch

Apr. 4, 1841 – Land sold to John Alshouse. Original portion of house was likely built at this time.

1853-1855 – Owned by Eleazer Thomas

1855 – Purchased by Abram M. Dunn

1887 – Purchased by Christian F. and Mary Sophia Witmer. Mr. Witmer was a Civil War veteran who had been part of an engineering regiment and returned to New York State in 1868 to take over his father’s surveying and insurance business. Also served as a village trustee and was on the Board of Education.

1939 – Witmers both passed away during this year, new owner became Anna Witmer Dodge

1942 – Purchased by Dr. Francis W. Bozer, who owned the home through at least 1960 and may have been the doctor who constructed a dentist’s office addition onto the rear in 1965.

170 S. Cayuga Rd. (John Alshouse House) –
BUILDING CHRONOLOGY DIAGRAM

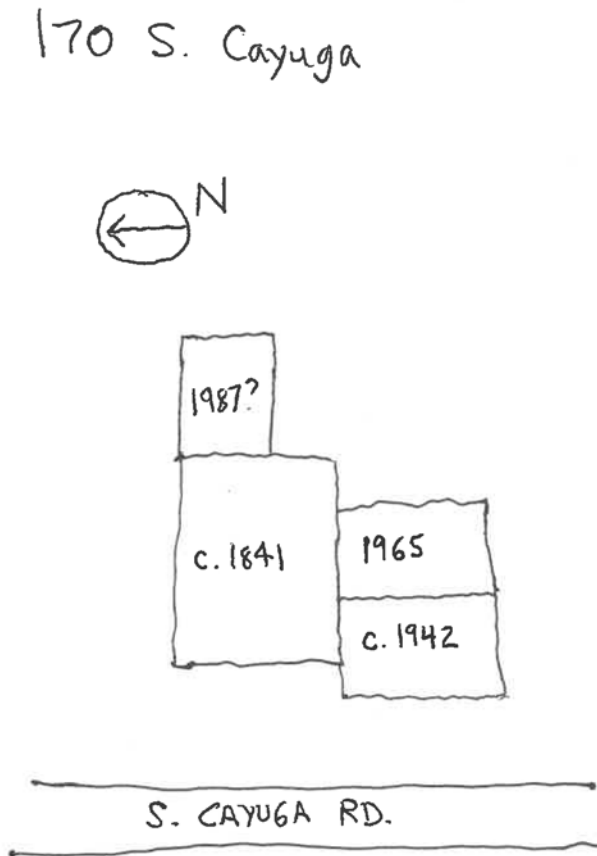


Image #1: Building Chronology Diagram





Photo #1: Looking northeast



Photo #2: Looking southeast





Image #2: Historic photo taken 1960, from source (3)



Map #1: Eric County tax map showing location of 170 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): Thomas Richardson House
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 180 S Cayuga Rd S-B-L: 81.05-1-16
4. Ownership: public private
5. Owner Christopher & Lenise Deakin Address 180 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use Multi-Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

- Condition: excellent good fair deteriorated

Explain: _____

- Integrity a. original site b. moved if so, when? _____

Medium-High integrity. While house has had a myriad of rear additions over its life, the home's original massing and materials are still readily visible at the front elevation from the public right-of-way. Windows appear to be a mixture of older wood windows and more recent replacements.

- c. list major alterations and dates, if known: See list below and attached diagram

Chicken coop existed along N property line in rear yard from at least 1923-1947. (10)

Dog kennels existed in the rear yard in the early 20th century, but were removed by 1932. (10)

c. 1930 – Sun porch enclosed at front elevation (10)

1939 – Extensive interior remodeling (3)

1963 – Addition 1 story tall, 8' wide x 18' long, at N side of house near rear (1)

1980 –Rear 1-story addition, 15' x 27'. Existing roofline revised where addition meets main house. (1)

1984 – 16' x 18' patio converted to sunroom in summer home at rear of property (remains, near creek) (1)

2010 – Survey in permit files from this year shows that house and barn had been connected by this date (1)

2010 – New black chain link fence at side yard (both sides) (1)

2011 – Wood siding & trim replacement (1)

- 14 Threats to Building:** ___ a. none known b. zoning ___ c. roads
- 15. Related Outbuildings and Property** a. barn ___ b. carriage house ___ c. garage
 ___ d. privy ___ e. shed ___ f. greenhouse
 ___ g. shop ___ h. gardens
 ___ i. landscape features: _____
 j. other: summer house at rear of property - was once located at Main & Cayuga (3)

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
 ___ d. densely built up ___ e. commercial ___ f. industrial
 g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Home is set close to the street behind a small lawn on a deep densely wooded village lot that is approximately twice as wide as adjacent lots to the north and south. A driveway extends along the south side of the house to provide access to a garage in the former barn now attached to the rear of the house.

18. Other notable features of building and site (including interior features if known)

Two-story Greek Revival style home comprised of an original block facing the street with a sun porch attached to its front side and a series of additions to the rear extending to and incorporating a former barn. The original block has side-gabled massing and is two bays wide at its front elevation by two bays deep. Just below the eave, a wide entablature board is present, an identifying feature of the Greek Revival style. The home has a parged stone foundation, wood clapboard exterior walls, and asphalt shingle roofs. Materials are consistent throughout the exterior at all wings except for the sun porch which has wood set in panels the width of each pier. The material consistency may be the result of a siding replacement project completed in 2011. A chimney made of round river rocks is located at the north elevation of the original block. Windows appear to be a mixture of older wood sash and newer replacements, in a variety of sizes and configurations depending on the location.

“The native stone foundation is two feet thick and the house has black walnut plank walls” (3)

“In the construction of the garage, originally a barn, hand-hewn planks and wooden planks had been used.” (3)

SIGNIFICANCE

- 19. Date of initial construction:** c. 1845 **Style:** Greek Revival

Architect: unknown

Builder: unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (1) Village of Williamsville permit files
 (3) “Harold D. Rhyndance Home – 180 Cayuga Road” in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, c. 1960, accessed in Williamsville Historical Society files
 (9) Historic maps of Williamsville: 1854/66, 1909, 1916
 (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Note: Home appears on older maps as 178 S. Cayuga Rd., but appears to have been renumbered in approximately 1935.

Narrative Description of Significance:

Property is contributing to a potential historic district along South Cayuga Road.



180 S. Cayuga Rd. (Thomas Richardson House) –
SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Property purchased by John Stever along with the land stretching to the south village.

1839 – Thomas B. Richardson purchased the north portion of this lot, followed in 1843 by the south portion. (Original portion of home may have been built around this time)

1866 – Hariot Richardson, Thomas’s wife, became the owner this year

1888 – Henry Spayth was owner at this time. During the ownership period by the Spayths, the aged mother, the bachelor John D. Spayth, Martha (who was blind), and Mary Stever, who cared for them all, lived here. Henry did not live here, but he was the most prominent of the family and worked for Niagara Lead Co. and later for Cornell Lead Co., where he was stockholder, director, and treasurer. Was also the US Champion Checkers player for 17 years in the late 19th century after retirement.

1893 – Conveyed to John D. Spayth

1901 – Conveyed to Harry Spayth, then sold to John Maurer

Other early 20th century owners included: Thomas Muffitt, Frederick J.A. Beier

1939 – Purchased by Howard and Clara Smith

1948 – Purchased by Robert E. Anderson

1950 – Purchased by Harold and Gladys Rhynedance, who owned the home through at least 1960. Mr. Rhyndance was employed for several decades by the American Optical Company Scientific Instrument Division.

180 S. Cayuga Rd. (Thomas Richardson House) –
BUILDING CHRONOLOGY DIAGRAM

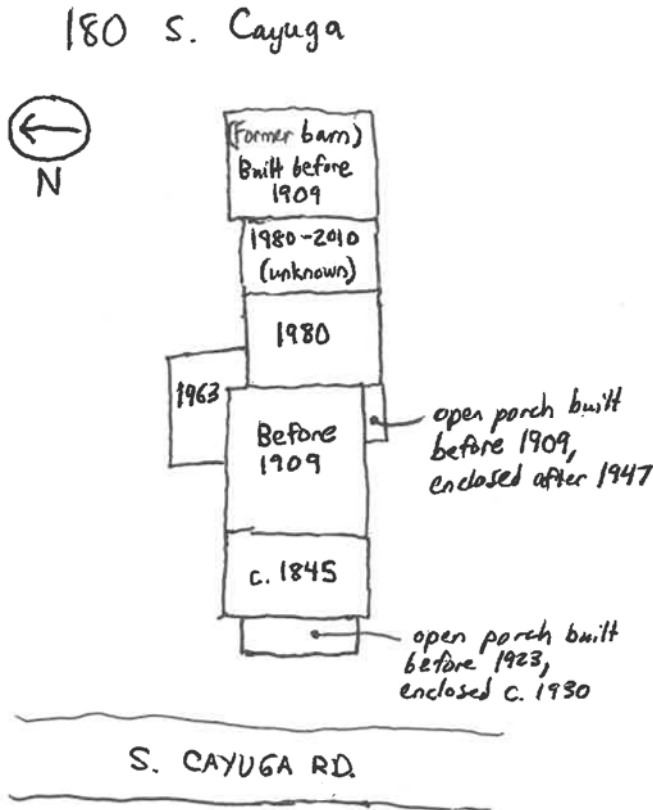


Image #1: Building Chronology Diagram





Photo #1: Looking southeast



Photo #2: Looking northeast





Photo #3: View of barn in rear yard



Image #2: Aerial view of property from Google Maps. S. Cayuga Rd. is visible at bottom right corner of image.





Image #3: Historic photo taken c. 1960, from source (3)



Map #1: Erie County tax map showing location of 180 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 185 S Cayuga Rd
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 185 S Cayuga Rd S-B-L: 80.08-5-52.1
4. Ownership: public private
5. Owner Tracy & Shannon Fournier Address 185 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

High integrity. The home appears to be largely intact to its original construction, featuring a variety of materials on the different elevation planes and original wood windows and doors.

c. list major alterations and dates, if known: See list below

1962 – Survey in permit file shows that house existed in its current footprint by this year (1)

1962 – Depth of existing garage extended by 6' to the west (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house c. garage (attached)
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop ___ h. gardens
- i. landscape features: perimeter hedge row, large tree in front lawn
- ___ j. other: _____

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Home is located on a corner lot that is twice as wide compared to others deeper into the Williamsville Park development. The house is oriented parallel to the street, set behind a generous lawn. The perimeter of the property is lined with a hedgerow. A driveway entered from California Dr. accesses an attached two-car garage at the rear of the house.

18. Other notable features of building and site (including interior features if known)

Two-story Colonial Revival home with linear arrangement paralleling S. Cayuga Rd. Home is constructed as three wings, each with gabled asphalt shingle roofs but articulated as separate masses with each of the wings set backward by 10-15 feet from each other as one moves north. The south wing, two bays wide, is faced in wood shingles at both floors and the second floor slightly overhangs the first. A brick chimney is located at its south end. The front door facing Cayuga Rd. is asymmetrically located in this wing and appears to be original paneled wood flanked by pilasters and a small transom window above. At the south wing only, wood shutters frame some windows and appear to be original. The center wing, two bays wide, is wood shingle at the first floor with board-and-batten vertical board siding above and its windows set into small peaked dormers. The north wing, one bay wide, features a small columnated arcade at the front side and wood clapboard siding throughout. Windows appear to be original divided-lite wood double-hung sash of varying configurations. A one-story two-car attached garage faced in wood shingles is appended to the rear of the center and south wings and a glazed sun room is attached to the rear of the south wing.

SIGNIFICANCE

- 19. Date of initial construction:** c. 1938 per source (10) **Style:** Colonial Revival
- Architect:** unknown
- Builder:** unknown

20. Historical and architectural importance

Constructed as part of the Williamsville Park development, consistent with streetcar suburb development patterns of the early 20th century.

21. Research Sources

- (1) Village of Williamsville permit files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Property is contributing to a potential historic district along South Cayuga Road.





Photo #1: Overview looking southwest from corner of S. Cayuga Rd. and California Dr.



Photo #2: Looking west from S. Cayuga Rd.





Photo #3: Looking southeast toward rear of house from California Dr. side of property



Map #1: Erie County tax map showing location of 185 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): Israel Colburn House SHPO USN: 02955.000080
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 186 S Cayuga Rd S-B-L: 81.05-1-15
4. Ownership: public private
5. Owner David & Melissa Jorgenson Address 186 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence w/ Apartment

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: foundation not visible

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

High integrity. The massing and materials of the home appear to be intact with the notable exception of the windows, which have all been replaced with vinyl replacements. Nonetheless, the openings and their sizes appear to be unchanged, so this change diminishes its integrity only minimally.

c. list major alterations and dates, if known: See list below and attached diagram

Barn was located in rear yard from at least 1909-1947, but no longer appears to be present. (9, 10)

1931 – Major remodeling and enlargement. Rear block was added at this time. (3)

c. 1945 – Removal of one-story open veranda that wrapped the front of the house on the west and south sides, was built no later than 1923 and likely earlier. (10)

1953 – Porch at rear of main block of house enclosed to become a sun porch, deck added above (1)

1968 – Enclosure of 1953 second floor deck at south half of rear ell (1)

2002 – New fence on both sides of rear yard (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: _____
- j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Home is set close to the street behind a small lawn on a narrow, deep, heavily wooded village lot.

18. Other notable features of building and site (including interior features if known)

Two-story Greek Revival style home made up of a large main block facing the street with two later two-story additions appended to the rear. The main block has side-gabled massing with symmetrical brick chimneys and wood gable returns at each end and is five bays wide by two bays deep. The front entry is centered on the front elevation and is enclosed with an elaborate wood surround topped by a heavy pediment. The entirety of the home is clad in wood shakes and roofs are asphalt shingle. Windows are typically 6/6 double hung in configuration but are vinyl replacements with simulated muntins. The addition furthest to the rear features an attached three-car garage/carriage house at its first floor with living space above.

“Den has exposed wood beams from an old barn at Main & Transit” (3) – Perhaps these were sourced by Ms. Snearly c. 1870 given her late husband’s association with this corner?

SIGNIFICANCE

- 19. Date of initial construction:** c. 1848 per source (3) **Style:** Greek Revival
- Architect:** unknown
- Builder:** unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (1) Village of Williamsville permit files
- (3) “186 Cayuga Road – Dr. John Sheffer Family”, Apr. 13, 1961, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, accessed in Williamsville Historical Society files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Property is contributing to a potential historic district along South Cayuga Road.



186 S. Cayuga Rd. (Israel Colburn House) –
SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchased included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Property purchased by John Stever along with remaining land stretching from 180 S. Cayuga Rd. to the south village line.

1839 – Mary Singer purchased south portion of lot

1848 – Israel Colburn purchased north portion of lot and constructed the present house before 1854.

1857 – North half of lot sold to John & Nancy Long, who may have built an addition to the house.

1869 – South portion sold to Lucinda Baker Crocker including a small house, which was removed (moved or torn down) between 1869 and 1880.

1869 – North portion sold to Lucy Snearly, widow of Benjamin Snearly whom Snearly’s Corners was named for (the former name for the intersection of Main St. & Transit Rd.)

1875 – Property seems to have been combined around this time and was sold to Gardner Green.

1913-18 – Property owned by Wallace H. Eiss

1918-31 – Property owned by George & Lucy Maurer

1931 – Purchased by Alvin E. Fidinger, who remodeled and enlarged the house. After remodeling the house had “twelve rooms, four fireplaces, and three bathrooms.” But, it was noted that the front door was in its original location. After Mr. Fidinger passed away, the home passed down to his daughter and her family.

186 S. Cayuga Rd. (Israel Colburn House) –
BUILDING CHRONOLOGY DIAGRAM

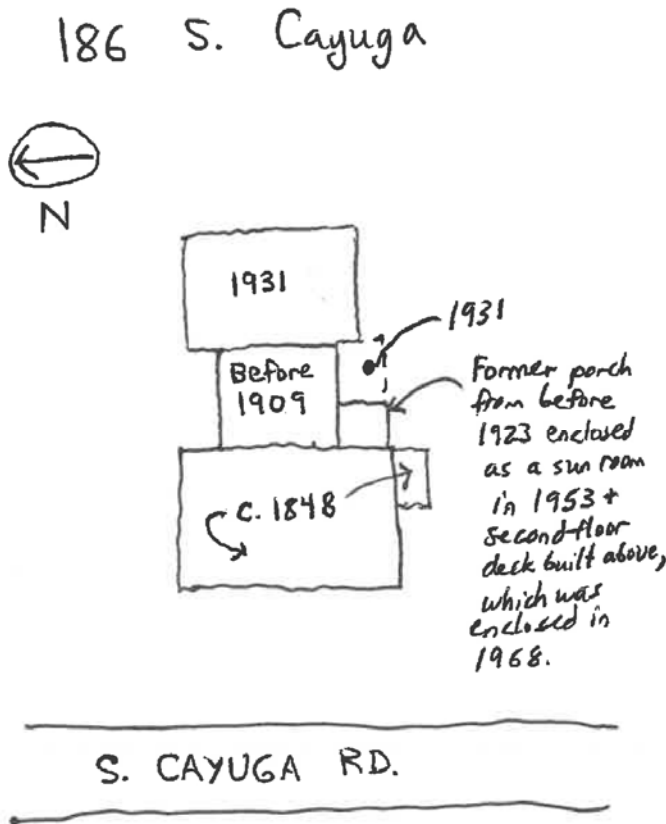


Image #1: Building Chronology Diagram





Photo #1: Overview looking northeast



Photo #2: Looking northeast





Photo #3: Looking southwest

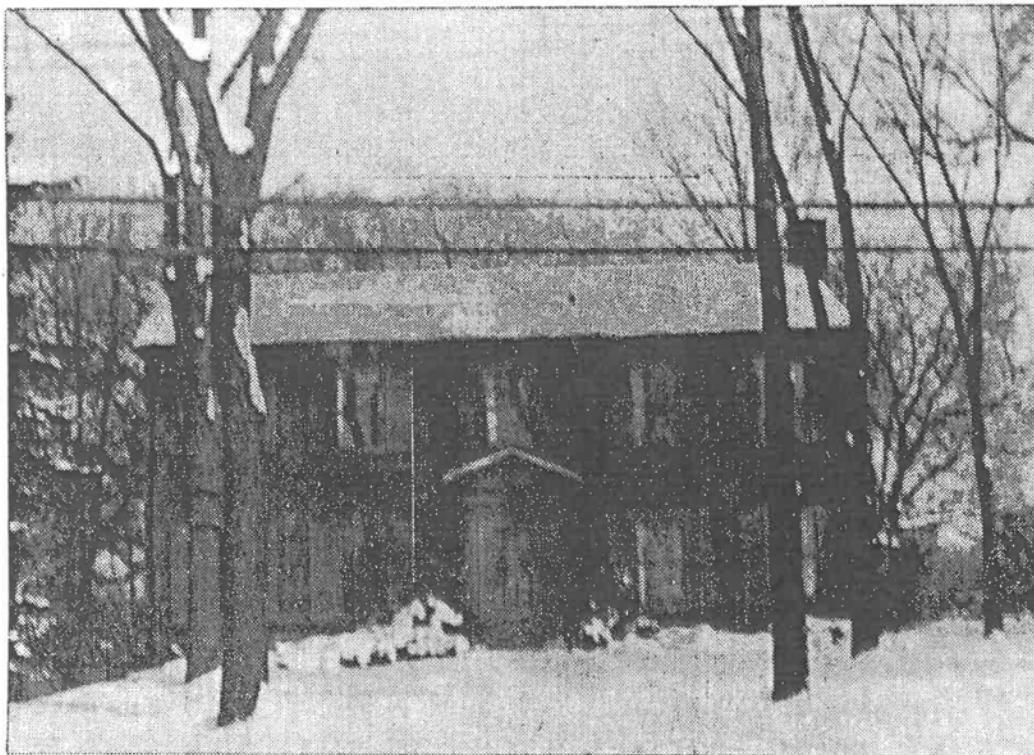
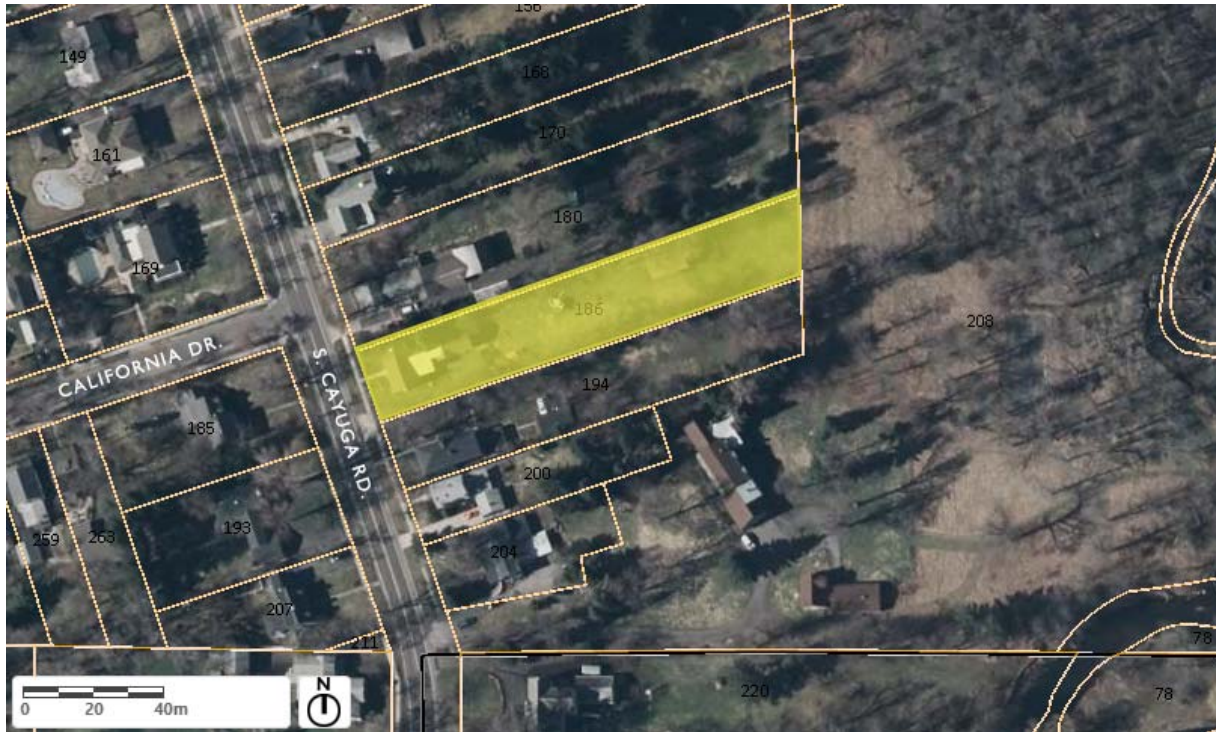


Image #2: Historic photo taken 1961, from source (3)





Map #1: Erie County tax map showing location of 186 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

- Building name (s): 193 S Cayuga Rd SHPO USN: 02955.000081
- County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
- Address or Street Location 193 S Cayuga Rd S-B-L: 80.08-5-54
- Ownership: public private
- Owner John & Christine Pruetz Address 193 S. Cayuga Rd., Williamsville, NY 14221
- Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

- Condition: excellent good fair deteriorated
 Explain: _____

Integrity a. original site b. moved if so, when? _____

Medium-high integrity. Massing and materials of original portions of building appear to be largely intact including wood clapboard cladding and wood window sash. However, addition of the garage and connecting wing during the mid-20th century parallel to the street significantly altered the overall form of the building as visible from the public right-of-way, thus diminishing the perception of the original older portion of the house.

c. list major alterations and dates, if known: See list below and attached diagram

c. 1945 – Garage constructed (10)

1967 – New two-story connecting wing constructed between original portion of house and garage and remodeling of second floor of garage into living space (1)

1991 – 1-story rear sunroom addition on main block of house (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house c. garage (attached)
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop ___ h. gardens
- ___ i. landscape features: _____
- ___ j. other: _____

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Home is located on a lot that is twice as wide compared to others deeper into the Williamsville Park development. The house is oriented parallel to the street, set behind a generous lawn. A driveway leads to a front-facing garage at the southern end of the lot.

18. Other notable features of building and site (including interior features if known)

Two-story Dutch Colonial Revival home with multiple later additions arranged linearly parallel to the street. The original main block of the home is set perpendicular to the street, is two bays wide at the front elevation, and features a concrete foundation, wood clapboard walls, and an asphalt shingle roof. Distinctive to the style, the roof is a gambrel form and a brick chimney is centered on the front façade. The main entry is centered on the north elevation of the main block and is protected by an overhanging canopy with a peaked articulation over the door, which is further flanked by two wood brackets. A one-story screened porch is appended to the front (street side) of the main block. To the south of the main block, a two-story wing with a gambrel roof set parallel to the street extends to and interconnects with a two-story gable roofed frame two-car garage with living space above. The addition features the same materials as the main block whereas the garage is clad in wood shingles. Windows in the addition and garage appear to be wood sash, but it is difficult to confirm. The garage doors are wood. The shutters on the original portion of the house are likely original.

SIGNIFICANCE

19. Date of initial construction: _____ c. 1925 Style: Dutch Colonial Revival _____

Architect: _____ unknown _____

Builder: _____ unknown _____

20. Historical and architectural importance

Constructed as part of the Williamsville Park development, consistent with streetcar suburb development partterns of the early 20th century.

21. Research Sources

- (1) Village of Williamsville permit files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Property is contributing to a potential historic district along South Cayuga Road.





Photo #1: Overview looking west



Photo #2: Looking southwest





Photo #3: North portion of house, looking southwest

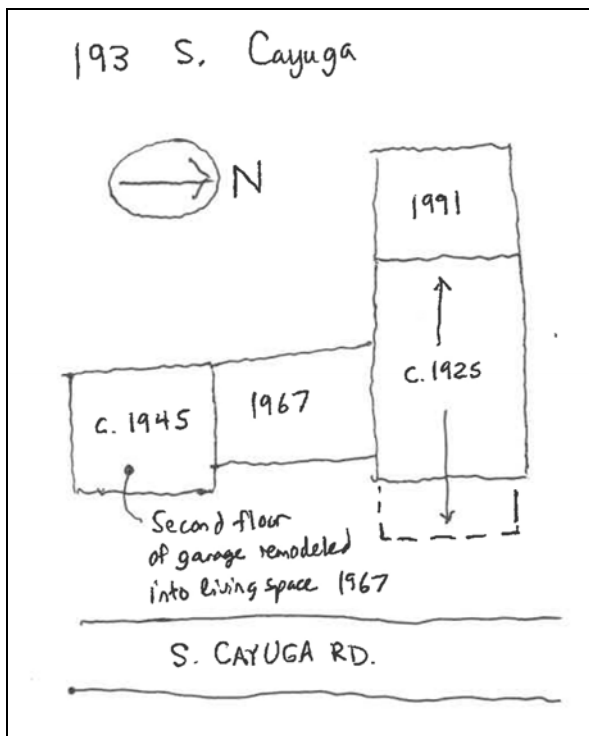


Image #1: Building Chronology Diagram





Map #1: Erie County tax map showing location of 193 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 194 S Cayuga Rd
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 194 S Cayuga Rd S-B-L: 81.05-1-14
4. Ownership: public private
5. Owner Richard Brown Address 194 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

High integrity. The massing and materials of the home appear to be intact with the notable exception of the windows, which have all been replaced with vinyl replacements. Nonetheless, the openings and their sizes appear to be unchanged, so this change diminishes its integrity only slightly.

c. list major alterations and dates, if known: See list below

1930s-50s? - "Extensive remodeling when owned by Dr. William H. Potter" (3)

1962 - Rear 1-story addition to garage (1)

1972 - Rear 1-story 24' x 18' family room addition to rear of house with deck above (1)

1972 - Formerly open entry porch at south elevation was likely enclosed as a vestibule at the same time as family room addition in this year (since same style of exterior door was used in both)

2009 - Chimney repair: Existing chimney removed down to roof and re-built (1)

- 14 Threats to Building:** ___ a. none known b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn b. carriage house ___ c. garage
 ___ d. privy ___ e. shed ___ f. greenhouse
 ___ g. shop ___ h. gardens
 i. landscape features: large tree just north of house
 ___ j. other: _____

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
 ___ d. densely built up ___ e. commercial ___ f. industrial
 g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Home is set close to and slightly elevated from the street behind a small lawn on a narrow wooded village lot. A driveway along the north edge of the lot leads to a garage located to the rear of the house.

18. Other notable features of building and site (including interior features if known)

Two-story Craftsman style home, block-like in massing and linear in plan stretching perpendicular to the street, two bays wide by approximately six bays deep, with a small one-story addition at the rear. Roof is hipped at the front (west) elevation and ends as a gable at the east end. Entry is through a vestibule centered on the south elevation. Home features a stone foundation, clapboard wall cladding at the first floor, wood shingles on the second floor, and an asphalt shingle roof. Exposed rafter edges are regularly spaced along the underside of the roof eaves. The windows are vinyl replacements, a mixture of 1/1 double-hung sash and 6/1 double-hung sash with true divided lites. Shutters are not original. A gable roofed former barn that has been converted to a three-car garage is located to the rear of the house.

SIGNIFICANCE

- 19. Date of initial construction:** c. 1910* **Style:** Craftsman

Architect: unknown

Builder: unknown

* source (3) suggests that the home may have been built between 1836 and 1854, but its styling is inconsistent with that era. Either an older home was replaced in the early 20th century or the older home was completely remodeled at that time.

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (1) Village of Williamsville permit files
- (3) "194 Cayuga Rd. – Allen Thomas Home" in "History of Town of Amherst" article series in *Amherst Bee* by Sue Miller Young, c. 1960, accessed in Williamsville Historical Society files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Property is contributing to a potential historic district along South Cayuga Road.



194 S. Cayuga Rd. –**SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE**

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchased included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Property purchased by John Stever along with remaining land stretching from 180 S. Cayuga Rd. to the south village line at 208 S. Cayuga.

1836-54 – Owned by Austin Ayer. He was in the carpenter's trade and helped to build several of the older houses in the village as well as laid out the frame for the former Baptist Church at 94 S. Cayuga, so he may have built a house on this lot during this time.

Owned by Lucinda Crocker from 1860s through 1884

1884 – Purchased by Levi Crocker

1899 – Purchased by John Anderson

1910 – Purchased by Egbert Allen

1920 – Purchased by John A. Craik, who was an employee of Thornton & Chester Milling Co.

1925 – Purchased by Lucille Craik Brunner and Isabel Craik

1932 – Purchased by Groves & Matilda Cartledge

1946 – Purchased by William H. Potter

1956 – Purchased by Allen M. Thomas, who owned the home at least through 1960.





Photo #1: Overview looking southeast

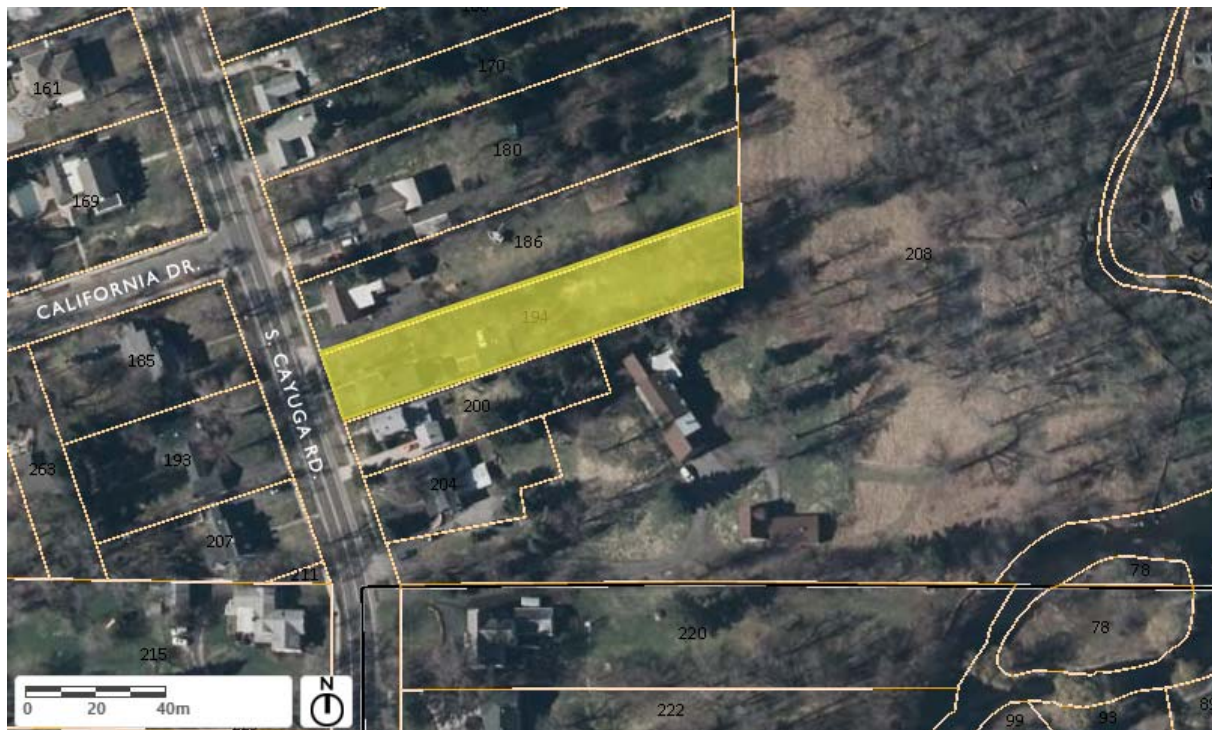


Photo #2: Looking northeast





Image #1: Historic photo taken c. 1960, from source (3)



Map #1: Erie County tax map showing location of 194 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): Barton and Dolly Seamons House
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 200 S Cayuga Rd S-B-L: 81.05-1-13
4. Ownership: public private
5. Owner Robert & Patricia Rizzitello Address 200 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: foundation not visible

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

Medium-high integrity. Home appears to retain the massing that it obtained as a result of an extensive remodeling in 1924 and many of the materials including wood clapboard siding and the Gothic arched front door. However, the replacement of all windows with vinyl in this case has had a larger diminishing effect than normal as the muntins would have provided one of the few sources of texture on an otherwise flat façade. With this texture removed, the front elevation has a decidedly "flat" appearance.

c. list major alterations and dates, if known: See list below

1924 – Major alterations by new owners Dr. and Mrs. Richard A. Dunning: "They made extensive alterations to the old plank house by raising the second story and adding an attic, changing the stairway, enlarging the living room and creating the woodshed into a kitchen with a picture window at the back." The front vestibule was also added at this time. (3, 10)

1959 – Garage constructed 20' wide x 22' deep (1)

1992 – "Pedestrian walkway" [possibly front steps were constructed this year?] (1)

2004 – Re-roofing: Total tear off, installation of new asphalt shingles (1)

2014 – New standby generator in N side yard (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: _____
 j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
 d. densely built up e. commercial f. industrial
 g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Home is set close to the street behind a small lawn on a village lot. A garage is located just south of and attached to the rear of the house.

18. Other notable features of building and site (including interior features if known)

See continuation sheet.

SIGNIFICANCE

19. Date of initial construction: c. 1842 Style: Tudor Revival*

Architect: unknown

Builder: Gardner Green

*House was originally Greek Revival styled, visible in the attached historic photo, but received a major remodeling into the Tudor Revival style in 1924.

Note: An additional historic photo, showing the home soon after the 1924 remodeling, is available in the image archives of the Buffalo Niagara Heritage Village but could not be obtained for inclusion as part of this survey report.

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (1) Village of Williamsville permit files
- (3) "200 Cayuga Road – Dr. Richard A. Dunning Home", in "History of Town of Amherst" article series in *Amherst Bee* by Sue Miller Young, c. 1960, accessed in Williamsville Historical Society files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Due to its extensive alterations from its original Greek Revival style and the subsequent changes to the remodeled home, such as the replacement of the windows with vinyl, the property does not have sufficient integrity to contribute to a National Register historic district along South Cayuga Road.

However, the integrity standards are somewhat lesser for inclusion as part of a local historic district. The home retains its massing as well as many historic features dating from the 1924 remodeling. As such, the property is contributing to a potential local historic district along South Cayuga Road.



200 S. Cayuga Rd. (Barton and Dolly Seamons House) –
SECTION 18: NOTABLE FEATURES OF BUILDING AND SITE

2-1/2 story Tudor Revival style home with gabled massing and a gabled vestibule enclosing a Gothic arched front door. House is two bays wide at the front elevation. A one-story shed addition extends from the rear of the house. Exterior walls are wood clapboard, whereas the roof of the vestibule is slate or synthetic slate and the roof of the main block is asphalt shingle. A tall brick chimney is located at the south wall of the main block. Windows are typically 6/6 double-hung in configuration with the exception of a copper-roofed bay windows at the south elevation and a few assorted casements. All windows are vinyl replacements with simulated muntins. A one-car one-story frame garage is attached to the south façade and has the same materials as the main block.

200 S. Cayuga Rd. (Barton and Dolly Seamons House) –
SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Property purchased by John Stever along with remaining land stretching from 180 S. Cayuga Rd. to the south village line.

Mar. 24, 1842 – Property sold to Barton and Dolly Seamons, around which time the house was likely built. Land was purchased for them by their adopted son, Gardner Green, and he constructed their house.

1874 – The property was sold to the sons of Gardner Green, but the Seamons continued to live there until their death in 1885. Mr. Green had cared for the Seamons throughout their life and his wife & sons apparently did the same as long as they lived.

1890 – Lovine M. Green, Gardner Green's wife, became owner.

1893 – Property purchased by William Van Zent and his wife Sophia, who was superintendent of the Erie Alms House Farm (now University at Buffalo South Campus).

1911 – Property purchased by William and Mary Jenkins

Jul. 24, 1924 – Property purchased by Richard & Kathleen Dunning, who undertook an extensive remodeling and owned the house at least through 1960.





Photo #1: Overview looking northeast



Photo #2: Looking southeast



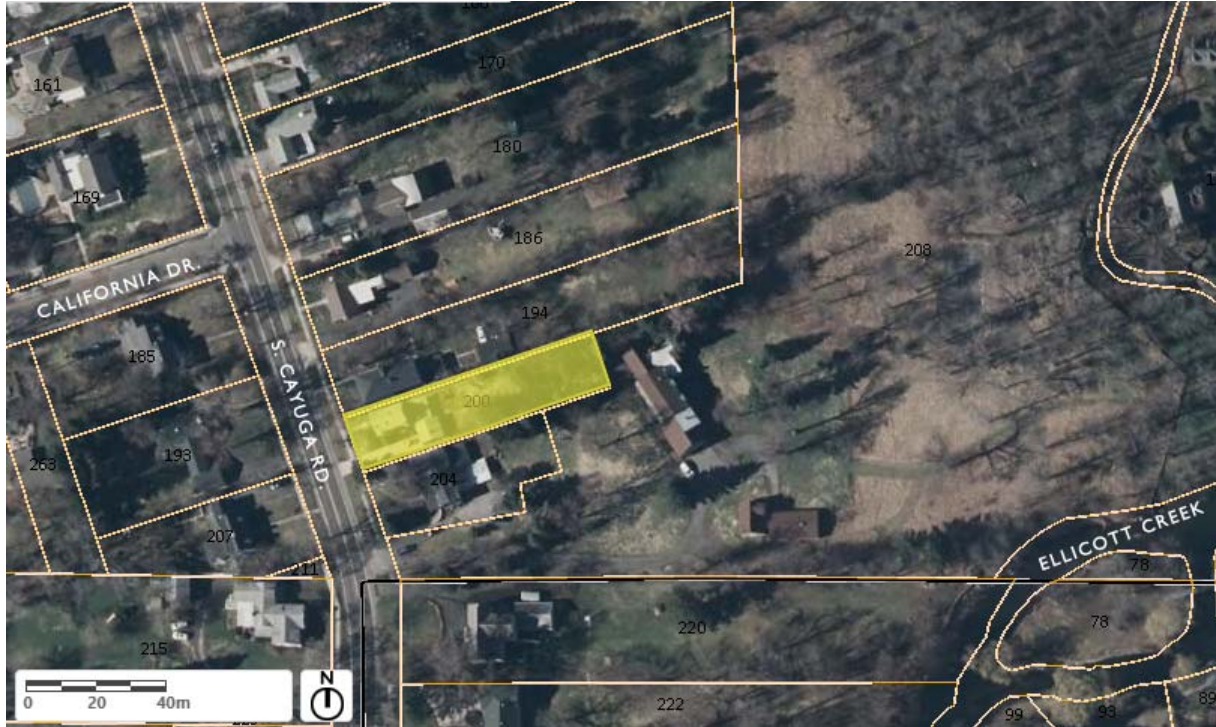


Photo #3: Looking northeast from adjacent property



Image #1: Historic photo taken 1924, prior to major alterations by the new owners that purchased that year. From source (3).





Map #1: Erie County tax map showing location of 200 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): Gardner Green House
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 204 S Cayuga Rd S-B-L: 81.05-1-12.2
4. Ownership: public private
5. Owner Megan Pasquantonio Address 204 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

High integrity. House generally retains its original massing and materials. While additions have occurred, they are at the rear of the house and not visible from the public right-of-way. A factor that diminishes the integrity slightly is the mid-20th century alterations to the front veranda at which time the columns and siding beyond appear to have been altered.

c. list major alterations and dates, if known: See list below and attached diagram

1854 – South half of home built as an addition by then-owner Gardner Green (3)

Description from between 1907 and 1919: “When the Jenkins family lived there, in addition to the house with a two-story woodshed attached in the rear, there were also a corn crib, carriage house, barn, and chicken house.” (3)

1976 – Majority of lot broken off separately as 208 S. Cayuga Rd., including barn that was historically associated with this home. This lot, which had historically been numbered 208, was renumbered 204 that year. (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage (attached)
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: _____
- j. other: _____

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

Home is set close to the street behind a small lawn on a narrow and relatively shallow village lot that was broken off in 1976 from the much larger lot to its south and east. The lot contains a change in grade, descending from front to rear, resulting in the rear attached garage being one level below the main front portion of the house. A driveway runs along the south side of the property and provides access to the rear garage. Several outbuildings were historically associated with the house but only the barn remains and is now located on the adjacent property, 208.

18. Other notable features of building and site (including interior features if known)

Two-story tall Greek Revival house with a L-shaped gable-roofed footprint with exposed basement level at the rear portion of the south wing only, due to the land sloping downward by a full story toward the rear of the site. Gable returns are visible at the south end of the south half of the house. Multiple additions have occurred to the rear of the house including an attached garage. A one-story veranda with apparent mid-20th century alterations (iron columns and vertical board siding beyond) is located at the crook of the “L” on the front façade, accessed via a curved stair from the driveway. The house has a stone foundation, wood clapboard walls, and asphalt shingle roofs. Windows are a mixture of double-hungs and other arrangements such as picture windows. Some of the windows appear to be wood, though the material of others cannot be identified. A brick chimney is located at the northeast corner of the house.

SIGNIFICANCE

- 19. Date of initial construction:** c. 1845 **Style:** Greek Revival
- Architect:** unknown
- Builder:** Gardner Green

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

See continuation sheet.

Narrative Description of Significance:

Given its relatively high level of integrity and construction by direct association with a prominent early businessman who was instrumental in the development of this portion of S. Cayuga Rd. and with the social and political life of Williamsville in general during the mid-19th century, the property appears to meet local landmark criteria 1 and 3 and National Register criteria A and C as an individual landmark.

204 S. Cayuga Rd. is also a contributing property to a potential historic district along South Cayuga Road.



204 S. Cayuga Rd. (Gardner Green House) –**SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE**

Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Property purchased by John Stever along with remaining land stretching from 180 S. Cayuga Rd. to the south village line.

1843 – Gardner Green owned both 200 and 208 S. Cayuga by this year and his property extended further south “almost to the Lehigh Railroad Tracks” and included a sand quarry in this south part across the village border in Amherst. (The quarry is now a lake just west of Ellicott Creek just north of the new homes along Fisher Pond Rd. in Amherst.) Mr. Green had come to Williamsville in 1830 with his adopted parents, Barton & Dolly Seamons. He purchased the land at 200 S. Cayuga for them a likely built their house, and he continued to care for them as long as they lived. He ran the sand quarry on his property and became relatively wealthy. He was a carpenter who worked in a saw mill in the village and likely built the houses at both 200 and 204. He also served on the Village Board in several offices and was Justice of the Peace for twelve years.

Between 1843-1846 – North portion of this house was built

1846 – Property sold to G.W. Frazer or G.W. Ellicott

1848 – By this year, Mr. Green again owned the property.

1854 – Mr. Green built the south portion of the house when he married Lovine Grove.

1866 – Property was again owned by G. Frazer

Mr. Green’s descendants owned the property until 1907, when his daughter Jenny M. Herr sold it.

1907 – Property bought by William Jenkins & Mary Gertrude Jenkins. Mr. Jenkins owned an insurance business.

1919 – Purchased by Arthur H. & Alice Buck Bosworth

1930 – Purchased by H. Hamilton & Agnes Barnes

1944 – Purchased by Mr. & Mrs. Fred O. Francis, who owned it until at least 1960

1976 - The property was broken into two parts, with the larger south portion retaining the 208 address and the smaller north portion (the subject of this form) receiving the new number, 204.

204 S. Cayuga Rd. (Gardner Green House) –**SECTION 21: RESEARCH SOURCES**

(1) Village of Williamsville permit files

(3) “208 Cayuga Rd. – Home of Mr. and Mrs. Fred Francis”, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, c. 1960, accessed in Williamsville Historical Society files

(9) Historic maps of Williamsville: 1854/66, 1909, 1916

(10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Note: property that now comprises both 204 and 208 S. Cayuga was one property numbered 206 S. Cayuga until at least 1947. It seems to have been renumbered 208 prior to 1976.



204 S. Cayuga Rd. (Gardner Green House) –
BUILDING CHRONOLOGY DIAGRAM

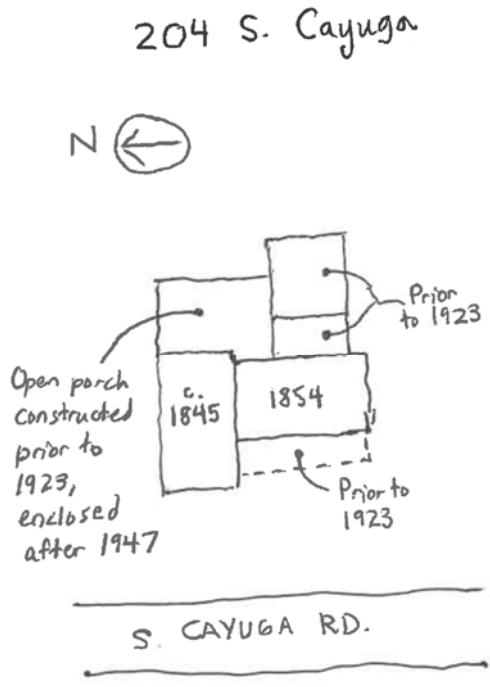


Image #1: Building Chronology Diagram



Photo #1: Overview looking northeast

Revised 4/13





Photo #2: Looking southeast

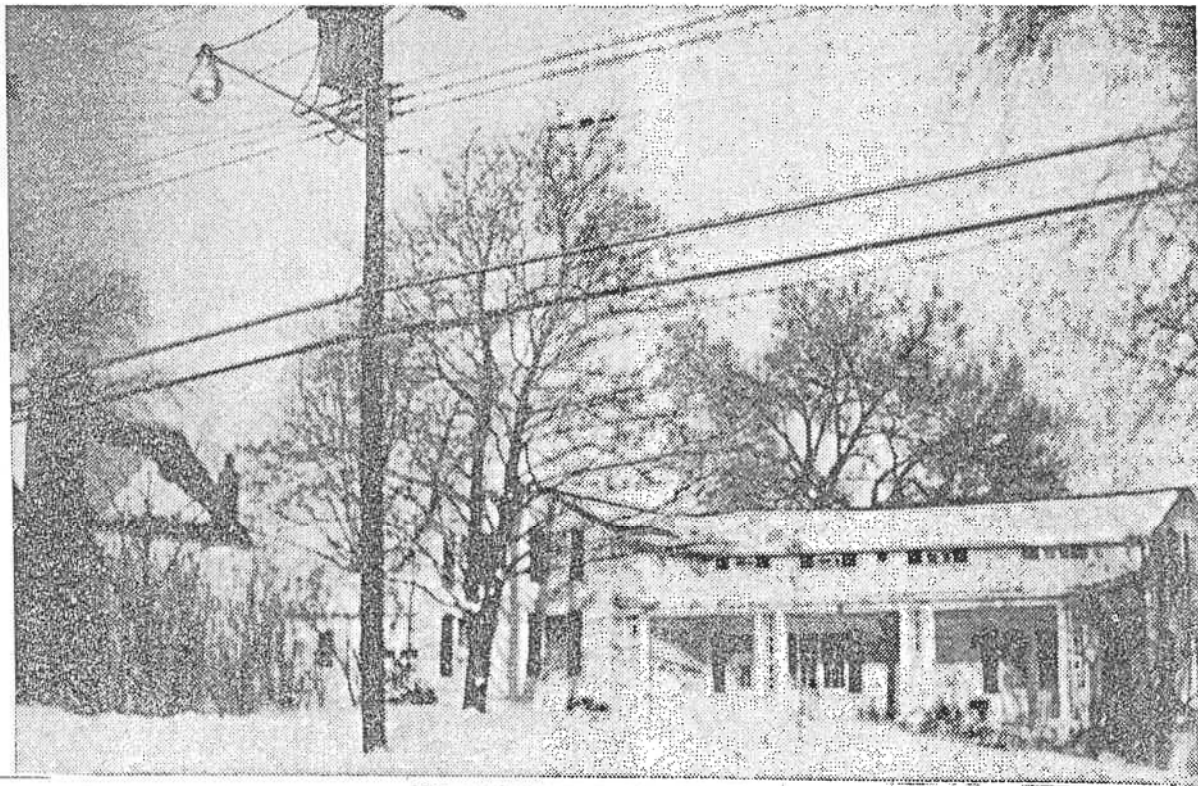


Image #2: Historic photo taken c. 1960, from source (3)





Map #1: Erie County tax map showing location of 204 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 207 S Cayuga Rd SHPO USN: 02955.000082
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 207 S Cayuga Rd S-B-L: 80.08-5-55
4. Ownership: public private
5. Owner Karin Kaye Address 207 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: foundation not visible

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

High integrity. Home appears to be intact to its date of construction.

c. list major alterations and dates, if known: See list below

- 1999 – One-story rear family room addition 18' wide x 19' long (Architect: D'Alba Architects) (1)
- 2006 – New standby generator installed in rear yard in crook of L-shaped footprint (1)
- 2007 – Replacement of fence surrounding rear yard (1)
- 2011 – Chimney repair: "New brick & cap" (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house c. garage (attached)
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop h. gardens
- ___ i. landscape features: _____
- ___ j. other: _____

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Home is located on a village lot that was laid out as part of the Williamsville Park development. The house is oriented parallel to the street, set behind a small lawn. A driveway leads to a front-facing attached garage.

18. Other notable features of building and site (including interior features if known)

1-1/2 story tall Cape Cod style home with Colonial Revival influences, side-gabled massing three bays wide at the front elevation with an attached one-car garage appended to its north elevation and set back slightly. An elaborate wood surround crowned with a balustrade frames the center entry. Windows are typically double-hung and appear to be wood sash, though this is difficult to discern. Two dormers extend forward from the roof. The front elevation of the main block is clad in brick whereas the side elevations and the garage are wood clapboard and the roof is asphalt shingled. A brick chimney protrudes from the approximate center of the roof.

SIGNIFICANCE

- 19. Date of initial construction:** _____ c. 1960 Style: Cape Cod _____
- Architect:** _____ unknown _____
- Builder:** _____ unknown _____

20. Historical and architectural importance

Constructed during the mid-20th century on a lot set aside c. 1920 as part of the Williamsville Park development but its date of construction and front-facing garage places it in the context of the auto-oriented suburban development of Williamsville as a bedroom community in the Buffalo metro area during the mid-20th century.

21. Research Sources

- (1) Village of Williamsville permit files
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Non-contributing property to a potential historic district along South Cayuga Road because it falls into a separate, later pattern of development unassociated with the initial development of Williamsville Park along this side of South Cayuga Road.

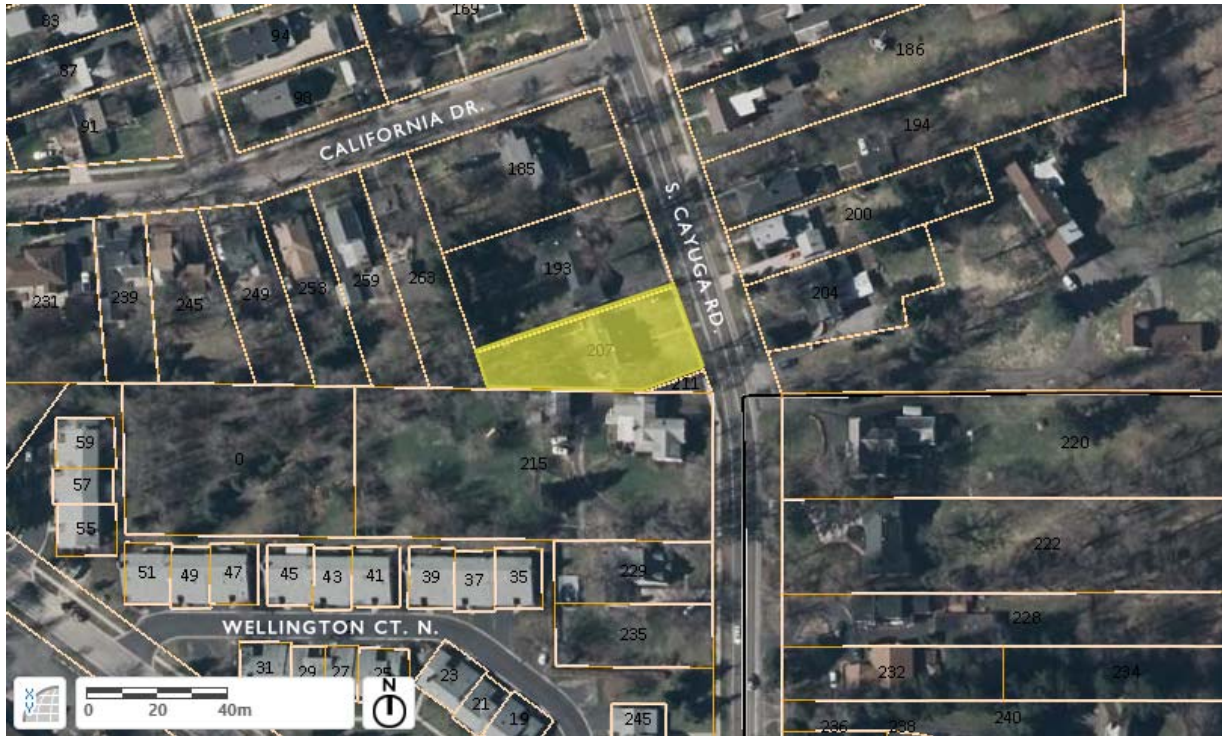


Photo #1: Overview looking northwest



Photo #2: Looking southwest





Map #1: Erie County tax map showing location of 207 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 208 S Cayuga Rd
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 208 S Cayuga Rd S-B-L: 81.05-1-12.1
4. Ownership: public private
5. Owner Mary Sippel Address 208 S. Cayuga Rd., Williamsville, NY 14221
6. Original use _____ Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: 1977 construction drawings for house show concrete foundation

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

The house does appear to retain its original massing and materials. However, given its age of less than 50 years, it is ineligible for landmark designation.

The integrity of the former barn is difficult to determine given its distance from the public right-of-way, but appears to be the result of multiple connected wings featuring a variety of materials with contemporary replacement windows. Given its location on a separate lot from the home it was historically associated with, and the subsequent removal of other agricultural outbuildings with which it was historically associated, the barn is considered not to have integrity.

c. list major alterations and dates, if known: See list below

Former barn on property was constructed between 1916 and 1923. (10)

1977 – New single-family residence constructed on rear portion of lot: “2 story frame dwelling with attached garage”; lot split apart at this time with some frontage along Cayuga becoming part of 208 (new front property seems to have been renumbered 204 at this time) (1)

- 14 Threats to Building:** a. none known b. zoning c. roads
- 15. Related Outbuildings and Property** a. barn b. carriage house c. garage (attached)
- d. privy e. shed f. greenhouse
- g. shop h. gardens
- i. landscape features: _____
- j. other: remnants of tennis court in backyard

- 16. Surroundings of the building** a. open land b. woodland c. scattered buildings
- d. densely built up e. commercial f. industrial
- g. residential h. other: _____

17. Interrelationship of buildings and surroundings

House and former barn are set back more than 100 feet from the street, accessed by a long driveway just south of the house at 204 S. Cayuga. The house is located almost directly behind the house at 204 S. Cayuga. The heavily wooded 7.75-acre lot extends behind several lots to the north, up to 170 S. Cayuga, and extends east to the banks of Ellicott Creek. The former barn on the property was historically associated with the house at 204 S. Cayuga as were multiple other outbuildings that formerly existed on this site but no longer exist.

18. Other notable features of building and site (including interior features if known)

House is linear in configuration comprised of a central two-story section with one-story wings at each end. Central portion is brick at the first floor with a gambrel roof clad in asphalt shingles. Both end wings feature clapboard siding and gabled asphalt shingle roofs. The north wing contains a small one-story rear ell clad in brick. Windows are typically divided-lite double-hungs with shutters, with incidental other window types. At the second floor of the central wing, the windows are set into protruding wood dormers. A tall brick chimney extends upward from the north wing and smaller chimneys protrude from the roofs of the central and south wings.

The former barn (labeled as a “workshop” or “shed” on maps from the 1930s and 40s) features a 1-1/2 story tall gable-roofed front wing with stucco (or similar) walls and vinyl windows with a rear attached 1-story wing that appears to be clad in wood planks and feature barn doors.

SIGNIFICANCE

19. Date of initial construction: 1977

Architect: unknown

Builder: unknown

20. Historical and architectural importance

See continuation sheet.

21. Research Sources

- (1) Village of Williamsville permit files
- (9) Historic maps of Williamsville: 1854/66, 1909, 1916
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Note: property that now comprises both 204 and 208 S. Cayuga was one property numbered 206 S. Cayuga until at least 1947. It seems to have been renumbered 208 prior to 1976.

Narrative Description of Significance:

Since the house is less than 50 years old and the barn does not retain integrity, the property is non-contributing to a potential historic district along South Cayuga Road.



208 S. Cayuga Rd. –**SECTION 20: HISTORICAL AND ARCHITECTURAL IMPORTANCE**Historical information below is from source (3):

Lot owned by Jonas & Elizabeth Williams until 1833

1833 – Sold to Benjamin & Esther Hershey (purchase included all land from 44 S. Cayuga south to village line on this side of the street)

1835 – Property purchased by John Stever along with remaining land stretching from 180 S. Cayuga Rd. to the south village line.

1843 – Gardner Green owned both 204 and 208 S. Cayuga (as presently numbered) by this year and his property extended further south “almost to the Lehigh Railroad Tracks” and included a sand quarry in this south part across the Amherst border.

Between 1843-1846 – North portion of the house at the lot now numbered 204 S. Cayuga was built

1846 – Property sold to G.W. Frazer or G.W. Ellicott

1848 – By this year, Mr. Green again owned the property.

1866 – Property was again owned by G. Frazer

Mr. Green’s descendants owned the property until 1907, when his daughter Jenny M. Herr sold it.

1907 – Property bought by William Jenkins & Mary Gertrude Jenkins. Mr. Jenkins owned an insurance business.

1919 – Purchased by Arthur H. & Alice Buck Bosworth

1930 – Purchased by H. Hamilton & Agnes Barnes

1944 – Purchased by Mr. & Mrs. Fred O. Francis, who owned it until at least 1960

1976 - The property was broken into two parts, with the larger south portion (the subject of this form) retaining the 208 address and the smaller north portion receiving the new number, 204. As noted elsewhere on this form, the home on 208 was completed the following year.





Photo #1: Looking northwest from S. Cayuga Rd. toward home on property



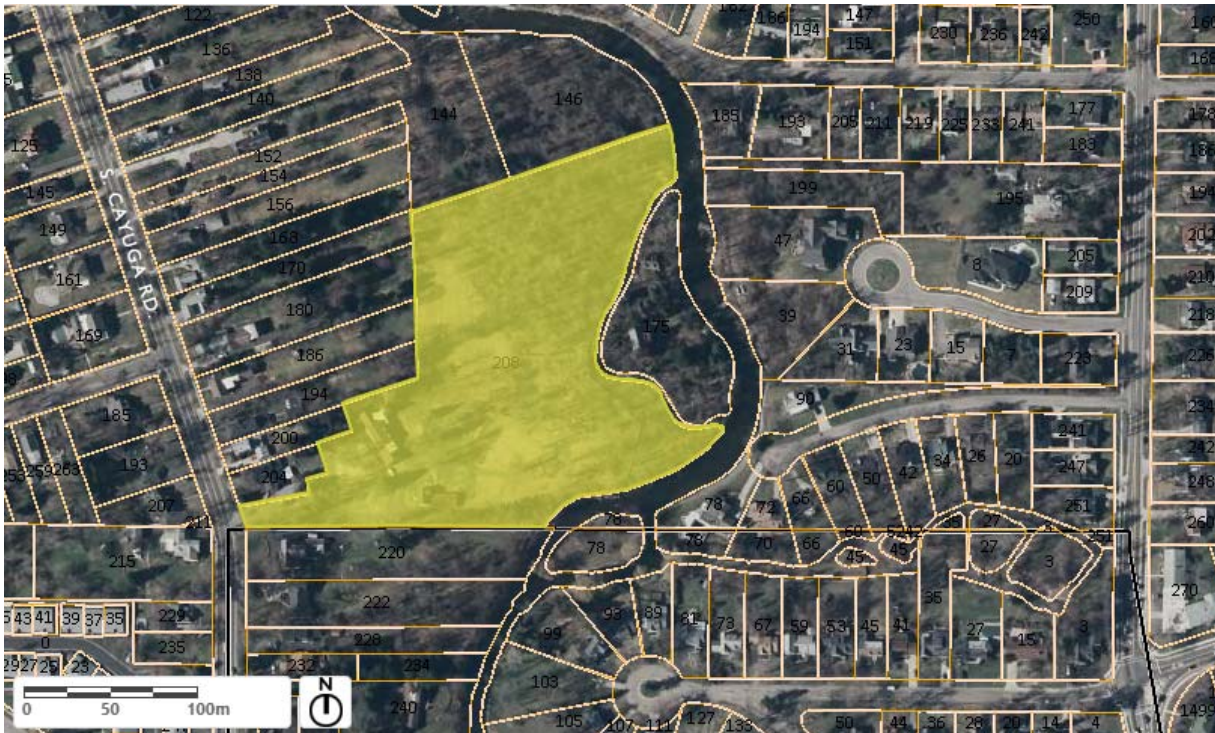
Photo #2: Looking west from S. Cayuga Rd. toward barn on property, which was historically associated with adjacent house at 204 S. Cayuga Rd.

Revised 4/13





Image #1: Aerial overview of property from Google Maps, looking west



Map #1: Erie County tax map showing location of 208 S. Cayuga Rd.





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): George & Catherine Zent Farmhouse SHPO USN (215 only): 02955.000083
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 211-215 S Cayuga Rd S-B-Ls: (211) 80.08-5-56, (215) 81.09-1-14.1
4. Ownership: public private
5. Owner Robert & Julia Anain Address 215 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick (vener) poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Condition: excellent good fair deteriorated

Explain: _____

Integrity a. original site b. moved if so, when? _____

High integrity. Massing and materials appear intact to the home's original construction including clapboard siding and most of the wood windows.

c. list major alterations and dates, if known: See list below and attached diagram

Historical records note that several barns were once located on the farm, though only one remains today. (24)

1932 – Home existed in its current form by this year, with the exception of a porch at the SW corner that existed then but has since been enclosed and clad with brick. However, materials and massing suggest that the entirety of the house likely dates to the 19th century. (10)

1932 – Existing barn with L-shaped footprint existed by this date. (10)

1988 – Sidewalk installed, at request of Village (1)

1994 – Drywell installed at rear of property (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** a. barn ___ b. carriage house ___ c. garage
- ___ d. privy ___ e. shed ___ f. greenhouse
- ___ g. shop ___ h. gardens
- i. landscape features: hitching post, carriage post along driveway
- j. other: former chicken coop adjacent to barn

- 16. Surroundings of the building** ___ a. open land b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

211 S. Cayuga Rd. is a small triangle of land that is a small remnant of the portion of the lot that was historically within the Village of Williamsville, whereas 215 historically fell just outside the village boundary.

The home is set back slightly from the street on a wooded lot that is approximately twice as deep and twice as wide as adjacent lots to the north, but is apparently the remnant of a large farm that was sold off over time. The land slopes downward from the street to a large lawn at the rear of the lot. A barn and former chicken coop are located to the rear of the house along the north property line.

18. Other notable features of building and site (including interior features if known)

See continuation sheet.

SIGNIFICANCE

19. Date of initial construction: c. 1850

Architect: unknown

Builder: unknown

20. Historical and architectural importance

House was the farmhouse for the large farm owned by George & Catherine Zent. George was born in 1829 in Buffalo and married Catherine Schwartz of Williamsville in approximately 1847. The home may have been built soon after their marriage. Mr. Zent was also poormaster for the Town of Amherst for a period during the 1890s and 1900s.

The farm included several barns at one time and horses and steers were known to have been pastured on the site. (26)

During the early 1890s, George & Catherine’s son William van Zent “had charge” of the farm. (3)

21. Research Sources

- (1) Village of Williamsville permit files
- (3) “200 Cayuga Road – Dr. Richard A. Dunning Home”, in “History of Town of Amherst” article series in *Amherst Bee* by Sue Miller Young, c. 1960, accessed in Williamsville Historical Society files
- (25) “Bussings”, *The Amherst Bee*, Aug. 7, 1883-1886 (year unknown), 1
- (26) “Out of the Past: 125 Years Ago”, *The Amherst Bee*, May 5, 2008

Narrative Description of Significance:

Home has very high integrity and appears to have individual significance as a remaining early farmhouse representing the agricultural era early in the history of the Town of Amherst (historically, the farm fell outside of village boundaries), thus individually meeting local landmark criteria 1 and 3 and National Register criteria A and C.

Since the property falls outside the village’s historical boundaries and is part of a different pattern of development (agricultural vs. village), the home is excluded from the boundaries of a potential historic district along South Cayuga Road.



211-215 S. Cayuga Rd. (George & Catherine Zent Farmhouse) – SECTION 18: OTHER NOTABLE FEATURES

Two-story frame farmhouse made up of multiple interconnected gable roofed wings with one single-story porch on the front side facing the street and one facing the rear yard. The foundation is stone primarily with concrete block at a portion of the north wing, exterior walls are wood clapboard, and the roofs are asphalt shingled. Most windows are original wood sash with some incidental recent aluminum or steel replacements with muntin profiles similar to the original wood. Windows are generally double-hung assemblies with incidental sash of other types. Brick chimneys are located at the center of a gable-roofed mass at the front elevation and symmetrically at the rear of the home. Wood shutters exist throughout and are likely original. The barn at the rear of the lot has an L-shaped footprint, intersecting gable roofs, old wood windows, and a mixture of board and batten siding and horizontal clapboards.

211-215 S. Cayuga Rd. (George & Catherine Zent Farmhouse) – BUILDING CHRONOLOGY DIAGRAM

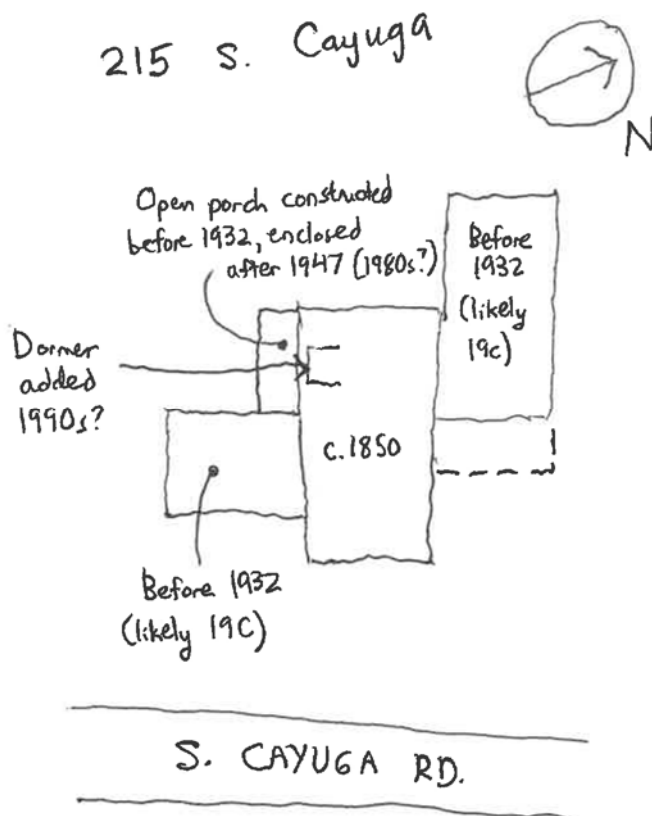


Image #1: Building Chronology Diagram





Photo #1: Overview looking west

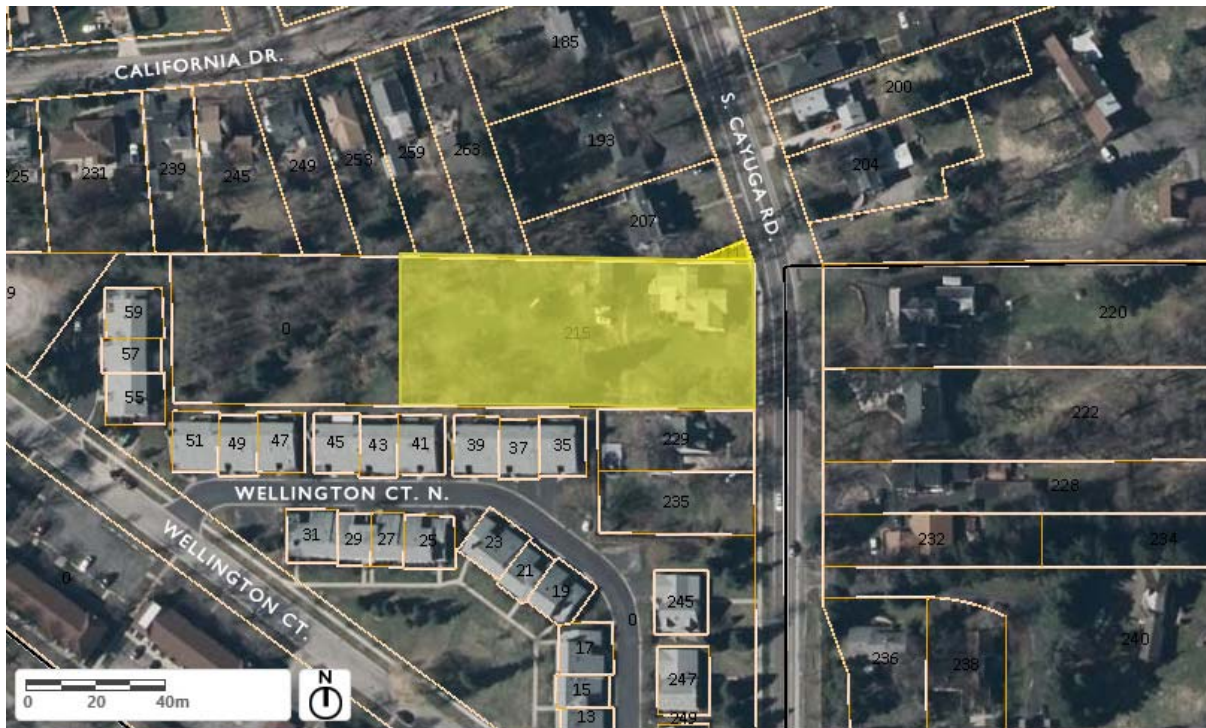


Photo #2: Rear side of house, looking northeast





Photo #3: Barn and former chicken coop at rear of property



Map #1: Erie County tax map showing location of 211-215 S. Cayuga Rd. 215 S. Cayuga is the primary lot, whereas 211 is the small triangular sliver at the top right corner of the property.

Revised 4/13





HISTORIC RESOURCE INVENTORY FORM

OFFICE USE ONLY

USN:

IDENTIFICATION

1. Building name (s): 229-235 S Cayuga Rd
2. County Erie Town/City Town of Amherst Village/Hamlet: Village of Williamsville
3. Address or Street Location 229-235 S Cayuga Rd S-B-Ls: 81.09-1-15, 16
4. Ownership: public private
5. Owner Gary Dudek Address 229 S. Cayuga Rd., Williamsville, NY 14221
6. Original use Residence Current use 1 Family Residence

DESCRIPTION

Materials -- please check those materials that are visible

- Exterior Walls: wood clapboard wood shingle vertical boards plywood
 stone brick poured concrete concrete block
 vinyl siding aluminum siding cement-asbestos other: _____
- Roof: asphalt, shingle asphalt, roll wood shingle metal slate
- Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

- Condition: excellent good fair deteriorated

Explain: _____

- Integrity a. original site b. moved if so, when? _____

Medium integrity. Original massing is apparent but the entirety of the exterior has been vinyl sided, obscuring the original cladding materials, and all windows have been replaced with vinyl replacement sash.

- c. list major alterations and dates, if known: See list below

- 1989 – Sidewalk constructed along front of property, under request by the Village (1)
- 1991 – New 2-story rear frame addition at NW corner of home, 19' wide x 16' deep, including prefab. fireplace. Family room on first floor, bedroom & bathroom on second. (Architect: Donald W. Love, Architect) (1)
- Between 1991 and 1994 – Removal of existing frame shed at N side of 235 S Cayuga lot near rear property line (1)
- 1994 – Removal of existing frame garage and installation of new 20' x 20' frame 2-car garage, extending over property line between 229 and 235 (1)
- 2001 – Survey in permit files shows that entirety of current house and garage existed by this year (1)
- 2001 – New storage shed at SW corner of 235 S Cayuga property (1)
- 2002 – New above-ground pool at rear of 229 S Cayuga lot (1)

- 14 Threats to Building:** a. none known ___ b. zoning ___ c. roads
- 15. Related Outbuildings and Property** ___ a. barn ___ b. carriage house c. garage
- ___ d. privy e. shed ___ f. greenhouse
- ___ g. shop ___ h. gardens
- ___ i. landscape features: _____
- j. other: above ground pool (rear yard)

- 16. Surroundings of the building** ___ a. open land ___ b. woodland ___ c. scattered buildings
- ___ d. densely built up ___ e. commercial ___ f. industrial
- g. residential ___ h. other: _____

17. Interrelationship of buildings and surroundings

Home is located on a village lot that was outside of the original village boundaries. Property is heavily wooded and its perimeter is lined with a hedgerow. A driveway runs along the south side of the house to a front-facing detached garage to the rear of the house. A storage shed is located at the rear SW corner of the adjacent lot, #235, but that lot is otherwise vacant.

18. Other notable features of building and site (including interior features if known)

1-1/2 story tall Cape Cod style home, side-gabled massing three bays wide at the front elevation with a detached frame vinyl-sided garage located to the south and just to the rear of the house. An entry vestibule protrudes from the center of the front elevation enclosing the front door. The foundation is concrete, the entirety of the exterior has been covered in vinyl siding, and the roof is asphalt shingled. Windows are typically double-hung and are vinyl replacement sash. Two dormers extend forward from the roof.

SIGNIFICANCE

- 19. Date of initial construction:** c. 1946 Style: Cape Cod
- Architect:** unknown
- Builder:** unknown

20. Historical and architectural importance

Constructed during the mid-20th century on a residential lot that fell outside of the village boundaries at least until 1947, and thus was not part of the land divided up for the Williamsville Park development.

21. Research Sources

- (1) Village of Williamsville permit files
- (10) Historic Sanborn Maps of Williamsville: 1923, 1932, 1940, 1947. Accessed courtesy of Buffalo Niagara Heritage Village.

Narrative Description of Significance:

Property is excluded from the boundaries of a potential historic district along South Cayuga Road because it falls outside the village’s historical boundaries and was part of a later development pattern unaffiliated with the initial development of Williamsville Park.



Photo #1: Overview looking west

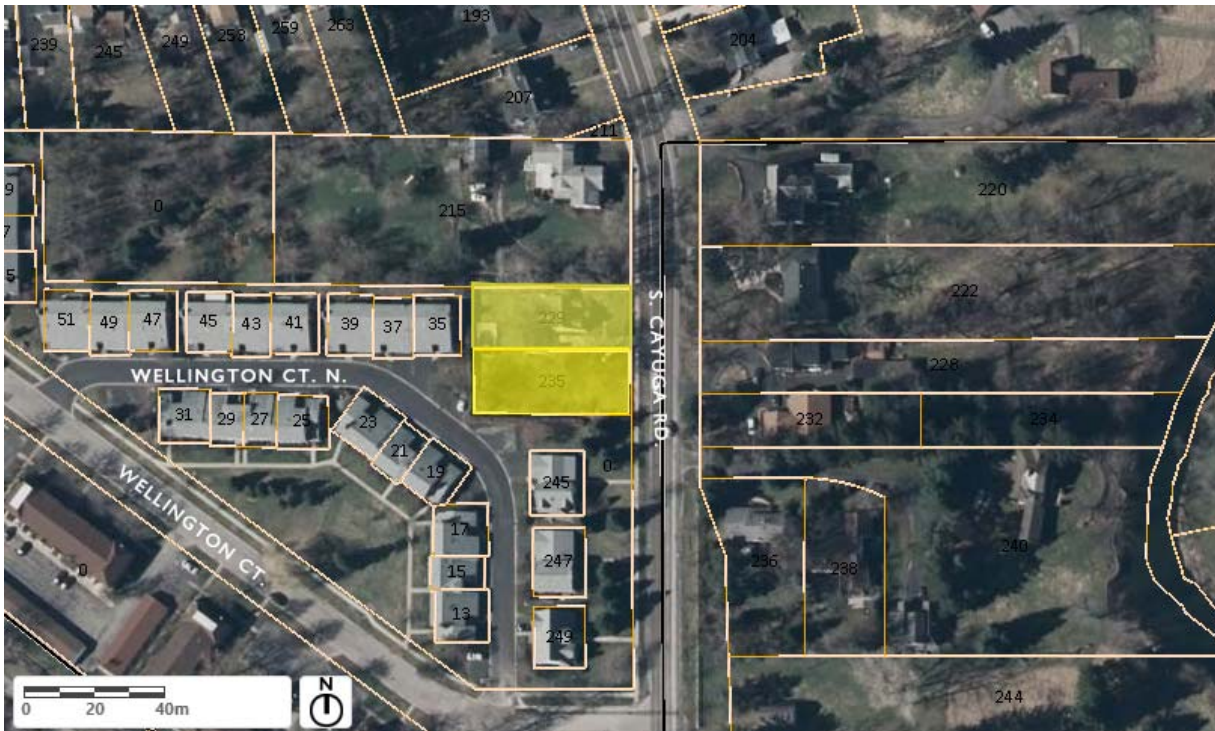


Photo #2: North elevation of house, view from adjacent property





Photo #3: Looking northwest toward 235 S. Cayuga Rd. Land contains only a storage shed at its rear (not visible in this photo), but is otherwise vacant.



Map #1: Erie County tax map showing location of 229-235 S. Cayuga Rd. 229 is the northernmost of the two shaded parcels and 235 is the south lot.



APPENDIX 2 . BIBLIOGRAPHY

Appendix 2: Bibliography

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Young, Sue Miller. “History of the Town of Amherst” article series in the *Amherst Bee*, 1960 (various dates)

APPENDIX 3 . STAFF RESUMES



Peter T. Flynn, AIA
Principal

pflynn@flynnbattaglia.com

Peter Flynn is the Design Principal at Flynn Battaglia Architects, responsible for design direction of all the firm's projects, and its marketing and public relations activities. Mr. Flynn's design approach emphasizes an open process engaging the client and user in the development of a design vision and concept which maximizes opportunity, aesthetics, and accountability.

In 40 years of professional practice, Mr. Flynn has provided leadership capitalizing on his expertise in design, management and preservation planning. He has been involved in a wide variety of project types with concentration in work for institutions, corporations and community organizations. Recently, he has received commissions for heritage projects with developers. His vision, creativity and design skills have resulted in successful historic sites, educational facilities, neighborhood plans, adaptive reuse and restoration of historic schools, churches, museums and housing. He has in-depth knowledge of planning and development as well as research, financial analysis, feasibility studies, historic structures reports and land use planning.

Mr. Flynn is a member of the American Institute of Architects and the Association for Preservation Technology and the National Trust. He is also a trustee of Preservation Buffalo Niagara. He is involved in numerous community activities and gives freely of his time in service to the organizations as a board member, fund raiser and project facilitator. He is licensed to practice architecture in New York.

License

New York State

National Park Service
(36 CFR Part 61) qualified in
Historic Architecture

Education

Master of Architecture
SUNY at Buffalo | Buffalo, NY

Bachelor of Science
Cornell University | Ithaca, NY

Post-Graduate Studies
Historic Preservation
Harvard University | Boston, MA

Experience

Flynn Battaglia Architects, PC
Buffalo, NY
Principal
1989 - Present

Cannon Design Inc.
Buffalo, NY
Vice President, Board of
Directors
1974 - 1989

Professional Affiliations

Association for Preservation
Technology

Preservation Buffalo Niagara



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SELECTED PROJECT EXPERIENCE:

Historic Preservation

Richardson Olmsted Complex Rehabilitation Core Project, *Buffalo NY*
Buffalo and Erie County Botanical Gardens - Dome Restoration, *Buffalo NY*
Buffalo and Erie County Botanical Gardens - Master Plan, *Buffalo NY*
Williamsville Mill Complex, *Williamsville NY*
Historic Roycroft Campus - Power House, *East Aurora NY*
Historic Roycroft Campus - Copper Shop, *East Aurora NY*
Historic Roycroft Campus - Print Shop, *East Aurora NY*
Genesee Gateway Block Restoration, *Buffalo NY*
Historic Roycroft Campus - Master Plan, *East Aurora NY*
Buffalo & Erie County Naval and Military Museum, *Buffalo NY*
St. Paul's Cathedral - Exterior Restoration, *Buffalo NY*
Buffalo and Erie County Botanical Gardens, *Buffalo NY*
Parkside Lodge - Roof Replacement, *Buffalo NY*
Niagara Reservation State Park, *Niagara Falls NY*
Niagara Reservation Visitor Interpretive Center, *Niagara Falls NY*
West Village Neighborhood, *Buffalo NY*

Preservation Planning

Louis Sullivan Museum, *Buffalo, NY*
Erie Canal Harbor Master Plan, *Buffalo NY*
Erie Canal - Flight of Five Locks, *Lockport NY*
Erie Canal Harbor Master Plan, *Buffalo NY*
Niagara Reservation State Park - Master Plan, *Niagara Falls NY*
Historic Roycroft Campus - Master Plan & Developer RFP, *East Aurora NY*
Sternberg Trubee Mansion - Restoration Plan, *Buffalo NY*
Delaware Park - Comprehensive Development Plan, *Buffalo, NY*

Adaptive Reuse

Asbury Delaware Church, *Buffalo NY*
The Old Post Office/Erie Community College City Campus, *Buffalo NY*
Memorial Square Library/Greek Community Center, *Springfield MA*
H.H. Richardson's Buffalo Psychiatric Center Building 10, Office of NYS Mental Health

Michael E. Lennon, AIA LEED AP

Senior Technical Architect



License and Credentials

New York State

National Park Service
(36 CFR Part 61) qualified in
Historic Architecture

LEED Accredited Professional

Education

Bachelor of Architecture
University of Detroit
Detroit, MI

Experience

Flynn Battaglia Architects, PC
Buffalo, NY
Senior Architect / Project
Manager
1993-Present

Professional Affiliations

American Institute of Architects

Association of Preservation
Technology International

Civic & Community Activities

Architectural Review Committee
Village of Hamburg NY

In over 40 years of professional experience, Mr. Lennon has been involved in all aspects of architectural practice. Since joining the firm in 1993, Mr. Lennon has concentrated his efforts as a senior architect overseeing all technical issues and coordination on projects within the office with special attention given to projects of historic significance. His skill in analyzing detailed information allows him to accurately interpret historic materials, details and building components. He has acted as Project Architect on many successful local historic preservation projects including restoration at the Asbury Delaware Church, exterior restorations at St. Paul's Cathedral and renovations to the portico and main dome at the Buffalo and Erie County Botanical Gardens. In addition, he remains active in APT (Association of Preservation Technology), a nationally recognized historic preservation organization, speaking at the national convention in 2001 and 2012.

SELECTED PROJECT EXPERIENCE:

Historic Preservation

Louis Sullivan Museum - Content Development, Exhibit Design, *Buffalo, NY*
Erie Community College City Campus - Exterior Restoration, *Buffalo NY*
Erie Community College City Campus - Masonry Study, *Buffalo NY*
Williamsville Mill Restoration - *Williamsville NY*
Pullman Memorial Chapel - Existing Conditions Report, *Albion NY*
Historical Society of the Tonawandas - Existing Conditions Report, *Tonawanda NY*
Roycroft Campus - Stone Wall Restoration, *East Aurora NY*
Roycroft Campus - Copper Shop, *East Aurora NY*
Roycroft Campus - Power House, *East Aurora NY*
Roycroft Campus - Master Plan, *East Aurora NY*
St. Paul's Cathedral - Exterior Restoration, *Buffalo NY*
Guaranty Building Restoration, *Buffalo NY*
Asbury Delaware Church - Adaptive Reuse and Exterior Restoration, *Buffalo NY*
Lamberton Conservatory - Historic Structures Report, *Rochester NY*
Ellicottville Town Hall - Masonry Study, *Ellicottville NY*
Lockport Flight of Five Locks at Erie Canal - Historic Structures Report, *Lockport NY*
SUNY Buffalo State - President's House, *Buffalo NY*
SUNY Buffalo State - Rockwell Hall, Roof/Masonry Restoration, *Buffalo NY*
Carnegie Arts Center - Historic Structures Report & Exterior Restoration, *N. Tonawanda NY*
Bethany Town Hall - Historic Structures Report, *Bethany NY*
East Otto Town Hall - Historic Structures Report, *East Otto NY*
Sons of the Union Veterans of the Civil War - Historic Structures Report, *Machias NY*
Buffalo and Erie County Botanical Gardens - Dome Restoration, *Buffalo NY*
Buffalo and Erie County Botanical Gardens - Master Plan, *Buffalo NY*
Russ Building - Terra Cotta Restoration, *San Francisco CA*
Los Angeles City Hall - Terra Cotta Restoration, *Los Angeles CA*
St. Mary of the Angels Convent - Feasibility Study, *Amherst NY*
Parkside Lodge - Historic Structures Report, *Buffalo NY*
Parkside Lodge - Roof replacement, *Buffalo NY*
Dunn Barn - Historic Structures Report, *Hamburg NY*
Brocton Museum - Historic Structures Report, *Brocton NY*
Granger Town Hall - Historic Structures Report, *Short Tract NY*
Boston Historical Society - Historic Structures Report, *Boston NY*
Gideon Putnam Hotel - Saratoga Spa State Park, *Saratoga Springs NY*
Roosevelt Bath Houses - Saratoga Spa State Park, *Saratoga Springs NY*
SUNY Cortland - Old Main Building, *Cortland NY*

Awards & Publications

AIA Local Seminar at Guaranty Building, Buffalo, NY. 2013 (Speaker)
AIA Convention, Buffalo, NY. 2010 (Speaker)
APT National Convention, Philadelphia, PA. 2001 (Speaker)



LaLuce Mitchell, AIA LEED AP BD+C

Preservation Specialist | Architect



Credentials

License
New York State 2014

National Park Service
(36 CFR Part 61) qualified in
Architectural History,
Historic Architecture

Education

Masters of Science
Historic Preservation
The School of the
Art Institute of Chicago
Chicago, IL

Bachelor of Architecture
Illinois Institute of Technology
Chicago, IL

Experience

Flynn Battaglia Architects PC
Buffalo, NY
Preservation Specialist
2011 - 2015, 2016 - Present

John Milner Assoc. Preservation
Arlington, VA
Historic Architect
2015 - 2016

John G. Waite Associates,
Architects, PLLC
Albany, NY
Architectural Technician
2011



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Mr. Mitchell holds a Bachelors in Architecture from the Illinois Institute of Technology and a Masters of Science in Historic Preservation from the School of the Art Institute of Chicago. He joined the firm in 2011 after working for firms in Albany and Chicago. He has experience in both preservation planning as well as the technical aspects of preservation architecture. He has been involved in many of the firm's recent historic preservation and adaptive reuse projects and he is currently assisting in the conversion of the Pierce-Arrow Administration Building in Buffalo into apartments. Other recent projects have included the restoration of the 1827 Williamsville Water Mill in Williamsville, NY. He is an active member of the Association for Preservation Technology (APT), and is part of the organizing committee for the upcoming 2018 convention in Buffalo.

Project Experience:

Historic Preservation

Pierce-Arrow Complex Apartments Conversion, Buffalo, NY
Richardson Olmsted Complex Rehabilitation Core Project including Historic Tax Credits Application, Buffalo, NY
George Eastman House East Porch Restoration, Rochester, NY
McClurg Mansion Historic Structures Report, Westfield, NY
National Register Nomination for St. Stephen's Church and School, Buffalo, NY
National Register Nomination and Historic Tax Credits for former School #57, Buffalo, NY
Cannon House Office Building Exterior Restoration, Washington, DC
Folger Shakespeare Library Exterior Cleaning and Repairs, Washington, DC
Building Preservation Plans for four historic federal courthouses in VA and WV
HELP Buffalo II, Buffalo, NY
Carnegie Arts Center Accessibility Improvements, North Tonawanda, NY
Erie Community College Exterior Restoration, Buffalo, NY
49 Buffum Street Historic Preservation Plan, Buffalo, NY
696 Seneca Street Adaptive Reuse, Buffalo, NY
Williamsville Meeting House Steeple Restoration, Williamsville, NY
Genesee Gateway Adaptive Reuse/Historic Preservation, Buffalo, NY
Williamsville Mill Stabilization and Restoration, Williamsville, NY
Connecticut Street Armory Interior Renovation, Buffalo, NY
Hornell Armory Existing Conditions Report and Exterior Restoration, Hornell, NY
School #80 - Highgate Heights Elementary, Existing Conditions Report, Buffalo, NY
Sagamore Hill Restoration (Residence of Theodore Roosevelt), Oyster Bay, NY
Stoekel Estate Restoration at Yale University Chamber Music Center, Norfolk, CT
JJ Walser House Historic Structures Report (Frank Lloyd Wright, 1903), Chicago, IL
Keokuk Union Depot, Existing Conditions Survey, Keokuk, IA
Northwest Cook County Mid-Century Architecture Survey, Palatine, IL
Oak Park Harrison Street Arts District Historic Survey, Oak Park, IL

Education

Buffalo State College, Upton Hall Rehab including LEED Documentation, Buffalo, NY
Alfred State College, Physical and Health Sciences Building Renovation including LEED Documentation, Alfred, NY
Louisa May Alcott Elementary School Renovation, Chicago, IL

Community

National Museum of Mexican Art Addition, Chicago, IL

