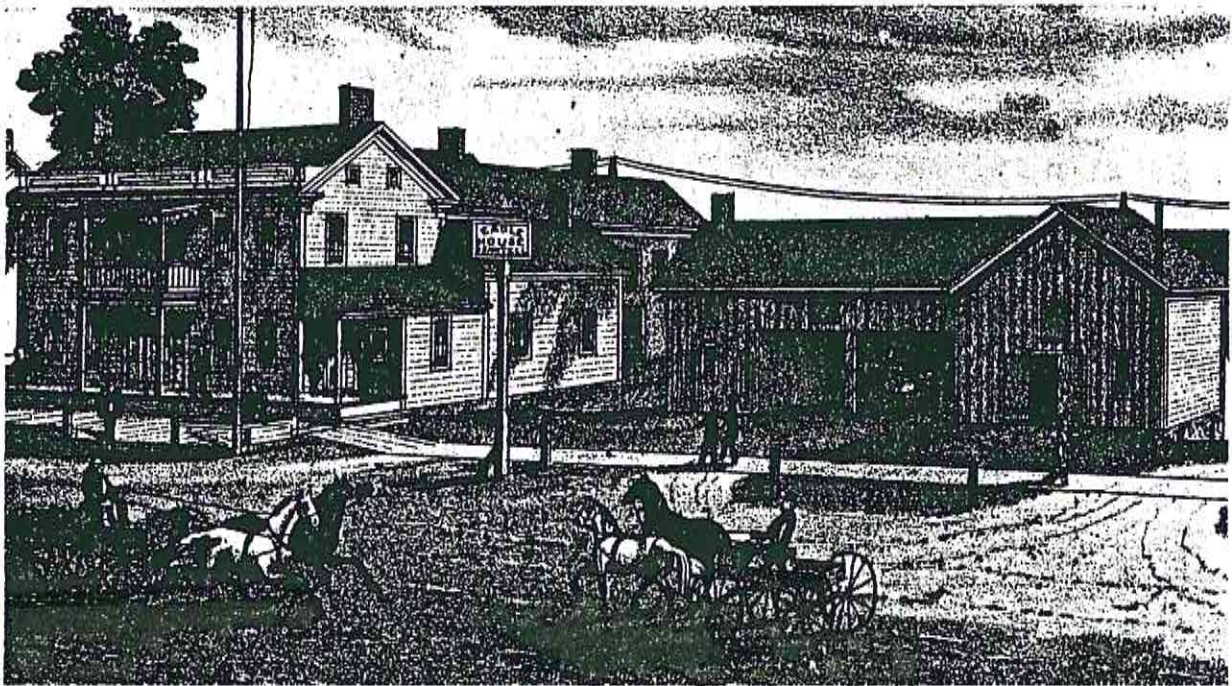


**RECONNAISSANCE LEVEL SURVEY
OF HISTORIC RESOURCES**

**VILLAGE OF WILLIAMSVILLE
ERIE COUNTY, NEW YORK**



Prepared for the Village of Williamsville by:

Bero Associates Architects
32 Winthrop Street
Rochester, New York 14607
June 1997

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Cover: The Eagle House, Main Street.

METHODOLOGY

The Village of Williamsville and the Williamsville Historic Preservation Commission initiated this reconnaissance level survey to identify and evaluate the historic resources within the village so that they might be considered in comprehensive village planning. The survey was conducted by architectural historian Kathleen Howe and architect Virginia Searl of Bero Associates (see Appendix A for resumes). The survey follows New York State Office of Parks, Recreation and Historic Preservation (OPRHP) standards and is designed to meet the following primary objectives: 1) to establish the themes and contexts important in the history and development of Williamsville; and 2) to develop a working list of significant historic resources to serve as a basis for further, intensive investigation. The project was funded by a Certified Local Government subgrant and the Village of Williamsville.

The survey area (fig. 1) encompasses the entire incorporated Village of Williamsville (approximately one square mile) and addresses all readily observed buildings, structures, sites, and objects constructed prior to 1947. In general, buildings which are a minimum of 50 years of age are considered historic. The survey was limited to above-ground historic resources. Prehistoric and historic archaeological sites were outside the scope of this study.

The **historic overview** synthesizes information from many sources (primary and secondary sources, local historians, historic maps, and photographs, etc.) and provides a narrative of the village's development. Although archaeological sites and objects are not included in this survey, the professional literature was consulted to construct a general sequence of cultures for the area prior to European contact. Various historical themes and contexts are explored including settlement, transportation, industry, recreation, religion, education, commerce, and government. The historic overview is supplemented by historic maps.

The **existing conditions overview** is a narrative and cartographic assessment of the village as it appears today. It is organized geographically into five areas. Within each geographic area building types, periods of construction, building materials, architectural styles, character of the setting, and integrity are summarized. The chief objective of the existing conditions overview is to identify significant historic resources surviving in the village.

The **recommendations** section addresses ways to build on the reconnaissance level survey to further document and protect historic resources. These are made based upon the information generated during the survey and the input of Village and OPRHP personnel. Topics explored include intensive level survey, local designation, National Register listing, and public education.

Included in Appendix B is a List of Potentially Significant Historic Resources in Williamsville. This study list is of properties which appear to merit future intensive level documentation. These properties may be potentially eligible for local landmark or historic

district designation and, in some cases, eligibility to the State and National Registers of Historic Places.

1993 VILLAGE OF WILLIAMSVILLE

ERIE COUNTY, NEW YORK

5565 MAIN ST.
WILLIAMSVILLE, NY 14221

TELEPHONE: (716) 632-4120

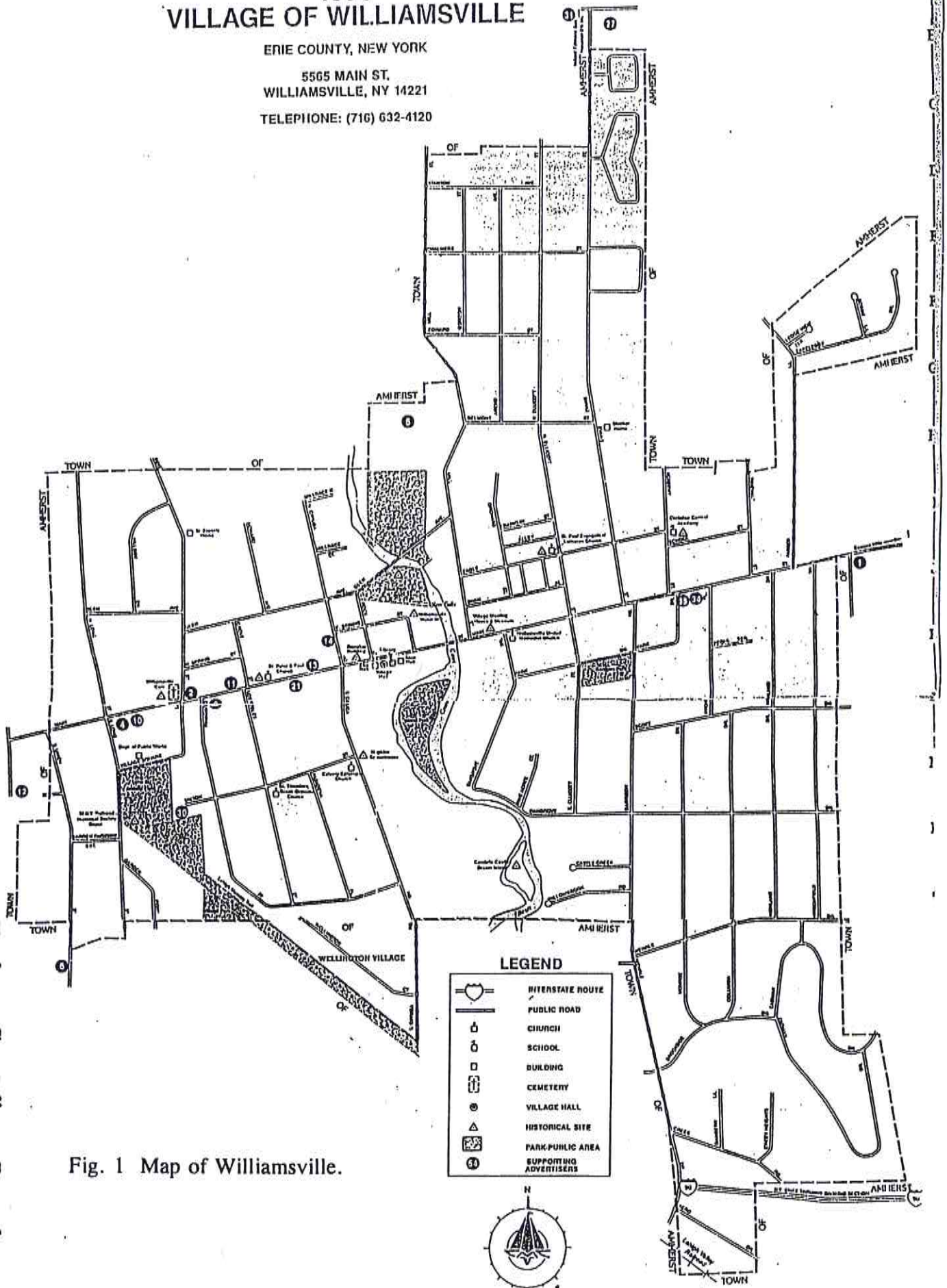


Fig. 1 Map of Williamsville.

HISTORIC OVERVIEW

LOCATION AND NATURAL ENVIRONMENT

The Village of Williamsville is situated in the southern section of the Town of Amherst, Erie County, New York. Located in western New York, Erie County borders Niagara County to the north; Genesee and Wyoming counties to the west; and Cattaraugus County to the south. Ellicott Creek bisects the village into a western section and an eastern section. This creek originates near Alden, New York and flows northwesterly joining with Tonawanda Creek near the Niagara River. Williamsville is the only incorporated village in the Town of Amherst. It is approximately one square mile in size.

Williamsville is located on the western segment of the Onondaga Escarpment: a bedrock ridge of Late Devonian Dolomitic limestone running from east to west from Albany to the Niagara Gorge. The escarpment lies just north of Main Street (Route 5). The escarpment marks the division between two distinct lake plains, remnants of glacial lakes Huron to the north and Erie to the south. Falls occur as Ellicott Creek tumbles over the escarpment's north face. These provided an early source of waterpower for the settlement.

The Onondaga limestone was the last thick widespread deposit of limestone of the Late Devonian Period in New York. It is relatively resistant to erosion compared to the rock around it so it commonly stands above the surrounding area as an escarpment. Several miles to the east, in Clarence, the escarpment is more topographically evident in the 50 foot cliffs at Escarpment Park.

The Onondaga Escarpment played an important role as a source of limestone quarried through prehistory as well as during the historic period, for over a century. Underlying the limestone bed was hydraulic limestone, burned to produce a type of cement known as "water lime" (Young 1965, 1). Across western New York a string of settlements was formed along the fall line of the Onondaga Escarpment due to the rich soil; surviving communities include Honeoye Falls, Morganville, Indian Falls, Akron, and Clarence.

PREHISTORY

Archaeological evidence of prehistoric occupation in the Williamsville area represents general stages of cultural history defined for New York State, associated with distinctive adaptations to the natural environment, subsistence activities, and settlement pattern.

Paleo-Indians (ca. 10,000 B.C. - 7,000 B.C.)

Initial human occupation of New York State occurred during the terminal Wisconsin glaciation, ca. 10,000 B.C. Early Paleo-Indians were specialized big-game hunters, exploiting herds of caribou, moose-elk, mastodon, and woodland musk-ox inhabiting the park-tundra and boreal forest of the late glacial environment. On the basis of ethnographic analogy, nomadic bands of twenty-five to fifty people ranged over large, loosely defined

territories associated with movements of migratory game. Evidence of Paleo-Indian settlement reflects mobility, short-term occupation, and low population density. While large base camps are rare, the typical site type represents a small temporary hunting camp. Restricted tool assemblages indicate a limited range of subsistence activities, and may be defined by the large fluted projectile point diagnostic of Paleo-Indian occupation. Though hunting was presumably supplemented by foraging, the processing of plant food is not well documented in the archaeological record (Ritchie and Funk 1973, 333-336).

The Paleo-Indian period came to a close around 7,000 B.C., as human inhabitants of the region developed new adaptations to changes in climate, vegetation cover, and faunal distributions associated with the post-glacial environment (Ritchie and Funk 1973, 337).

Archaic Period (ca. 7,000 B.C. - 1,000 B.C.)

The Archaic period was characterized by changes in settlement pattern and subsistence activities based on the exploitation of a wide variety of plant and animal species. With the establishment of the modern temperate deciduous forest ca. 6,000 B.C. (Ritchie and Funk 1973, 8), the region's human inhabitants developed a pattern of restricted movement within smaller territories, pursuing a seasonal cycle of resource procurement including hunting, fishing, and gathering wild plants.

In contrast with the preceding period of prehistory, the Archaic is characterized by a larger population and greater population density; an increase in number, type and size of occupations; and an increasing tendency towards less mobility, recurrent occupation of favored locations, and semi-permanent occupation. Increased sedentarism in the Late Archaic, based on confined movement from a central year-round camp, may be associated with an increased dependence on important plant species and practices of incipient cultivation (Ritchie and Funk 1973, 337, 343).

Woodland Period (ca. 1,000 B.C. - Contact Period)

Following a brief Transitional Period (ca. 2,000 B.C. - 1,000 B.C.) associated with mortuary ceremonialism and the introduction of soapstone vessels (Ritchie and Funk 1973, 369), the Woodland period (ca. 1,000 B.C. - European Contact) represents the final stage of New York State prehistory. Traditionally, the Woodland has been defined by the ceramic manufacture and subsistence horticulture based on the cultivation of corn, beans, and squash. Archaeological data support continuity from the preceding period, with an elaboration of material culture reflecting increasing complexity of social, political, and religious systems (Ritchie and Funk 1973, 117, 165-166).

With the change in subsistence, Woodland populations increased in size, stability, and density, forming large permanent villages, often fortified for defense. Tool assemblages of stone, wood, bone and exotic materials, and a wide range of ceramic artifacts reflect regional variation, long-distance trade, and a differentiation of traditions representing the development of distinctive cultures and tribes. By A.D. 1,400 Iroquoian patterns of

settlement and cultural traits can be discerned in the archaeological record (Ritchie and Funk 1973, 366, 369).

Pre-historic Sites in the Williamsville Area

In the Williamsville area, the natural environment provided food, water, and lithic resources, representing a favorable location for prehistoric occupation. In general, numerous sites of the Middle to Late Woodland periods have been located on the lake plains of this region (White 1976, 110). The limestone outcrops of the Onondaga Escarpment were the source of chert, quarried for use in tool manufacture.

A literature search conducted by archaeologists from the State University of New York at Buffalo revealed thirty-one prehistoric sites within a two mile radius of the village dating from the Late Archaic to Contact periods, including camps, villages, quarry/workshops, and an ossuary (Cowan 1992, 18). Other sites consisting of non-diagnostic stray finds and lithic scatter could not be identified by time period. The early archaeological literature also records a village and camp site on Ellicott Creek south of Main Street, of undetermined age and cultural affiliation (Parker 1920, 548).

The number and density of recorded sites indicates that the Williamsville area was the location of recurrent occupation during prehistoric times. Archaeological data suggest that any remaining undeveloped land would have a high prehistoric sensitivity.

NATIVE AMERICAN HISTORY

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 (White 1978a, 407, 409). 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 (White 1978b, 412).

Archaeological evidence indicates that patterns of Erie and Neutral settlement and material culture belonged to the widespread pattern associated with Iroquoian groups (White 1978b, 412). Early French missionaries and explorers described Neutral settlements as palisaded villages of longhouses, surrounded by extensive fields of corn, beans and squash. Cultural practices included elaborate ritual associated with religious beliefs and witchcraft. Bones of the deceased were retained near houses or stored on nearby scaffolds awaiting group reburial in an ossuary. The Neutral and Wenro traded extensively with Europeans, both directly, and indirectly through the Huron (White 1978a, 410).

The Neutral Indians were attacked by the Seneca in 1647, and again in 1649, beginning a period of sustained warfare. By 1652, two major villages had been destroyed and most of the Neutral population had fled to the area south of Lake Erie (White 1978, 410).

The early archaeological literature records an Iroquois village of unknown date and tribal affiliation, one-half mile northwest of Williamsville (Cowan, 1992, 18-20; Parker 1920, 548) on Ellicott Creek. Due to similarities in culture, dispersals of people, and removal of tribes in the region during the seventeenth century, villages and settlements associated with the Erie, Neutral, and Wenro are not readily distinguishable. Although none of the documented sites in the published literature attributed to these tribes are within the town of Amherst all were present in the area. Known sites which remain unidentified may be affiliated with any of the Iroquoian groups found in the region in the early historic period.

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 the 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 (Young 1965).

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 followed the route of this trail.

The Seneca Iroquois territory was located strategically between French and British colonies. As the Europeans battled for control of the New World, the Iroquois benefitted. During the wars waged between the French and the British from 1690 to 1763, the Iroquois were wooed by both sides. They were given trade goods and promises that their authority would remain unchallenged in their territory. The culmination of this European conflict in British victory eventually proved disastrous to the Iroquois.

As tension grew between Britain and its American colonies, both sides recognized the importance of having the Iroquois as allies. Throughout 1775 and 1776, the Six Nations, as the Iroquois Confederacy was known, were courted by both sides. While this would appear to be as advantageous as the earlier situation between the French and the British, it was not. The Iroquois could not arrive at a consensus about an alliance. While the Six Nations declared neutrality, many Iroquois entered into battle against the Americans. Sullivan's campaign of 1779 broke the power of the Iroquois. They were no longer in a position to aid the British forces.

POST-REVOLUTIONARY WAR: LAND TREATIES AND PURCHASES

During the colonial period in what would eventually become New York State, the Euro-American 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 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 this 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 the 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.

EARLY HISTORY OF THE SETTLEMENT: 1799-1850

Early Settlers

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

Holland Land Company surveyors Benjamin Ellicott, the brother of Joseph, and John Thompson were the first to acquire land here in 1799 with their purchase of 300 acres in Range 7, Township 12, including mill rights. They were impressed by the potential of the

site as a future settlement due to its location on a main road, the presence of waterfalls along Eleven Mile Creek (present Ellicott Creek) to power mills, the fertile land along the escarpment, and dense stands of timber.

Thompson built a saw mill on the east side of Ellicott Creek and a log house about 1801. Thompson's mill proved unsuccessful and he abandoned it by 1803. The log house was the first house built in present Erie County. It was later clapboarded and a large frame structure added to it, of which it formed the wing (Smith 1884, 83). This became known as the Evans House which served as an inn during the early years of the settlement. Demolished in 1955, a historic marker notes the location of the Evans House on Main Street, east of the creek.

In 1808¹, Jonas Williams and David Evans, also surveyors of the Holland Land Company, purchased the 300 acre tract including Thompson's former mill property. Evans soon after returned to Philadelphia, but Williams stayed on to play an active role in the development of the settlement. His efforts at promoting the settlement resulted in the naming of the community as Williams Mills.

A pioneer industrialist, Williams built his first grist mill on the east side of the creek. This mill was built as a temporary structure and was located below the falls, where sufficient water would be available for an undershot wheel without constructing a dam or raceway (Young, "The Old Sawmill" - Early History of Williamsville, *Amherst Bee*, 20 January 1955, 1, sect. 2). In 1811 Williams built a permanent grist mill on the west bank. This structure still stands as the Williamsville Water Mill, located at 56 Spring Street (photos 29-31). The mill, in continuous operation since 1811, is listed on the State and National Registers of Historic Places and is a locally designated landmark. It has functioned as a grist mill and as a cement, or water lime, mill. The mill's overshot wheel was powered by water from Ellicott Creek via a raceway.

Williams built a sawmill on the west bank near his grist mill in 1811. He was also responsible for building a tannery, distillery, and dams and raceways to power his mills. The pioneer settlement of Williams Mills developed around these mills.

Other prominent early settlers of Williams Mills included James Hershey, Timothy Hopkins, John Long, William Maltby, and James S. Youngs.

Political Organization

Prior to 1808, the area comprising the present town of Amherst, in which Williamsville is situated, was associated with a succession of different towns as territory in western New

¹Some historical accounts state that the property was sold to Williams in 1804, but the first recorded deed is dated April 20, 1808. The deed conveyed all of Lot No. 1, Township 12, Range 7, containing 300 acres to Jonas Williams (Young, "The Old Sawmill" - Early History of Williamsville, *Amherst Bee*, 20 January 1955, 1, sect. 2).

York underwent a series of political reorganizations. Originally part of the town of Northampton, Ontario County, present-day Amherst became part of the Genesee County towns of Batavia, in 1802, and Erie, in 1805. The latter town included all of modern Erie County west of the "West Transit," extending from Lake Ontario to Pennsylvania. With the reorganization of the Holland Purchase in 1808, the territory was made part of the town of Clarence, Niagara County. Jonas Williams was elected supervisor and Timothy Hopkins assessor at the first town meeting in April 1808, held at the Ransom tavern two miles west of Williamsville (Smith 1884, 1:400). The town of Amherst was organized in 1818 from a portion of the town of Clarence and included territory later removed to form the towns of Cheektowaga and West Seneca.

War of 1812

The War of 1812 had a great impact on the history of Williams Mills. The small settlement became a major military station of the American forces. A military presence was maintained at Williamsville for nearly the entire duration of the war, due to the proximity of British troops on the Niagara River (Glover 1972, 2). During the winter of 1812, General Alexander Smyth, after unsuccessfully attempting to invade Canada, retired with his army to winter quarters which were built along Ellicott Creek. Present Garrison Road is named for this encampment. The troops stayed here until the spring of 1813 when military operations started up again.

In the fall of 1813 the barracks were enlarged and used as a hospital for more than 250 sick and wounded from Lewiston. Many people fled to Williams Mills upon the burning of Buffalo by the British on December 30, 1813. In 1814, the Williamsville hospital was designated as a general military hospital and 1,100 sick and wounded were transferred here from Lewiston.

In the spring of 1814, the settlement was the base for an army of five to six thousand men assigned to the Niagara frontier. For a brief time the settlement was considered the headquarters of the war effort when Generals Brown and Scott were here. American soldiers were said to have been housed in log barracks erected along Ellicott Creek north of and parallel to Main Street. Military drills were held on the grounds in the present vicinity of Saints Peter and Paul Church on Main Street.

Over 200 American and British soldiers who died in the United States Military Hospital at Williamsville are buried in the cemetery on Aero Drive in Cheektowaga. Undocumented claims of skeletal remains of War of 1812 soldiers recovered from unmarked burial grounds near Ellicott Creek are contained in nineteenth-century histories of the county.

Transportation

The building of roads was essential for promoting the development of the settlement. Joseph Ellicott of the Holland Land Company improved access to the area in the early 1800s by surveying and upgrading the 50 mile Indian path, known as the Great Iroquois

Trail, from Batavia to Buffalo. In 1801 he hired White Seneca, a Seneca Indian, to clear brush and widen the trail so that it could accommodate ox-carts. Authorized by the state of New York, the Buffalo Road became one of the main transportation routes in the western part of the state by 1805. The present-day Main Street (New York State Route 5) follows the historic alignment of the Buffalo Road as it crosses the town of Amherst. By about 1830, stagecoach lines began traveling through Williamsville on the Buffalo Road which was part of the main stage route from Albany to Buffalo. Many travelers passed through the village, some staying at the inns here. Wagons transported goods from eastern cities by way of the Buffalo Road. In addition to being a major transportation artery on a regional scale, the Buffalo Road served as the primary east-west route on a local scale. The road provided Amherst residents with a means of access to markets, mills, and to several hamlets situated along its route (Glover 1972, 5-6).

One of early north-south routes in the area (east of the village) was the West Transit Line (now Transit Road) which was surveyed for the Holland Land Company in 1800. Present Mill Street was originally an Indian trail which followed the Ellicott Creek as it flowed northward. Mill Street became a stagecoach route to Clarence Center. The name of the street is derived from the many mills which were once located along the creek.

With the incorporation of the Buffalo and Williamsville Macadam Road Company by an act of the state legislature in 1836, the Buffalo Road began operation as a toll road. The legislation directed the construction of toll gates at nine mile intervals along the road, and stipulated a schedule of fees for livestock and vehicles passing through the gate. The system was abolished in 1899, and the toll gates sold at auction.

The opening of the Erie Canal in 1825 changed transportation and commerce throughout the northeast by providing a quicker and less expensive means of shipping produce from the Great Lakes to the eastern part of the state and New York City. It passed through the area at the northern boundary of Amherst. Although the canal did not come to Williamsville, it was responsible for opening up new markets for area farmers and industrialists. It had a positive effect on the development of the town and village. The canal era brought about the growth of existing farms, industries, and commercial enterprises, and an influx of new settlers. The canal provided an efficient means of transporting agricultural and commercial products to outside markets. It was responsible for the region's transition from subsistence to commercial farming. The Barge Canal system, completed in 1922, enlarged and improved the original Erie Canal (Young 1965, 36, 181-183). Tonawanda Creek was one of many natural waterways throughout the state channelized as part of the Barge Canal system.

Industrial and Commercial Development

In the years following the War of 1812, the settlement's economy declined slightly. Williams Mills became known as Williamsville by that time. The Gazetteer of 1813 indicates that Williamsville had 15 dwellings, a grain mill, two saw mills, one fulling mill,

one carding works, one triphammer, and a post office (Young, "The First Mills in Williamsville," *Amherst Bee* 1957, 1, sect. 2).

By 1814 Jonas Williams was in debt and sold much of his property, including his grist mill on the west bank, to Juba Storrs & Company, a mercantile firm which began as a fur trading company and later specialized in army supplies. Juba Storrs & Company improved the property and added a blacksmith shop, distillery, ashery and stores (Young, "The Mill," *Amherst Bee*, 20 January 1955, 1, sect. 2). This company ran an active milling and mercantile business here into the 1820s. The mill stood vacant for a few years until it was sold to a James J. Roosevelt and others of New York on October 9, 1827.

The village's economy improved during the 1820s and 1830s. During this period the village was transformed from a frontier settlement to a bustling center of commercial and industrial activity. Many new settlers came to the area with the opening of the Erie Canal beginning in 1825 including French, Germans, Swiss, and Dutch immigrants. Other settlers arrived from New England.

The availability of water power for industry and the location of the village along western New York's major transportation route spurred development. Streets were laid out along which buildings were constructed to house the people, industries, and related services that convened at Williamsville. In 1821 there were 27 dwelling houses of log, plank and brick, one grist mill, one saw mill, one wool carding mill, a schoolhouse, a hat maker's shop, three harness and leather shops, one blacksmith, a tannery, two lawyer's offices, one boarding house, and a tavern (Young, 1965).

The mercantile development of the village was centered along Buffalo Street (present Main Street) as is the case to the present day. Early nineteenth-century merchants included Snyder and Helfter, John H. Kline, S.H. Smith, John T. Hoffman, Milton J. Hoffman, Stephen Westland, Charles L. Haupt, and John Lehn (Bingham "A Brief History of the Village of Williamsville..." *The Amherst Bee*, n.d., 4.)

One of Williamsville's important citizens at that time was Oziel Smith, an enterprising businessman, mill owner, real estate dealer, hotel owner, and farmer. Smith is credited with building the Eagle House, a hotel and stagecoach stop, at 5578 Main Street in 1832. The Eagle House, among other early hotels in Williamsville, accommodated new settlers, travelers, and local citizens, and played an important role as a center of social, recreational and informal political activity.

Oziel Smith also acquired the abandoned gristmill on the west bank in December of 1827 as a speculative venture. In 1831 he sold it to Benjamin Hershey. Some historical accounts have stated that the grist mill had been converted to a water lime/cement mill as early as 1822. It is believed that the hydraulic cement used in the construction of the Erie Canal locks at Lockport was produced at this mill (Young, "The Mill," *Amherst Bee*, 20 January 1955, 1, sect. 2). The water lime industry utilized the limestone found in the Onondaga Escarpment and became an important factor of Williamsville's economy.

In 1844 the mill was transferred to John S. King, Timothy A. Hopkins, and Jairus S. Tefft who made improvements to the structure and also ran it as a water lime/cement mill. The owners opened quarries, crushed stone, and built kilns as part of the operation (Young, "The Mill," *Amherst Bee*, 20 January 1955, 1, sect. 2). They also reconstructed Jonas Williams old sawmill. (This sawmill was in operation until 1903 when it collapsed and fell into the creek due to a heavy build-up of ice.)

Another important industry from that period was the brewery founded by Urban & Blocher in 1845 at Main, Grove, and West Spring Streets. This location became known as Brewery Hill.

Residential Development

The village has several extant houses from the first half of the nineteenth century, many of which are significant for their association with community, business or industrial leaders. Representative examples include 71 and 109 North Ellicott Street, 5672 Main Street, 41 and 86 South Cayuga Road, 71 Mill Street, 80 Spring Street, and 75 Evans Street.

The stone house at 71 North Ellicott Street (photo 67) is believed to date from before 1818. Isaac Bowman, a local merchant and postmaster lived here. The front section the of farmhouse at 109 North Ellicott Street (photo 69) was built ca. 1835 by the Hershey family. The house at 5672 Main Street (photo 15) was built ca. 1840 by Christian Rutt and remained in the same family for over 100 years. The stone house (stuccoed) at 41 South Cayuga Road (photo 84) was built in 1836 by Dr. Luther Spaulding. About 1840, William White, a carpenter, millwright, and broom manufacturer built the house at 86 South Cayuga Road (photo 87). White also served as president of the village. The stone section of the house at 71 Mill Street (photo 58) was built ca. 1839 with a one-story plank section built behind it about 1842. It was owned by the Wilson family from the early 1840s up until 1936. The Greek Revival house at present 80 Spring Street (photo 32) was originally located on Main Street. Mill owners Timothy Hopkins and Jairus Tefft built it in 1844. It was moved to its present site in 1949. The stone house at 75 Evans Street was built ca. 1820 (photo 70). It was once part of Harry F. Bigelow's farm and nursery. (See Shrauger 1993 for additional information on early residences.)

Education

During the early years of settlement, untrained teachers provided informal instruction, at a charge, at irregular intervals in a home setting. The first documented schoolhouse in the village (and town), was built ca. 1812-1817 by Caleb Rogers and operated as a private school. It was located on Main Street near Garrison Road. Land for the school was conveyed to Benjamin Caryl and Isaac Bowman, trustees of School District No. 6, by Jonas Williams. New York's Common School Law, passed in 1812, formed the basis on which the town of Amherst elected three Commissioners of Common Schools and six Inspectors of Common Schools at the first town board meeting in 1819 (Young 1965, 24-25, 28).

Jonas Williams conveyed land to School District No. 3 for construction of a schoolhouse at what is now 70 Eagle Street around 1825. After fifty years in operation as a school, the building was sold in 1875 by the trustees to Esther and John Hershey.

In 1840 Timothy Hopkins, Amherst's first Town Supervisor, donated the land and stone for the construction of the stone schoolhouse at 72 South Cayuga Road (photo 85). The one-room school, the third facility built to educate children on the west side of Ellicott Creek, was closed by the school district ca. 1924.

Throughout the first half of the nineteenth-century, education above the level of graded school could only be obtained outside of the town of Amherst.

Religion

Organized religion became a factor in the development of the village beginning in the early decades of the nineteenth century. Many denominations founded churches in or near the village during this period including the Methodists, Disciples of Christ, Roman Catholics, Baptists, and Mennonites.

Methodists in the settlement began meeting as early as 1807. Before the construction of a permanent church building, the Methodists held their services in private homes, the settlement's first schoolhouse, and in General Timothy Hopkin's barn. The congregation is the oldest religious society in the town. One of the earliest Methodist circuit preachers to come here was Glezen Fillmore, a relative of Millard Fillmore.

The Holland Land Company gave the Methodists a "gospel lot" several miles south of the village but a church was never built there due to the remote location. The First Society of the Methodist Episcopal Church of Amherst was officially organized in 1834. Mr. and Mrs. John R. Evans donated the land on which the church was actually built at 5681 Main Street. The "gospel lot" was sold for \$600 to Harvey May who paid for it in exchange for his labor to construct the Methodist Church, which was built ca. 1845 and dedicated in May 1847. The simple front-gabled church was built in the Greek Revival style.

The First Baptist Church was organized in 1826. In 1839 it became known as the Baptist Society of Amherst. In 1840 the congregation built its first church building at 94 South Cayuga Road (photo 86). The frame church was built in the Greek Revival style and once featured a bell tower which doubled as the village fire alarm.

The Reformed Mennonite Church of Williamsville was founded in 1828. During the early years of the church, services were held in private homes. The congregation built a stone meeting house in 1834 at the northwest corner of Main Street and North Forest Road just outside the village. It is one of the oldest standing churches in Erie County.

Saints Peter and Paul Roman Catholic Church is the second oldest parish in the Diocese of Buffalo. Many German, Irish, and French Catholics came to the area during the Erie

Canal era and their religious needs were originally served by a priest from St. Louis Church in Buffalo.

In 1834 Oziel Smith, a Universalist, offered to donate a small lot of land near the southwest corner of Main and Grove Streets for a community church for the use of all denominations. The idea of a shared community church proved to be unpopular so Smith decided to give the land to the Catholic Church with the stipulation that the building be constructed of stone. Construction began in 1834 and proceeded slowly. When Father John Neumann arrived two years later to begin his work as the church's first official pastor, the walls had been built but the structure lacked a roof and floor. By the end of the year the church building was finished. This building was later replaced by a new church.

The Disciples of Christ Church officially organized in 1837. It was the third congregation of the Society for the Disciples of Christ in western New York. The congregation built their first church, a frame structure, in 1839 on Eagle and North Ellicott Streets. In 1871 the congregation constructed an Italianate style brick church which still stands at 5658 Main Street (photo 14). In the early days of the church, baptisms were held out of doors in a nearby mill race. (Due to dwindling membership the Disciples of Christ Church closed its doors in 1976. The church building was later transferred to Village ownership for one dollar. It has recently been restored by the Village and the Williamsville Historical Society. It serves as the Village Meeting House and Museum. The original bell tower of this church was removed in 1948 due to structural deficiencies; it was restored to its original appearance in 1997.

Public Services: Fire Fighting

As is common with other communities, early fire fighting efforts consisted of bucket brigades. In 1835 the village authorized the purchase of a fire engine (Bingham, "A Brief History of the Village of Williamsville" *Amherst Bee*, n.d., 4).

Architectural Development

Williamsville's extant buildings of the first half of the nineteenth century predominantly include representations of both vernacular building traditions and the Greek Revival style. One of the earliest surviving vernacular buildings is the National Register listed Williamsville Water Mills at 56 East Spring Street (photos 29 and 30). There are several fine examples of Greek Revival style buildings in the village including 5707 Main Street (photo 26), 80 East Spring Street (photo 32), 72 and 86 South Cayuga Road (photos 85 and 87), and 19 South Long Street (photo 103). Inspired by classical precedents, Greek Revival was the dominant style in the area from about 1830 to 1860. Many of Williamsville's examples are one-and-one-half to two-story, front-gabled buildings. Building materials include frame and brick. Typical characteristics of the style include cubic massing, a low-pitched roof, symmetrical fenestration, cornice returns, trabeated entrances with sidelights and transoms, and porches supported by classical columns. Some of Williamsville's houses from this era are vernacular, employing local building materials

such as the houses at 71 and 147 Mill Street (photos 58 and 59) and 71 North Ellicott Street (photo 67) which are built of local limestone. The rear section of 71 Mill Street is of plank construction, another prevalent construction form represented in the area in the early to mid-nineteenth century.

HISTORY OF THE VILLAGE: 1850-1900

Village Incorporation

The Village of Williamsville was incorporated on July 25th, 1850 and remains the only incorporated village in the Town of Amherst. The building at present 15 Rock Street (photo 35) was originally located on Main Street where it is believed to have been the setting for the first village meeting. The following officials were elected at the first village board meeting held on August 22, 1850: Benjamin Miller, President; P.J. Zent, John Hershey, John S. King, and H.B. Evans, Trustees; Dr. William Van Pelt, Clerk; Hon. T.A. Hopkins, Gardner Green, Assessors; Luther Spaulding, Collector; J.S. Tefft, Treasurer; Luther Spaulding, Poormaster. By the time of its incorporation the village had firmly established itself as the social, political and economic center for the surrounding township.

Village Maps of 1854 and 1866

The 1854 and 1866 maps of the village (see figs. 2 and 3) show that Main Street was largely developed by that period with residences and commercial buildings. The only developed street south of Main Street was Cayuga Road which had houses, a church, and a school. Cayuga Road was significantly developed on the east side with a smaller number of developed lots on the west. Additional residential development occurred north of Main Street on Spring, Mill, Ellicott, Evans, and Orchard streets. Williamsville's industries were scattered along the creek.

Industrial and Commercial Development

The 1866 map of the village (fig. 3) includes a business directory which shows the growth of this small hamlet into a thriving, incorporated village. The directory lists two attorneys; one insurance agent; three hotel proprietors; six dealers in general merchandise; one physician and one dentist; four manufacturers and dealers of boots and shoes; three maltsters and brewers; one real estate broker; one produce and stock dealer; one manufacturer and dealer of agricultural implements; four nurseryman and gardeners; four saloon-keepers; one builder/mason; one millwright and manufacturer of vinegar; one carpenter and joiner; one manufacturer and dealer in cabinet ware; one assistant assessor of the U.S. Internal Revenue; one milliner and dressmaker; one proprietor of a foundry and agricultural works; one civil engineer and surveyor; one proprietor of an omnibus line; one boatman; four harness dealers; one house painter; four millers; three stone dealers; three broom dealers; one constable; two lime dealers; three blacksmiths and wagon makers; and ten farmers.

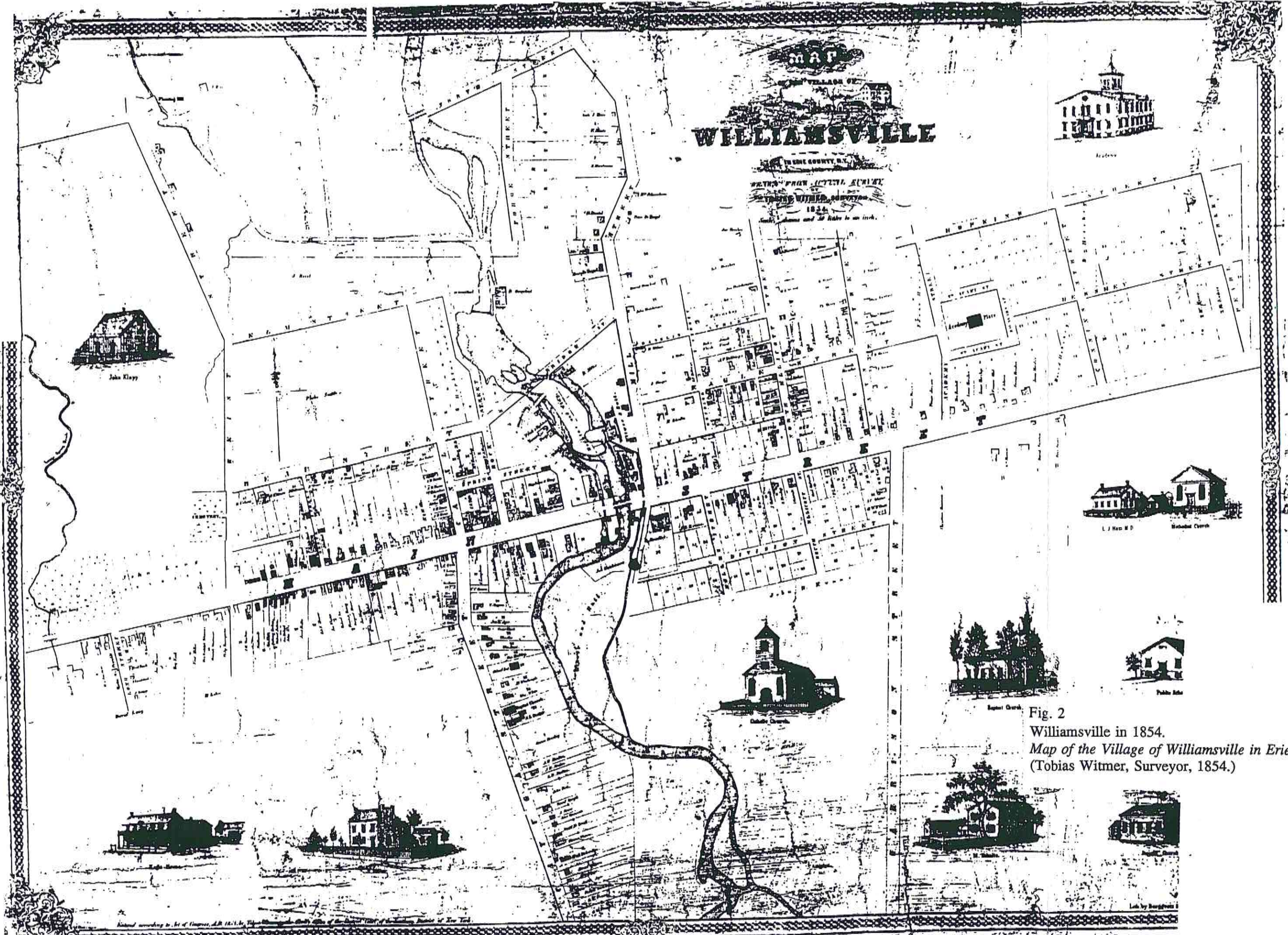


Fig. 2
 Williamsville in 1854.
 Map of the Village of Williamsville in Erie County, N.Y.
 (Tobias Witmer, Surveyor, 1854.)

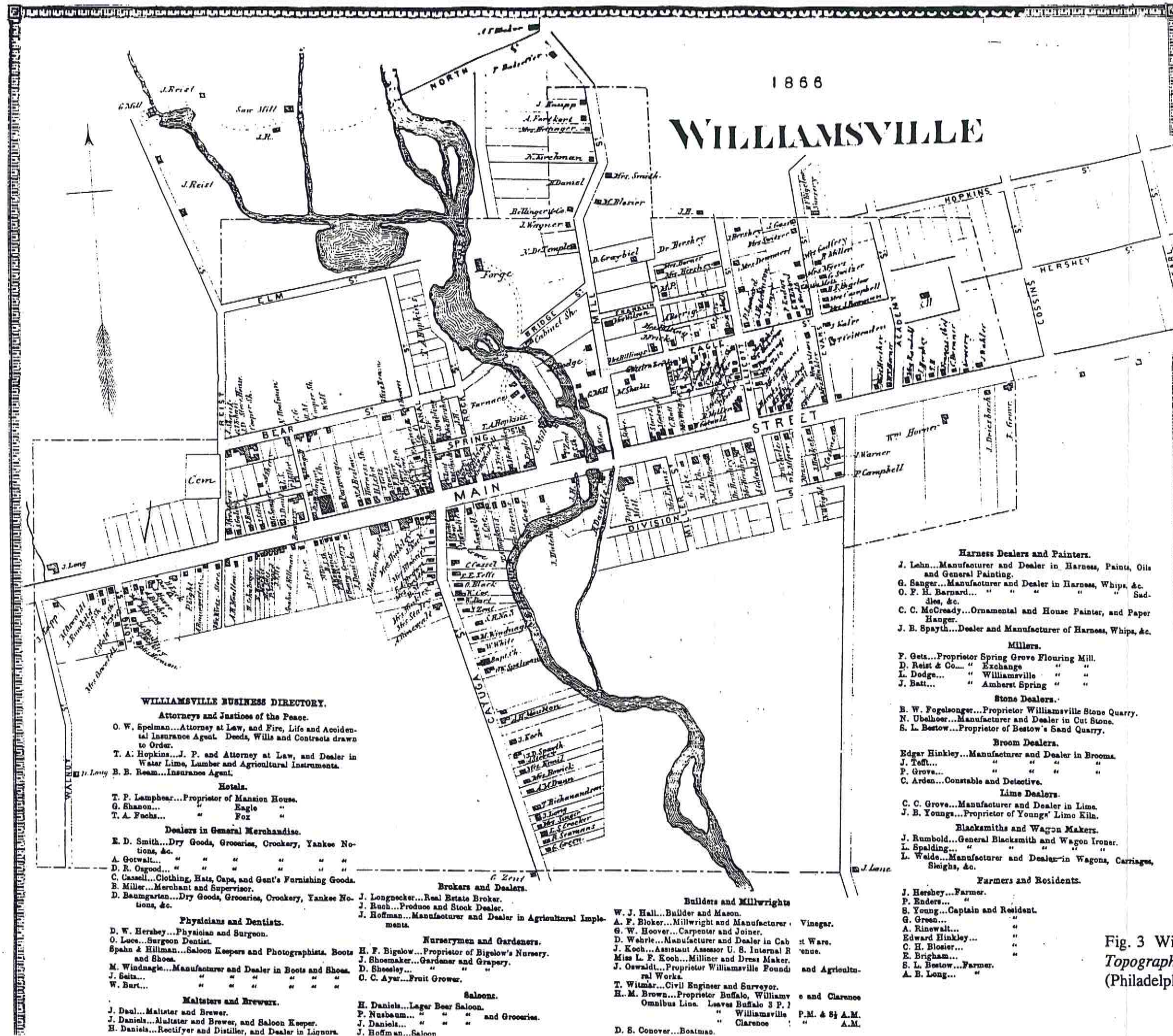


Fig. 3 Williamsville in 1866.
 Topographical Atlas of Erie County, New York.
 (Philadelphia: Stone & Stewart, 1866.)

The 1850s signaled the beginning of a great industrial period in the history of Williamsville. Milling continued to be the major industry. Jairus Tefft sold his one-third interest in the Williamsville Water Mill to Timothy Hopkins, and the operation became known as Hopkins & King. The mill was later owned by Benjamin Miller from 1866 to 1882.

Just below the mills of Hopkins & King was a forge and furnace operated by Frick & Hopkins and farther north on the creek the forge of D. Graybiel. Still farther along the creek to the north were many other mills including the large flour mill of the Reist Milling Company (Young, "The Mill," *Amherst Bee*, 20 January 1955, 1, sect. 2).

John Reist built this grist mill about one mile north of the village in 1821. At an early date the proprietors of this mill owned a lake steamer, which brought wheat down the Great Lakes to their elevator at the port at Buffalo. The wheat was then hauled by oxen to their mill at Williamsville, ground into flour, and hauled back to Buffalo to be shipped down the Erie Canal on their own boats. This operation, perhaps more than anything else, shows the tremendous importance of the water power on Ellicott Creek to the development of the village (Young, "The Mill," *Amherst Bee*, 20 January 1955, 1, sect. 2).

There was also the Dodge Mill established in 1864 on the east bank of the creek, the Carding Works of Benjamin Miller at Glen Avenue (then Bridge Street), the John Hutchinson Tannery at Main and Mill Streets, and a paper mill (Young, "The Mill," *Amherst Bee*, 20 January 1955, 1, sect. 2). The Dodge Mill produced over 3,000 barrels of flour a year. This mill was destroyed by fire in 1894.

Other industries were represented as well during this period. In 1850, for example, Demeter Wehrle opened a furniture manufacture (Smith 1884, 403). In 1872, the Kline Brothers established a hub and spoke factory which later, in 1881, became a planing mill owned by John Grove (Smith 1884, 403). Another important industry in Williamsville was the Chalmers Gelatin Factory which was in business from 1872 to 1974. This company was founded by James and Peter Chalmers on Evans Street.

Williamsville's Main Street continued to be a bustling commercial center throughout the second half of the nineteenth century. By 1898 the village boasted five general stores, two hardware stores, two shoe stores, a drug store, a jewelry store, a furniture and undertaking establishment, a weekly newspaper and printing office, two hotels, a gelatin manufactory, a flour mill, a feed mill, a brewery, a tinsmith, a harness shop and feed store, two meat markets, three shoe stores, and four blacksmith shops (White 1898, 1: 497).

One of the important businesses established at that time was the *Amherst Bee* which has been in continuous publication since March 27, 1879. Its first publisher was Adam Rinewalt. Its offices have been located at various locations including 5570 and 5538 Main Street. The facility at 5538 Main Street featured a horse-drawn press in the basement. The Measer family have owned the business since 1907.

The red brick commercial building at 5522 Main Street (photo 9), built ca. 1860, has housed various businesses through the years including a general store, a shoe store, a barber shop, variety stores, and a men's clothing shop (Shrauger 1993, 35-36).

The three-story red brick Italianate commercial building at 5550 Main Street (photo 10) was erected in 1854 by Timothy A. Hopkins. It was historically known as the "Hopkins Block" or "Brick Building." It has housed many functions and businesses throughout its long history including a carriage shop, a general store, a grocery store, a men's clothing store, a school room, the Village post office, a village court room, apartments, an entertainment hall, and the Odd Fellows Hall. The original carriage shop doors were replaced with display windows in 1921 (Shrauger 1993, 34).

The frame commercial block at 5590-5600 Main Street was built by merchants Alexander Gotwalt and Henry Metz in 1893. 5590 has housed a drug and grocery store, a barber shop, a veterinary practice, a music store, a cigar store, and a candy shop. 5600 housed many different businesses including a meat market, a men's clothing and shoe shop, and a hardware and feed store (Shrauger 1993, 29).

The building at 84 Orchard Place was built in 1887 as the National Egg Case Factory and was originally located on Mill Street. In 1889 a fire destroyed a portion of the factory and brought an end to the business. The building was then repaired and used as a flour and feed store. It was later moved to Orchard Place and converted into a family residence (Shrauger 1993, 19).

While mercantile establishments continued to contribute to the local economy, industry began to play a lesser role by the end of the nineteenth century. While the early growth of the village was largely related to the successful milling industry, by the close of the nineteenth century the role of the village as an industrial center had been eclipsed by the growth of Buffalo. As Buffalo grew as an industrial power, thanks to readily available coal and later electricity to power the city's factories, its advantageous harbor location, and outstanding railroad facilities, Williamsville's industry slowly disappeared.

Transportation

Transportation trends were a factor in the gradual transformation of Williamsville into a largely residential village beginning in the late nineteenth century. After the completion of various railroads between Albany and Buffalo, afterwards consolidated as the New York Central Railroad, most of the travel was drawn away from Williamsville, and its industry suffered from the lack of railroad facilities (Smith 1884, 1: 402).

The Buffalo and Williamsville Electric Railway Corporation formed in 1891 with service beginning about 1893. The trolley supplanted the stage coach service, which was the principal mode of transportation to downtown Buffalo prior to that. This four-mile street car line was known as the "Toonerville." In its heyday, over 400 residents used the trolley daily and on Sundays over 2,000 would use it (*Amherst Bee* 28 July 1960, n.p.). It

became a popular line for commuters going into the city for their jobs and city dwellers coming out to Williamsville for picnics and other recreational activities.

A branch of the Lehigh Valley Railroad, running from Depew to Tonawanda, came to the village beginning in 1896. The Lehigh Valley leased this land and right-of-way from the Depew and Tonawanda Railroad. The Lehigh Valley Railroad Depot still stands on South Long Street (photo 104).

Another important surviving transportation-related structure from the late nineteenth century is the Main Street Bridge (photo 13). The bridge was built in 1882 with stone quarried from the Miller Long Quarry on Orchard Street. This double arch bridge served as a more permanent replacement for the various wooden bridges that were destroyed by spring floods through the years. The stone bridge was built by Martin Wendel of Wendelville, Niagara County. The bridge was reinforced with steel in the 1960s. A box of memorabilia from 1882 that had been placed in the center stone of the bridge was removed as part of the 100th anniversary of the bridge in November of 1982 and a time capsule with items from 1982 installed in its place.

Residential Development

Much of the housing stock in the village dates from the second half of the nineteenth century. There are many houses which are significant for their association with community, business, or industrial leaders. Representative examples include 5409, 5701, 5707 and 5725 Main Street, and 31 North Ellicott Street.

The Italianate house at 5409 Main Street (photo 20) was built for the Philip J. Snyder family in 1877. The Snyders owned a local dry goods and grocery store. The brick house at 5701 Main Street was built in 1861 by Dr. David Hershey, an early member of the Buffalo Medical Society. It remained in the Hershey family for over 120 years. The Greek Revival brick house at 5707 Main Street (photo 26) was built ca. 1852 by Esther Carpenter, widow of Benjamin Hershey. In 1854 dry goods and groceries merchant Alexander Gotwalt built the house at 5725 Main Street (photo 27). The Greek Revival frame dwelling at 31 North Ellicott Street (photo 66) was built ca. 1851 as a parsonage for the Methodist Church. (See Shrauger 1993 for more information on residences.)

Education

Secondary education was first made available to town residents in 1853, with the establishment of the private Williamsville Classical Institute on Academy Street (Glover 1972, 3). A two-story red brick building with a cupola, the Classical Institute was built by local leaders of the Christian Church. A catalogue issued in 1857 listed names of school officers, teachers, and students, from locations as distant as Canada, Michigan, and Washington, D.C. Students followed a three year course of study based on a classical education in philosophy, mathematics, Greek and Latin, moral science, theology, and rhetoric. Modern languages and sciences were also taught. Separate tuition fees were

charged at different rates for each course, with a separate charge for boarding. The Williamsville Classical Institute ceased operation in 1869.

The building was first rented and then purchased by School District No. 3 in 1874 for use as a public primary school (Young 1965, 127-129). For a while it was known as the Academy School. Public secondary schools developed in response to efforts on the part of the state, through an offer of financial aid, to extend the school system (Glover 1972, 3). The school building on Academy Street became Williamsville's first public high school in the early 1890s at which time it was renamed the Williamsville Union School.

Religion

St. Paul's Lutheran Church was organized in 1869. It began as a mission in charge of the Eggertsville Lutheran Church. The congregation acquired the former church building of the Disciples of Christ at the corner of Eagle and North Ellicott streets about 1870. In 1885 the Lutheran Church received its own pastor and built a parsonage. By 1900 the congregation had outgrown the building and built a Gothic Revival style church (photo 77) on the same site as the earlier building. All of the church services were held in German prior to 1907.

The congregation of Saints Peter and Paul Roman Catholic Church outgrew their first church at the southwest corner of Main and Grove streets. The present Saints Peter and Paul is a Gothic Revival style church at 5480 Main Street (photo 7) constructed of locally quarried limestone and built east of the site of the first church. Construction began on the new church in 1863 and it was dedicated in 1866. The former church served as a school until 1871 when it was dismantled and the stones re-used at a chapel in Cheektowaga.

Public Services: Fire Fighting

In 1856 the Village established the Rough and Ready Fire Company #1. At that time, water was pumped from Ellicott Creek to fight fires. This company was responsible for fighting such fires as the stone schoolhouse on South Cayuga Road and the Dodge Mill.

In the late 1890s, the Rough and Ready Fire Company disbanded and the Williamsville Hose Company organized in its place. Running water became available in the village by that time making firefighting much more effective than before.

Architectural Development

Williamsville's architecture of the second half of the nineteenth century represents several picturesque styles including, for example, the Gothic Revival and Italianate. The Gothic Revival style was employed for two village churches: Saints Peter and Paul Roman Catholic Church at 5480 Main Street (photo 7), built 1866, and St. Paul's Lutheran Church, 68 Eagle Street (photo 77), built 1900. Though Saints Peter and Paul is a high style church built of local limestone and St. Paul's is a simple vernacular interpretation of

the style, both churches employ the typical characteristics of the Gothic style including steeply pitched gable roofs, pointed arch window openings, and prominent towers.

The Italianate style was most popular following the Civil War. Most of the intact examples in Williamsville are either vernacular interpretations of the style or early nineteenth-century houses remodeled with Italianate details. Examples include 42 Mill Street (photo 60), 78 Evans Street (photo 71), and 5409 Main Street (photo 20). The typical Italianate features employed by these houses are the round or segmentally arched window openings. An example of intact commercial Italianate architecture is the Hopkins Block at 5550 Main Street (photo 10), built in 1854. Typical of the style is the symmetrical facade and segmental and round arched windows. The round arched windows and bracketed eaves of the former Disciples of Christ Church (present Williamsville Meeting House and Museum) at 5658 Main Street (photo 14) allude to the Italianate style.

HISTORY OF THE VILLAGE: 1900-1950

Village Map of 1909

The 1909 map (fig. 4) shows the steady growth which took place in the village by the turn of the century. New streets included Howard Avenue and Hinkley Street, and the southern extension of Long Street. The Lehigh Valley Railroad tracks and station appear in the southwest corner of the village and the Williamsville & Buffalo Electric Railroad is shown along the length of Main Street. Two large areas remained undeveloped: the property of Mrs. C.S. Stevens, west of South Cayuga Road and the estate of Miss M. Evans, west of Garrison Street.

Transformation into a Residential Community

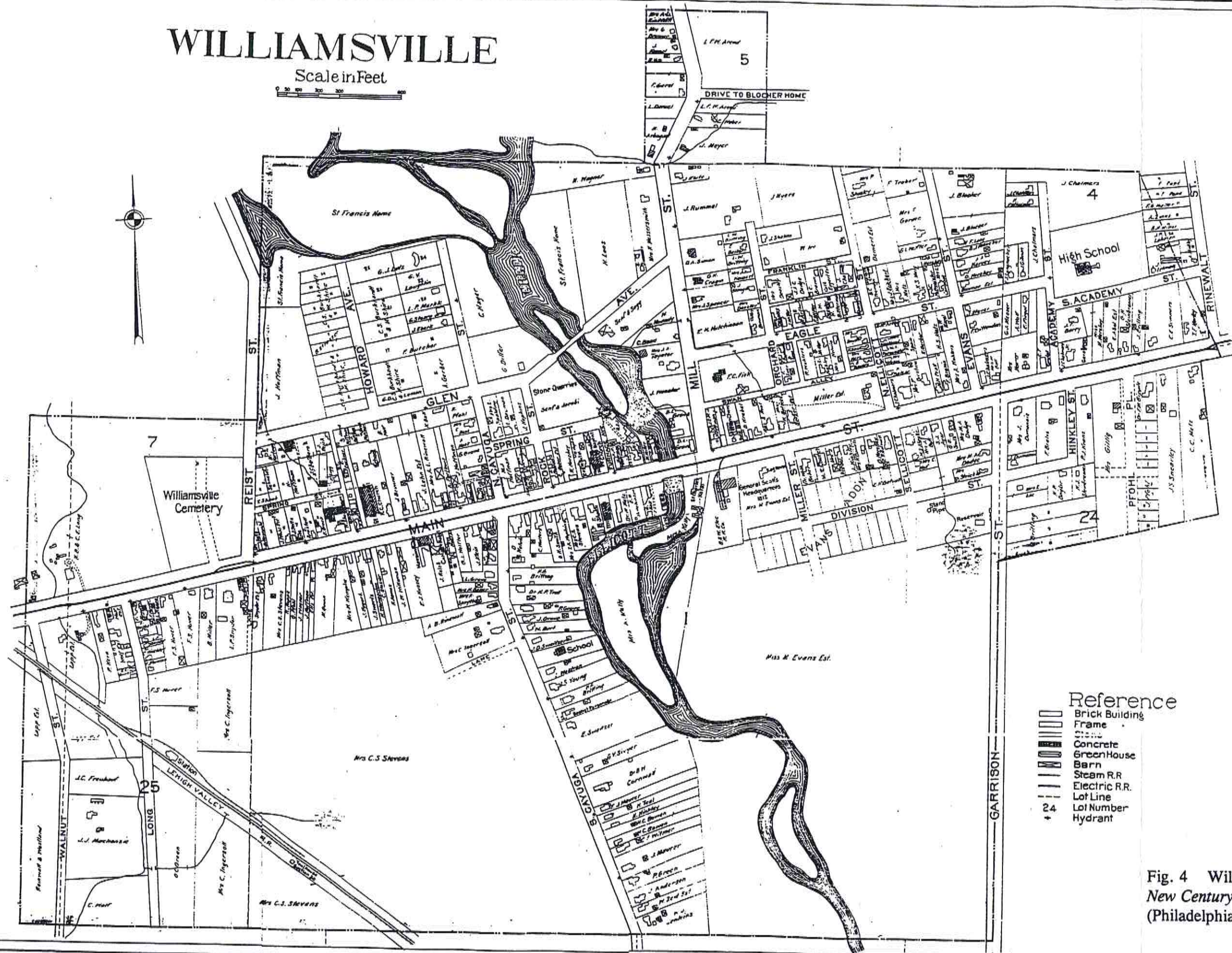
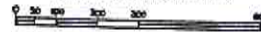
During the early twentieth century the village continued to evolve into a residential community as well as a recreational playground for Buffalo socialites. Williamsville's merchants continued to provide residents and visitors with conveniently located goods and services. The once important role of Williamsville's industry, however, faded during this period. The greater mobility afforded by the trolley, train, and automobile made it possible for people to live a longer distance from their jobs. It helped to encourage the development of Williamsville and the largely rural town of Amherst into a bedroom community of Buffalo.

Recreation

Many people from Buffalo enjoyed Williamsville for its recreational opportunities including parks, restaurants, and dancing establishments. Some people came for a day outing while others made Williamsville their summer home.

WILLIAMSVILLE

Scale in Feet



- Reference**
- Brick Building
 - Frame
 - Concrete
 - GreenHouse
 - Barn
 - Steam R.R.
 - Electric R.R.
 - Lot Line
 - Lot Number
 - Hydrant

Fig. 4 Williamsville in 1909.
 New Century Atlas of Erie County, New York.
 (Philadelphia: Century Map Company, 1909) 98.

Many prominent Buffalo families kept summer homes on South Cayuga Road. Some of the early homes were purchased for summer use such as 80 South Cayuga, while others were originally built for that purpose such as 125 South Cayuga (Shrauger 1993, 42).

Orchards located on the hill on Evans Street became a popular picnic grove known as Blocher Park at the turn of the century. This scenic park featured a frame pagoda built over a spring as well as a bandstand.

While Ellicott Creek was once lined with mills, this scenic waterway became the center of many recreational activities during the twentieth century. Glen Park, on the island surrounded by the creek on the north side of Main Street, was a popular casino and amusement park beginning in the 1930s. Many prominent musical entertainers performed here. While the casino and amusement park are gone, in their place the park now features pathways, pools and cascades, a fishing bridge, a nature center, and other landscaping added in 1976.

Island Park, formed when Jonas Williams built a raceway here to connect to his mills, is surrounded by the creek on the south side of Main Street. In the early 1900s a village-owned baseball diamond was located on the swampy island. A popular swimming hole on the island was formed when the WPA was doing flood control work here in the 1930s; it was later closed (Shrauger 1993, 44-45). The park continues to be used for picnics and recreational uses today.

During the summer season the trolley transported people to the outdoor festivities held at the Williamsville Driving Park, which was located on the south side of Main Street in the town of Amherst, just east of the village limits. The property was owned by F. Hirsch. The driving park officially opened on June 14, 1887 with races by horses owned H.W. Dodge, James Chalmers, and J. Hoffman. The first big event at the driving park was the Fourth of July celebration of 1887. The announcement mentioned the splendid track, fine program, lovely grounds, excellent eatables and drinkables including ice cream and promised a good time (Young, "The Little White House and Williamsville Driving Park," *Amherst Bee*, 24 March 1960, 1, sect. 2). Also located on the grounds was the Williamsville Driving Park Hotel operated by Adam Hinkley from 1890 to 1910.

For a brief time the electric railway company operated a one-track branch on Reist Street, between Main Street and Stoll's Park, an amusement and family picnic center.

Transportation

The trolley and train lines played an important role in the early twentieth century growth of the village. These were eventually superseded by cars and buses. The Buffalo and Williamsville Electric Railroad operated until 1930. On the final day of operation, trolley no. 23 - one of the oldest in the fleet - was draped in black and mounted on a truck which led a parade to and from the City Hall of Buffalo (Young 1965). The abandoned trolley tracks were covered with asphalt. Passenger service on the Lehigh Valley Railroad was

discontinued in the years following World War II. It later served as a freight line only. Soon all rail service was discontinued and the tracks removed. The abandoned railroad route through the village is now used as a recreational path.

Electric lights were installed on Main Street in 1901. The increased use of the automobile during this period required improved roads and road surfacing in the village. New building types -- like garages, gas stations and supermarkets -- appeared in the village.

Residential Development

Many new residences were built in the village in the first half of the twentieth century, both as infill on existing nineteenth-century streets and on new residential streets such as Oakgrove Drive, Milton Street, and Howard Avenue, among others. These houses represent the development of the village into a residential community made possible, in large part, by the increased mobility offered by the automobile. The majority of the houses from this era had detached garages.

Cambria Castle

An interesting building, historically known as Cambria Castle (photos 117 and 118), is located on Dream Island in Ellicott Creek. Its initial construction was by Ignatz Oechsner, an owner of a concrete block factory, beginning in 1917. The design of the limestone castle is believed to have been inspired by the castles of Oechsner's native Germany. The building remained incomplete at the time of Oechsner's death in 1942 and was damaged by a fire in 1956 and vandalism. It was later completed by the H. Reginald Davies family who acquired it in 1958.

Oechsner's company was responsible for providing many of the sidewalks in the village as identified by the company logo. His interest in masonry led to many interesting structures around the village including a series of walls, bridges, and towers which embellish the spring-fed ponds and waterways along North Long and Reist streets (Christensen, 5 June 1988, 12Gb).

Education

The Williamsville Union School building (originally erected in 1853 as the Williamsville Classical Institute) on Academy Street was condemned by the State Department of Education as "antiquated and unsanitary" and, in 1921, demolished. A new "fireproof" high school building (photo 76) was erected in its place on the site of the former school in 1922-23. In 1931, a large addition was added to this building.

In response to the baby boom and the rapid suburbanization of the town, the Williamsville Central School District was formed in 1948, incorporating twelve rural school districts. A new high school was built in 1951 just outside the eastern boundary of the village. The

school building on Academy Street subsequently became the first elementary school in the centralized district of Williamsville.

Religion

Calvary Episcopal Church, established in 1897, built its first church in 1923 at Los Robles and Milton streets (photo 111). In 1952 the congregation dedicated a new church, in the English Gothic style, at the corner of South Cayuga and Milton streets (photo 110). The Unitarian Universalist Church of Williamsville acquired the former Calvary Episcopal Church at the corner of Milton and Los Robles in 1954. Today it is owned by Sts. Theodore Orthodox Church.

The Methodist Church on Main Street underwent major alterations in the twentieth century. A belltower and a raised basement were added to this church in the early 1900s and a large rear addition built in 1947. The walls of the original church are now incorporated within the structure of the present church.

The First Baptist Church (1840) outgrew its original church at 94 South Cayuga Road (photo 86) and built a large stone church in 1904 at the corner of Main and Spring streets. The new church, known as the Randall Memorial Baptist Church, was dedicated in memory of Helen M. Randall, wife of Rev. William Randall, a major contributor to the building fund. The church on Cayuga Road was subsequently remodeled into a private residence and still stands. In 1960, the Baptist congregation moved to a new church building at 6301 Main Street and the stone church was eventually razed for the construction of a modern office building.

First Village Hall

The original Village Hall was built on the south side of Main Street in 1909 and dedicated in 1910. E. Howard Hutchinson donated the land upon which the building was erected. In addition to accommodating both town and village offices, it also housed Hutchinson Hose Company's fire hall and the village library. The Gothic inspired building was constructed of locally quarried limestone. After serving for more than a half-century it was razed in 1965 and replaced by the present Amherst Municipal Building and Williamsville Village Hall.

Public Services: Fire Fighting

The Williamsville Hose Company was re-organized in 1908 as the Hutchinson Hose Company, in honor of E. Howard Hutchinson who contributed money to help purchase new fire equipment. In 1949 this company moved into a new facility at 5566 Main Street.

Architectural Development

Much of Williamsville's architectural development from the first half of the twentieth century is represented by its housing stock. A broad range of styles from this era can be found including the Colonial Revival, Spanish Colonial Revival, Tudor Revival, American Foursquare, Bungalow, and Craftsman.

The Colonial Revival style was created after a rebirth of interest in the nation's past. It is distinguished by a symmetrical front facade, double-hung sash, a projecting porch, and an accentuated center entrance with classical elements such as a decorative crown supported by pilasters, fanlights and sidelights. Examples of the style include 33 Mill Street (photo 63), 169 South Cayuga Road (photo 95), 96 Oakgrove Drive (photo 126), and 107 Oakgrove Drive (photo 127).

The Tudor Revival, also popular in the early twentieth century, draws on medieval precedents and is distinguished by steeply pitched gabled roofs, stucco walls with decorative half-timbering, casement windows, and asymmetrical facades. Examples of the Tudor Revival include 125 South Cayuga Road (photo 99), 144 South Cayuga Road (photo 100), and 97 Reist Street (photo 54).

Elements of the Spanish Colonial Revival style, including tile roofs, stucco walls, and arched windows are found at 114, 120, 126, 132 and 138 Monroe Drive (photos 141-145).

The American Foursquare style was popular during the early decades of the twentieth century. It is characterized by cubic massing, hipped roof with overhanging eaves, dormers, and a full-width front porch. The simple square form was economical to construct and provided a large area of living space, thus making it a popular house type for the middle class. Intact examples include 25 South Ellicott Street (photo 133), 151 South Ellicott (photo 34), and 48 Howard Avenue (photo 46).

Williamsville is notable for its outstanding collection of Bungalow and Craftsman style houses. These styles were popular for generally small-scale house built during the period of ca. 1905 to the 1920s. Characteristics of the Bungalow style include a low-pitched roof with wide, overhanging eaves, exposed rafter tails, decorative knee braces, a full-width front porch, and contrasting wall materials. Representative Bungalows include 15 Howard Avenue (photo 44), 55 Howard Avenue (photo 45), 40 North Long Street (photo 55), 92 Milton Street (photo 107), and 71 South Ellicott Street (photo 131). The houses at 168 Garrison Road (photo 136) and 89 Oakgrove Drive (photo 129) exhibit Craftsman style influences. While each house is a unique design, they share in common many of the key concepts of the Craftsman style including a massive form lightened by "functional" elements such as exposed rafter tails; broad roofs with overhanging eaves; a mix of wall materials such as stucco, brick, and wood shingles for the play of light; differentiation of materials between floors; windows arranged in pairs or groups; and quality of construction.

Twentieth-century commercial development is represented by the Georgian Revival style brick building at 5554 Main Street (present Marine Midland Bank, photo 11), the Mission style commercial building with shaped parapets and tile roof at 5688 Main Street (photo 18), and the utilitarian commercial building at 5435 Main Street (photo 21).

CONCLUSION

The encroachment of suburban sprawl and rapid growth of the area has affected the once quiet, rural ambience of the village. The proliferation of the automobile in twentieth-century life has changed the face of Williamsville. This is especially apparent along Main Street, a busy state highway, where many building alterations occurred following World War II. In 1960 Main Street was widened to accommodate increased traffic and the mature trees which once lined the street were removed. Many of the buildings which were originally built as homes on Main Street were changed from residential use to professional and commercial use. The once pedestrian character of Main Street has been adversely affected by automobile traffic.

Areas in the village which had been open space were developed into housing tracts following World War II including Edward, Chalmers, and Stanton streets; Brookside, Cadman, Hillside, and Lakeledge drives, among others.

While many changes have occurred during the period of the past fifty years, the village retains many physical references to its past including industrial buildings and sites, commercial buildings, churches, schools, residences, transportation-related structures, and parks. The Village of Williamsville Historic Preservation Commission, established in 1983, plays a key role in the on-going protection and enhancement of significant historic resources which greatly add to the quality of life.

EXISTING CONDITIONS OVERVIEW

INTRODUCTION

The **existing conditions overview** assesses the number, range, and integrity of the historic resources in the Village of Williamsville based on field observations. Resources fall into five study areas based on their geographical location. Main Street (an east-west thoroughfare) and Ellicott Creek (a north-south natural waterway) logically divide the village into quadrants which are predominantly residential in character while the Main Street area is largely commercial. Refer to fig. 5 for Map of Study Areas. The evaluation of each study area includes its place in Williamsville's developmental history, street appearance, architecture, and integrity of building stock.

The existing conditions overview also identifies specific resources which appear to be worthy of future intensive level documentation (i.e. inventory forms). The addresses of these historic resources appear in **bold** within the text. The locations of these resources are indicated in fig. 6: Map of Potentially Significant Historic Resources in the Village of Williamsville. Photographs are included at the end of this section of the report. Refer to Also refer to Appendix B for the List of Potentially Significant Historic Resources which is organized alpha-numerically by street name and number. The selection of properties for this list was based on the Criteria for the Designation of Historical Landmarks, Historic Sites, and Historic Districts in the Village Preservation Ordinance (Appendix C). In addition to meeting the local criteria, many of the properties on the list may meet Criterion C of the National Register Criteria for Evaluation (Appendix D).

DEVELOPMENT TRENDS

The built environment of the village first evolved in the early nineteenth century around the mills on Ellicott Creek, on Main Street, and on the streets closest to Main Street. The heaviest concentration of residential development in the mid-nineteenth century was in the northeast quadrant and on Main Street. Much of the village's growth did not occur until the 1910s and '20s. This is reflected in the numerous Bungalow, Craftsman, American Foursquare, and Colonial Revival houses, especially in the southeast and southwest quadrants. Another spurt of residential growth took place in the years following World War II up to the present day. In general, the more recent residential development is at the northernmost and southernmost sections of the village.

MAIN STREET COMMERCIAL CORRIDOR (INCLUDES PARTS OF EAST SPRING AND ROCK STREETS)

General Comments

The Main Street commercial corridor includes the entire length of the street, on both sides, as well as the East Spring Street mill area and Rock Street. This area encompasses the

ZONING
MAP OF
THE VILLAGE OF
WILLIAMSVILLE
ERIE COUNTY, N. Y.

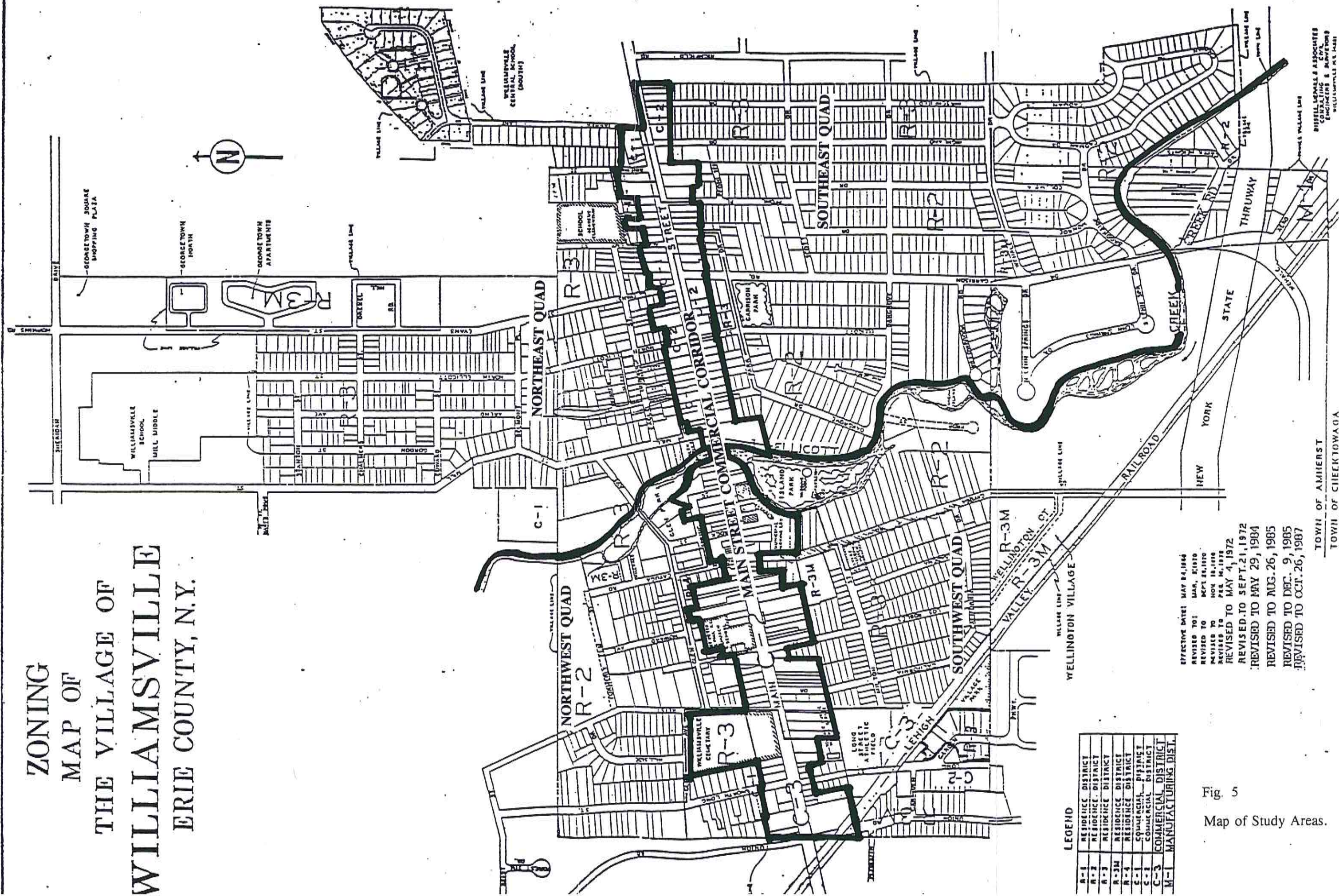


Fig. 5
Map of Study Areas.

core of commercial buildings in the village. See photos 1, 2 and 3 for streetscape views of Main Street.

Williamsville's Main Street is a busy five-lane state highway with on-street parking lanes. Compared to other areas of the village, Main Street has a relatively low level of historic architectural integrity. While Main Street has historically served as the commercial center of the village, especially in the area nearest the creek, it was also once lined with many residences. Few of Main Street's residential buildings have survived intact. The former residential use of this corridor became primarily commercial by the years following World War II. It became a common practice to build storefront additions onto former residences to accommodate new commercial uses. Many of the historic residences on Main Street have also suffered from the installation of synthetic siding and replacement windows and doors. Buildings which were originally constructed for commercial use have generally fared better than residences, with most changes being made to the storefronts while upper stories are largely intact. Several modern strip plazas, commercial office buildings, large-scale apartment buildings, and asphalt parking lots have been built where historic residences and commercial buildings once stood.

In addition to commercial buildings, there are a few public buildings on Main Street including the Williamsville Village Hall and Hutchinson Hose Company building, the Amherst Library, and the Amherst Municipal Building. These are all post-World War II buildings. There are two historic churches still in use as churches on Main Street: Saints Peter and Paul Roman Catholic Church and the Williamsville United Methodist Church. The former Society for the Disciples of Christ Church is currently used as the Village Meeting Hall and headquarters for the Village of Williamsville Historical Society.

Potentially Significant Historic Resources

North Side of Main Street (west to east)

The park-like grounds of the **Williamsville Cemetery** (photo 4) are located on the north side of Main Street, west of Reist Street. This locally designated site (3/23/92) dates back to the early decades of the nineteenth century. It began as a small private cemetery for the Long family and eventually expanded to become the village cemetery.

5428 Main Street (photo 5) is a simple mid-nineteenth-century front-gabled frame building whose form and massing are intact. The windows and the door are replacements. Originally built as a residence, this commercial building is an important visual reminder of the former nineteenth-century residential character of Main Street.

While the single-light fixed glass replacement windows at **5430 Main Street** (photo 6) lowers the historic architectural integrity of this mid-nineteenth-century brick building, the basic massing and fenestration pattern are intact. Like its neighbor at 5428, this building is a tangible expression of the once residential nature of Main Street.

One of the visual focal points of Williamsville's Main Street is **Saints Peter and Paul Roman Catholic Church at 5480 Main Street** (photo 7). This Gothic Revival style church, built in 1863-1866 of native limestone, is a designated local landmark (11/25/91). It is crowned by a tall steeple above a clock tower.

Located behind the church is the Georgian Revival style **SS. Peter and Paul School** (photo 8) built in 1929. A wing was added to the school in 1952. The main block of the brick school is U-shaped with a slate-clad hipped roof, symmetrical and repetitive fenestration, and stone pilasters, keystones, and beltcourse.

The three-story brick commercial building at **5522 Main Street** (photo 9) was built ca. 1860 (Shrauger 1993, 35). Although the building has been altered by a modern storefront, replacement windows at the second and third stories, and asphalt shingles at the front mansard, the basic form and some of the original architectural details are intact including the stone window sills and lintels, the denticulated brick cornice, and the round-arched third-story windows with keystones.

One of the most significant commercial buildings in the village is **5550 Main Street** (photo 10), built in 1854 by Timothy A. Hopkins (Shrauger 1993, 34). This three-story brick Italianate commercial building, historically known as the **Hopkins Block or Roneker Building**, is a designated local landmark (2/9/87). Each of the bays of the facade is recessed with arched windows. The original denticulated brick cornice is now concealed by a metal cornice. The gable ends of the building feature brick parapets. Alterations to the building include the modern storefronts and replacement windows.

Located next door to the Hopkins Block at **5554 Main Street** (photo 11), corner of Rock Street, is an early twentieth-century brick bank building (present Marine Midland Bank) designed in the Georgian Revival style with brick quoins, a stone door surround with pilasters, a broken pediment with pineapple motif, and multi-light double-hung sash.

The Eagle House (photo 12), built in 1832, stands at **5578 Main Street**. While this two-story frame inn has undergone extensive renovations through the years, including the construction of various additions, it is historically significant to the community. Built as a stagecoach inn by pioneer-settler Oziel Smith, the Eagle House has been in operation for over 160 years.

One of the most important historic engineering structures in the village is the **Main Street Bridge** (photo 13) spanning Ellicott Creek. This impressive structure with its graceful twin arches was built in 1882 of locally quarried limestone.

The brick building now known as the **Williamsville Meeting House and Museum at 5658 Main Street** (photo 14) was built in 1871 as the **Disciples of Christ Church**. This designated local landmark (2/24/86) is a fine intact example of the Italianate style with recessed brick arches, round-arched window and door openings, and bracketed eaves. The

bell tower, which had been removed due to deterioration in 1948, was restored in 1997 to match the original.

The two-story side-gabled frame house at **5672 Main Street** (photo 15) is significant as an example of a mid-nineteenth-century residence with a moderate level of period integrity. Alterations have been made to the house including side and rear additions, vinyl siding, and replacement windows with snap-in muntins. Of special note at 5672 Main Street are the **random stone wall and brick herringbone path** (photo 16), and **stone garden house** (photo 17) built by Ignatz Oechsner, a local stone mason, cement factory owner, and owner/builder of Cambria Castle (Shrauger 1993, 11). The whimsical stone garden house has an unusual hipped roof with flared eaves and rafter tails.

5688 Main Street (photo 18) is an intact twentieth-century commercial building displaying characteristics of the Mission style including shaped parapets and a Spanish tile roof at the facade. Of special note on this cinder block building is the decorative brickwork at the facade.

While the house at **5792 Main Street** (photo 19) has been remodeled through the years and is now used for commercial office space, it is significant as an early example of brick residential construction. Built by the Hershey family about 1840 this Greek Revival house features stone sills and lintels, a wooden frieze, and cornice returns. The frame section is believed to have been added in the late nineteenth century (Shrauger 1993, 14).

South Side of Main Street (west to east)

5409 Main Street (photo 20) is a representative example of a vernacular Italianate style house built in 1877 for the Philip J. Snyder family (Shrauger 1993, 39). The cross-gabled brick house features round-arched window openings. While the basic form and fenestration are intact, the house has undergone several alterations, most notably the removal of a wrap-around porch and the installation of replacement windows. It currently houses commercial office space.

The small-scale commercial building at **5435 Main Street** (photo 21) retains its early twentieth-century brick facade with stone pediment; the rear portion of the building has been torn down. Ice was once stored and sold from this building which is insulated with sawdust.

The modest front-gabled one-and-one-half-story frame building at **5465 Main Street** (photo 22), built ca. 1831, is an important reminder of the former residential character of Main Street (Shrauger 1993, 40). The building is now commercial in use and has undergone numerous alterations including the relocation of the front entrance, removal of a porch, and the installation of aluminum siding and fixed single-pane replacement windows.

The brick Foursquare style house at **5511 Main Street** (photo 23) is largely intact. The building features a storefront at the first floor facade, two oriel windows at second-story, and a slate-clad hipped roof with dormers.

The brick bank building at **5527 Main Street** (photo 24), present Fleet Bank, is an outstanding intact example of an early twentieth-century Renaissance Revival-inspired commercial building. The most prominent features are the tall, multi-light round-arched windows with fluted stone pilasters and stone voussoirs rising to a pointed arch.

Although the two-story hipped roof commercial building at **5541 Main Street** (photo 25), built 1888, has been significantly altered by the addition of brick veneer, aluminum siding, and new window openings, its large-scale massing and cupola are intact. It serves as an important visual "anchor" at the southeast corner of Main Street and South Cayuga Road.

The brick house at **5707 Main Street** (photo 26) was built ca. 1852 for Esther Carpenter Hershey, widow of Benjamin Hershey (Shrauger 1993, 12). It is one of the best extant examples of Greek Revival domestic design on Main Street. The two-story, front-gabled brick block features an entrance with pilasters, sidelights and transom; and stone watertable, sills and lintels. Renovations and additions have been made to 5707 Main Street, but the original brick block is intact. The house is now used for commercial offices.

The two-and-one-half-story frame house at **5725 Main Street** (photo 27) is an interesting example of a mid-nineteenth-century house that was later enlarged and remodeled in the Colonial Revival style. The house was built by local merchant Alexander Gotwalt (Shrauger 1993, 12). The Greek Revival inspired front entrance features pilasters, transom, and an entablature. Of special note on this building is the Palladian window in the front gable end. The building is now used for commercial offices.

The front-gabled brick house at **5757 Main Street** (photo 28) was built in 1851 by wagon maker John Haskill (Shrauger 1993, 14). The second-story facade features a pair of Italianate style round-arched windows with matching arched shutters. Modifications to the building include the relocation of the original front entrance, a side porch addition, and a non-historic two-story concrete block rear addition. The building is currently used for commercial offices.

East Spring Street (Mill Area)

The **Williamsville Water Mills** at **56 East Spring Street** (photos 29 and 30) is a locally designated landmark (6/25/84) and it is also individually listed on the State and National Registers of Historic Places (9/22/83). It is located on the western bank of Ellicott Creek. From Glen Park one can see the tall stone foundation of the mill rising above a former raceway. The mill was built by pioneer industrialist Jonas Williams in 1811. It has functioned as a grist mill and hydraulic cement mill. The mill forms the center of a small complex of early to mid-nineteenth-century buildings on East Spring Street which have the

architectural and historical significance to form a local historic district. The proposed **East Spring Street Mill District** contains four buildings: **56, 60, 78, and 80 East Spring Street**.

80 East Spring Street (photo 32) is a front-gabled Greek Revival frame house with one-story shed-roofed wings and in-antis Doric columns at the entrance. It was built in 1844 by mill owners Timothy Hopkins and Jairus Tefft. Originally located on Main Street the building was moved to its present site in the mill complex in 1949 (Shrauger 1993, 30).

Nearby is **60 East Spring Street** (photo 33), built ca. 1836 as part of the mill complex. This gable-roofed frame building was once attached to the former sawmill on the north. The one-story south wing of the building originally stood in front of the mill and was used as its business office (Shrauger 1993, 30). 60 East Spring Street is also listed on the State and National Registers of Historic Places as part of the Williamsville Water Mill Complex.

The one-and-one-half-story vernacular frame building at **78 East Spring Street** (photo 34) is a converted nineteenth-century barn that was moved to the present site in 1909 (Shrauger 1993, 30). It has historically served as a veterinarian's office and a cobbler's shop. It is an early twentieth-century example of adaptive re-use.

Rock Street

The gable-roofed north section of **15 Rock Street** (photo 35) was moved here from Main Street in 1922. While this modest frame structure has been extensively renovated (vinyl siding, new door, and removal of front parapet), it is historically important as the setting of the first village meeting held here in 1850 (Shrauger 1993, 33). At that time it was Dr. William Van Pelt's office (Shrauger 1993, 33). The basic massing and three-bay-wide facade are intact.

NORTHWEST QUADRANT

General Comments

The northwest quadrant is located north of the Main Street commercial corridor and incorporates Ellicott Creek and the land to the west of the creek. Glen Avenue is the primary east-west route through this quadrant while Reist Street and North Cayuga Road are the primary north-south routes.

This quadrant features a mix of recreational, commercial, and residential uses. The earliest development in the northwest quadrant took place along Ellicott Creek where nineteenth-century industry flourished. This is where Glen Park is now located (photos 36 and 37). Much of the area to the north of Glen Avenue (historically known as Bear Street) did not begin to be developed for residential use until the early twentieth century. This development trend is illustrated by the large number of Bungalow, Craftsman, American Foursquare, and Revival style houses in this quadrant. See Photos 38 and 39 for typical

residential street scape views. Post-World War II residential development also occurs in the northwest quadrant as scattered infill in some of the older areas. Much of the northern part of the quadrant is predominantly from the post-war period.

Most of the residences are of balloon-frame construction clad in wood shingles, wood clapboards, or synthetic replacement siding. A small number of brick-faced and stucco-clad houses are also represented. The historic architectural integrity levels of this quadrant are generally low to moderate. Typical alterations include the installation of aluminum or vinyl siding, additions, and some replacement windows. Most of the historic houses retain their original detached garages which complement the architectural design and materials of the house.

Potentially Significant Historic Resources

Glen Park

One of the notable sites which falls in both the northwest and northeast quadrants is **Glen Park** (photos 36 and 37) which straddles the creek, north of the Main Street bridge. Rich in history, the park has been designated a local landmark site (6/12/89). The scenic falls of Ellicott Creek can be viewed from the park. The land where the park is now located was the center of the village milling industry in the nineteenth century. With the decline of industry in the early twentieth century, the land eventually developed into a recreational area. Today's 9.7 acre park features stone walls, pathways, pools, and cascades.

East and West Spring Street

The **V.F.W. Building at 18 East Spring Street** (photo 40) is an intact example of a twentieth-century building with brick-clad walls and white terra cotta trim around the windows and at the beltcourses. The building formerly housed the Williamsville Nest 124, Fraternal Order of Orioles.

The masonry building at **32 West Spring Street** (photo 41), corner of Grove, has recently undergone extensive renovations (new windows, roof structure, etc.) which have had a negative impact upon the historic architectural integrity of the complex. Further research is needed to determine the historical significance of this industrial building. The historic section of the building is at the southern end. This consists of a stone foundation and rock-faced cast concrete block upper story with a gable roof. A square-plan, hipped roof building is nearby to the southwest; this early twentieth-century structure features rock-faced concrete block quoins and rafter tails.

North Cayuga Road

The front-gabled Colonial Revival-inspired frame house at **94 North Cayuga Road** (photo 42) has a high degree of historic architectural integrity. This early twentieth-century house displays a variety of materials and textures including a rock-faced concrete block

foundation and porch, wood clapboard walls at the first floor, and wood shingles in the front gable.

The house at **122 North Cayuga Road** (photo 43) appears on the 1909 village map under the ownership of G.J. Lutz. The massing of the Craftsman-inspired house is unusual; it features a two-story, front-gabled center block with angled, one-story wings. The house is notable for its random stone foundation, porch, chimney, and front entrance posts.

Howard Avenue

The houses at **15 and 55 Howard Avenue** (photos 44 and 45) are representative examples of the Bungalow style featuring rockfaced cast concrete block foundations, overhanging roof eaves with rafter tails and triangular knee braces, and full-width front porches.

A fine intact example of the American Foursquare style is **48 Howard Avenue** (photo 46) which features square massing, a hipped roof with overhanging eaves, a rockfaced cast concrete block foundation, square porch posts, and a solid paneled porch railing. The house also retains its original frame garage with pyramidal roof.

The house at **33 Howard Avenue** (photo 47) is a representative example of the Dutch Colonial Revival style. The house has a rockfaced concrete block foundation, a gambrel roof, side dormers with gambrel roofs, wood shingle siding, and a full-width front porch.

One of the most distinctive houses in the neighborhood is the two-story stucco house at **43 Howard Avenue** (photo 48). The side-gabled form, symmetrical center entrance facade, and broken pediment with pineapple motif over the front door are Colonial Revival in inspiration, while the broad eaves with exposed rafter tails and triangular knee braces are Craftsman style features. Another interesting design element of the house is the picturesque stone cladding around the front entrance.

Grove Street

Of special note on **Grove Street** is the random **stone wall** (photo 49) which runs along the east side of the street near SS. Peter and Paul School.

Reist Street

An impressive landscape design feature on **Reist Street** is the random **stone wall** (photos 50, 51 and 52) running along the front property lines of 97 Reist Street and 121 Reist Street. Behind the wall are picturesque ponds, a **stone arch bridge**, and a small **stone garden structure** (photo 53). This stonework is the work of mason and cement manufacturer, Ignatz Oechsner. In all of his masonry projects, Oechsner used limestone from old farm walls from Holland, New York (Christensen, 1968, 12Gb). The brick house at **97 Reist Street** (photo 54) is a fine example of the Tudor Revival style. The

house features groups of casement windows, and stucco and half-timbering in the front gables.

North Long Street

The house at **40 North Long Street** (photo 55) is an outstanding example of the Craftsman style with a rockfaced concrete block foundation, brick walls at the first story, and wood shingled walls at the second story. The broad eaves are ornamented with triangular knee braces. The most distinctive feature of the house is the front porch with posts and a solid railing of rustic stonework and tapered wood posts. The detached garage matches the style of the house.

100 North Long Street (photo 56) is an unusual Bungalow-inspired house with its long side parallel to the street. The house features first-story walls and chimneys of quarry-faced coursed stone, a front porch with exposed rafter tails and tapered posts, and a triangular-shaped dormer at the front elevation.

A special landscape feature of **North Long Street** is the random **stone wall** (photo 57) which runs along the front property line of 72 North Long Street. This is the work of Ignatz Oechsner.

NORTHEAST QUADRANT

General Comments

This predominantly residential section of the village is located north of the Main Street commercial corridor and east of Ellicott Creek. In addition to residential use, this quadrant also features a school, a church, and the eastern section of Glen Park (for a description of the park refer to the northwest quadrant). The oldest buildings in this quadrant are in the southern part on Eagle, Mill, Orchard, North Ellicott, Evans, Academy, and Rinewalt streets. The streets in the northern part of this quadrant, north of Belmont Street, represent post-World War II residential development. At the northeast corner of village, north of the high school, on Lakeledge Drive, Ledgeview Terrace, and Bobbie Lane is a recent residential subdivision.

The historic portions of the northeast quadrant contain both high-style and vernacular architecture dating from the early nineteenth to the early twentieth centuries. Most houses are one-and-one-half to two-and-one-half stories of wood frame construction. Styles represented in the northeast quadrant include Greek Revival, Italianate, Bungalow, Craftsman, Colonial Revival, Tudor Revival, and American Foursquare. Period architectural integrity varies from street to street. The most common alterations include the installation of aluminum and vinyl siding, and additions. Many early twentieth-century detached frame garages survive. In general, these utilitarian structures are built in the same style and materials as the house.

Potentially Significant Historic Resources

Mill Street

Mill Street which roughly parallels the creek is one of the village's oldest streets. It acquired its name from the mills that were once located on its banks. Many of Williamsville's early citizens built homes on this street because of its proximity to the mills and commercial center of the village.

Mill Street has several outstanding buildings representing a range of styles, eras, and construction types. Of special significance are **71 and 147 Mill Street** (photos 58 and 59). These two-and-one-half-story, side-gabled houses were built in the early to mid-nineteenth century of locally quarried limestone from the Onondaga escarpment. Both are vernacular interpretations of the Greek Revival and are three bays wide by two bays deep with symmetrical fenestration.

The cross-gabled frame house at **42 Mill Street** (photo 60) is a fine example of the vernacular Italianate style dating from the mid-nineteenth century. It features segmental and round-arched windows. While the form and detailing of this house are Italianate, an earlier portion of the building - believed to date from ca. 1811 - is preserved as the living room of the present building (Shrauger 1993, 21).

The front-gabled frame vernacular house at **129 Mill Street** (photo 61) was built ca. 1849 with an 1894 front addition. This house was moved to its present location in 1894. It was originally a section of the David Graybiel House which was at 104 Orchard Place (Shrauger 1993, 20). Behind 129 Mill Street is a contributing barn.

The L-plan gable-roofed frame house at **120 Mill Street** (photo 62) is an example of an intact late nineteenth-century residence with a wrap-around porch.

One of the most architecturally distinguished houses in the village is the two-and-one-half-story gambrel-roofed Georgian Revival house at **33 Mill Street** (photo 63). Although the present appearance, including the stucco, is due to major remodeling and renovations made ca. 1903, the main block is constructed of stone and dates back to ca. 1832 (Shrauger 1993, 19). It was originally built for Benjamin Hershey, a prominent mill owner (Shrauger 1993, 19). The house is located on a large lot south of Eagle Street and is surrounded by mature trees. The sophisticated craftsmanship and design of the house is shown by the half-round portico with Ionic columns, fanciful cast iron balustrade, pedimented dormers with pilasters, and the cornice with modillions.

The side-gabled frame house at **53 Mill Street** (photo 64) is an intact example of the early twentieth-century Bungalow style with overhanging eaves featuring rafter tails and triangular knee braces.

Although the house at 95 Mill Street has been extensively remodeled, the **stone wall** (photo 65) along the front property line stands as an important landscape design feature of Mill Street. This wall is built of quarry-faced random stone. It may be the work of Ignatz Oechsner.

North Ellicott Street

The one-and-one-half-story, front-gabled frame house at **31 North Ellicott Street** (photo 66) was built ca. 1845-51; it once served as the parsonage for the Williamsville Methodist Church. This modest building with cornice returns is a vernacular interpretation of the Greek Revival style. The hipped-roof front porch with paneled posts appears to have been added in the early twentieth century.

71 North Ellicott Street (photo 67) is an intact example of an early nineteenth-century stone farmhouse. This modest one-and-one-half-story, gable-roofed house stood vacant from about 1883 until 1923 when it was bought by Anna Mader who made repairs and Colonial Revival style renovations to the farmhouse (Shrauger 1993, 17). Changes included the addition of the shed dormers, stone chimneys, and kitchen wing, and the installation of a Greek Revival door surround and fanlight. A tenant house was built nearby at **87 North Ellicott Street** (photo 68), (Shrauger 1993, 17). This two-story gabled-roofed stucco house features Craftsman style detailing in the front wing. Along the front property line of 71 and 87 North Ellicott is a 100'-long **wall of quarry-faced random stone** which was built by Ms. Mader with stone salvaged from a Main Street sewer project (Shrauger 1993, 17).

The two-story side-gabled frame house at **109 North Ellicott Street** (photo 69) is an outstanding example of an early nineteenth-century farmhouse. The front block was built ca. 1835 for the Hershey family (Shrauger 1993, 18). The house is situated on a large lot with mature maple, oak and walnut trees. The 1854 and 1866 village maps (figs. 2 and 3) show that the Hershey farm extended across the street to the west.

Evans Street

Evans Street is one of the busy north-south routes in the village. Of special note on this street is the simple one-and-one-half-story, front-gabled stone house at **75 Evans Street** (photo 70). Built in the early decades of the nineteenth century, this house was once owned by Harry F. Bigelow who had extensive fruit orchards and a nursery nearby on the hill to the north (Shrauger 1993, 16). While the house has undergone changes, including the addition of a shed dormer and a small frame addition, it is significant as an example of early nineteenth-century stone construction in the village.

Another small scale house of interest is **78 Evans Street** (photo 71). Although alterations have been made, including the addition of shed dormers and aluminum siding, this mid-nineteenth-century house retains the original segmental and round-arched window openings with drip moldings and louvered shutters. A gambrel-roofed barn is located behind the

house. Of special note on this property is the **cast concrete hitching post** (photo 72) near the sidewalk.

The two-and-one-half-story front-gabled frame building at **65 Evans Street** (photo 73) is a turn-of-the-century Colonial Revival-inspired residence with a pedimented gable end and front porch. The house retains the original wood clapboard siding. Behind the house is a fine example of a frame carriage barn.

The gable-roofed brick house at **40 Evans Street** (photo 74), corner of Eagle Street, was built ca. 1853. The house has undergone alterations, but it retains the cornice returns in the gable ends, segmental-arched window openings, six-over-six double-hung wood sash, and an Eastlake porch. It is a surviving example of a mid-nineteenth-century brick residence in the village.

The frame house at **22 Evans Street** (photo 75) is a representative example of the American Foursquare style characterized by square massing, a hipped roof with overhanging eaves, hipped roof dormers, and a full-width front porch. The house retains its original wood clapboard walls at the first story and wood shingles at the second story and dormers.

Academy Street

Located at **39 Academy Street** (photo 76) is the former Williamsville High School built in 1922-23 on the site of the Williamsville Classical Institute, a mid-nineteenth-century school razed in 1921. This property is a designated local landmark site (8/24/87). In 1931, a three-story addition was built at the rear of the school. It is important to note that the current building is architecturally significant as an example of early twentieth-century standardized school design. The building presently houses the Christian Central Academy. This brick-clad building features Tudor Revival style ornamentation. The window groupings, blank end walls, and the flat, structural steel roof are identifiable features of the standardized school type. The building has cast stone trim at the cornice, watertable, door and window surrounds, and decorative panels at the front parapet. Of special note is the decorative brickwork in the blank end walls with dark brick headers in a diagonal lattice pattern.

Eagle Street

St. Paul's Evangelical Lutheran Church at **68 Eagle Street** (photo 77), corner of North Ellicott Street, is significant as a vernacular example of the Gothic Revival style. Built in 1900, this frame church is distinguished by its belltower and pointed arch windows with drip moldings. Despite the installation of synthetic siding and additions, the church is an important visual focal point of the neighborhood.

The L-shaped frame house next door to the church at **62 Eagle Street** (photo 78) is an outstanding example of the Dutch Colonial Revival style. This house features a gambrel

roof, wood clapboard siding on the first floor, fishscale shingles on the second floor, and a one-story entrance porch with Tuscan columns.

The one-and-one-half-story frame vernacular house with wood clapboard siding at **120 Eagle Street** (photo 79), corner of Evans Street, retains a high degree of architectural integrity. This mid-nineteenth-century house has simple cornice returns, front and side porches with Eastlake posts and a spindled frieze.

The two-and-one-half story hipped roof frame house at **155 Eagle Street** (photo 80) is a fine example of the American Foursquare style built in the early twentieth century. The house features wood clapboard siding at the first floor, wood shingled walls at the second floor and dormers, and a full-width front porch with paneled posts and a solid paneled railing.

Orchard Street

Many of the nineteenth-century houses on Orchard Street are modest one-and-one-half-story frame vernacular residences. A representative example of an intact vernacular house is the four-bay-wide side-gabled house at **73 Orchard Street** (photo 81). The entrance porch at this house features chamfered posts.

SOUTHWEST QUADRANT

General Comments

The southwest quadrant is located south of Main Street and incorporates Ellicott Creek and the land to the west of it. The oldest buildings in this quadrant, dating from the early nineteenth century, are located on South Cayuga Road and South Long Street. Many examples of Greek Revival buildings are located on the oldest streets of this quadrant. The other streets including Milton Street, California Street, Los Robles Street, Pasadena Place, and Garden Parkway were not developed until the early twentieth century and include some post-World War II residential infill. Common early twentieth-century architectural styles found on these streets include Bungalow, Craftsman, American Foursquare, and Colonial Revival. Also located within the southwest quadrant is Island Park, a village-owned park on Ellicott Creek.

Most of the residences are of frame construction and are clad in wood shingles, wood clapboards, or synthetic replacement siding. A small number of masonry houses are also represented. The historic architectural integrity levels of this quadrant are generally low to moderate. Typical alterations include the installation of aluminum or vinyl siding, additions, and some replacement windows. Most of the early twentieth-century houses retain their original detached garages which complement the architectural design and materials of the house.

Potentially Significant Historic Resources

South Cayuga Road

South Cayuga Road (photos 82 and 83, streetscapes) is one of the oldest streets in the village. The road followed an old Indian trail known as the "Oak Opening" (Shrauger 1993, 40). The earliest settlement on this road was predominantly on the east side while much of the land on the west side was not subdivided into residential lots until the early twentieth century. Many of the homes on the east side of the road were built in the 1830s-'50s. Today, South Cayuga Road contains a fine collection of nineteenth- and early twentieth-century houses representing a range of styles from Greek Revival to Bungalow.

The section of **South Cayuga Road**, encompassing **nos. 44-204** South Cayuga on the east side of the street, and **nos. 63-215** on the west side, appears to possess the architectural and historical significance worthy of historic district designation. Included in the proposed district is the Calvary Episcopal Church at the corner of Milton and South Cayuga Road. The proposed **South Cayuga Road Historic District** contains a total of 39 primary buildings.

There are several key residences on this street, worthy of potential individual landmark status, if the Commission should decide not to proceed with the proposed South Cayuga Road Historic District at this time. The stucco house at **41 South Cayuga Road** (photo 84), located outside the proposed district, is one of the oldest houses surviving houses on the street, dating from ca. 1848. It was built by Dr. Luther Spaulding, an early Amherst physician (Shrauger 1993, 40). Beneath the stucco are the original stone walls, built of locally quarried limestone.

One of the most historically and architecturally significant buildings on the street is the schoolhouse at **72 South Cayuga Road** (photo 85) built in 1840 on land donated by Timothy S. Hopkins. Constructed of locally quarried limestone, also donated by Mr. Hopkins, the simple Greek Revival building is front gabled with cornice returns, a frieze, and multi-light double-hung sash. It retains a high degree of period architectural integrity.

The large Greek Revival frame building at **94 South Cayuga Road** (photo 86) was built in 1840 as the Baptist Church. While the basic form is intact the original center bell tower has been removed and the fenestration altered. When the congregation moved to their new church in 1904, the building was converted into a residence.

Other representative examples of Greek Revival style residences on the street with varying levels of period architectural integrity include **86, 168, 170 and 215 South Cayuga Road** (photos 87, 88, 89 and 90). These houses have square massing, low-pitched gable roofs with cornice returns, and regular fenestration. **86 South Cayuga Road** (photo 87) retains its original Greek Revival entrance with Doric pilasters, sidelights, transom, and entablature. A historic barn is located behind **215 South Cayuga Road** (photo 90).

The house at **100 South Cayuga Street** (photo 91) once served as the parsonage for the Baptist Church. The front block of the house is of brick construction with segmentally arched window openings (now filled with replacement windows).

The two-and-one-half-story stucco house at **63 South Cayuga Road** (photo 92) is a fine example of an early twentieth-century eclectic house displaying American Foursquare massing and Craftsman style details including rafter tails and triangular knee braces. The hipped roof is clad in the original slate shingles.

The one-and-one-half-story side-gabled frame house at **111 South Cayuga Road** (photo 93) is a representative example of the Bungalow style featuring wood shingle siding and a full-width front porch with paneled posts.

South Cayuga Road is notable for its intact early twentieth-century revival style houses. **149, 169, 186, 193, and 207 South Cayuga Road** (photos 94, 95, 96, 97 and 98) are outstanding examples of the Colonial Revival style. Common characteristics of the style displayed by these houses include symmetrical fenestration, accentuated entrances with classical details such as pilasters, entablatures or pediments, multi-light double-hung wood sash, and side-gabled or Dutch gambrel roofs. The two Tudor Revival houses on the street include **125 and 144 South Cayuga Road** (photos 99 and 100). Common characteristics of the Tudor Revival displayed by these houses include steeply pitched gable roofs, casement windows, and the use of brick and stucco. The design of the gable-roofed stucco garage at **125 South Cayuga Road** (photo 99) complements the house.

Many of the **concrete sidewalks** (photo 101) found along South Cayuga Road, and at other locations throughout the village, feature the imprint of the former local concrete manufacturer, Ignatz Oechsner. A **stone carriage block** (photo 102) is in front of 124 South Cayuga Road. This is an important visual reminder of the former days of horse-drawn transportation.

South Long Street

South Long Street has a mix of both industrial buildings and houses. Many of the houses on this street have been extensively altered. **19 South Long Street** (photo 103) is an outstanding example of a mid-nineteenth-century Greek Revival brick residence with multi-light double-hung wood sash, stone sills, lintels and foundation; and cornice returns. One of the most important transportation-related structures still standing in the village is the **Lehigh Valley Railroad Station** at **86 North Long Street** (photo 104). This designated local landmark (5/14/90) retains its distinctive gable-on-hip roof with overhanging eaves featuring rafter tails and brackets; and board-and-batten and novelty siding. The Lehigh Memorial Trail now follows the route of the railroad bed; the tracks have been removed.

Garden Parkway

Garden Parkway features early twentieth-century Bungalows and Craftsman houses as well as post-World War II capes and ranches. The front-gabled frame house at **28 Garden Parkway** (photo 105) is a representative example of the Bungalow style with wood shingled walls, overhanging eaves with rafter tails and triangular knee braces, and distinctive paneled porch posts.

Milton Street

Milton Street (photo 106) is a tree-lined street which has a mix of early twentieth-century Bungalow, Craftsman, American Foursquare, Colonial Revival houses as well as post-World War II houses. An intact representative example of the Bungalow style on this street is the one-and-one-half-story, cross-gabled frame house at **92 Milton Street** (photo 107). The side-gabled frame house at **59 Milton Street** (photo 108) is an early twentieth-century eclectic house with Craftsman and Colonial Revival elements. **99 Milton Street** (photo 109) has many of the distinguishing features of the Craftsman style including wood shingled siding and tapered, paneled porch posts. The most prominent building on the street is the **Calvary Episcopal Church** at **20 Milton Street** (photo 110), corner of South Cayuga Road. (This church is included in the proposed South Cayuga Road Historic District.) Although not yet "historic" this Late Gothic Revival stone church, built in 1954, is an outstanding example of post-World War II public architecture. Architecturally sympathetic additions have been built on the south end of the building.

Los Robles Street

Los Robles Street is characterized by early twentieth-century and post-World War II houses of overall moderate architectural integrity. The original Calvary Episcopal Church still stands at **96 Los Robles Street** (photo 111). It is presently **Sts. Theodore Orthodox Church**. This simple stucco-clad church was built in 1923. Representative examples of Bungalow/Craftsman inspired houses on this street, with high levels of architectural integrity, include **38 and 39 Los Robles Street** (photos 112 and 113).

Pasadena Street

Pasadena Street (photo 114) is a tree-lined street which has a mix of early twentieth-century and post-World War II houses. The two-story frame house at **17 Pasadena Street** (photo 115) is a fine example of the early twentieth-century Dutch Colonial Revival style featuring wood clapboards, a gambrel roof with front shed dormer, a sun room, a classical entrance porch with pilasters and cornice returns, and six-over-one double-hung wood sash. Another representative example of the Colonial Revival style is **28 Pasadena Street** (photo 116) which is distinguished by the front porch with Tuscan columns, half-fanlights, and main entrance (on the north elevation) with Tuscan columns supporting an arched open-bed pediment.

Dream Island

Located on Dream Island in the center of Ellicott Creek is **Cambria Castle, 175 Oakgrove Drive**, a designated local landmark (8/26/85) and Williamsville's most unusual residence (photos 117 and 118). Construction began on the stone castle in 1917 by Ignatz Oechsner, owner and local mason. It is believed to have been inspired by the castles of Oechsner's native Germany. The building remained incomplete at the time of Oechsner's death in 1942 and was not completed until the late 1950s. Also on the property are some interesting structures by Oechsner including a stone bridge with entrance tower, a smaller stone tower, and stone walls and steps.

SOUTHEAST QUADRANT

General Comments

The southeast quadrant is situated south of Main Street and west of Ellicott Creek; the southernmost portion of this area is south of the creek, after the bend. This quadrant remained largely undeveloped until the early twentieth century. The area is residential with many ca. 1910s and '20s frame houses including Bungalow, Craftsman, American Foursquare, Colonial Revival, Tudor Revival, and Spanish Mission style houses. There are also many post-World War II houses such as Capes, Split Levels, Neocolonials, and Ranches. The streets in the southern part of this quadrant are largely post-World War II. Also found in this quadrant is Garrison Park, a village-owned park bounded by Park Drive, South Ellicott Street, and Garrison Road.

Most of the residences are of balloon-frame construction clad in wood shingles, wood clapboards, or synthetic replacement siding. A small number of brick-faced and stucco-clad houses are also represented. Typical alterations include the installation of aluminum or vinyl siding, additions, and some replacement windows. Historic architectural integrity levels are generally moderate to good. Many of the streets are tree-lined. Most of the historic houses retain their original detached garages which complement the architectural design and materials of the house.

Potentially Significant Historic Resources

Oakgrove Drive

Oakgrove Drive (photos 119, 120 and 121, streetscapes) has a fine collection of early twentieth-century houses with high levels of period architectural integrity. The street has many mature trees and historic streetlight standards. The section of Oakgrove Drive from **nos. 24-128** on the east side, and **nos. 25-125** on the west side possesses the architectural qualities worthy of historic district designation as the **Oakgrove Drive Historic District**. This district contains a total of 31 houses.

There are several residences on this street that possess the qualities to "stand alone" as potential individual landmarks should the Commission decide not to proceed with district designation at this time. The wood-shingled house at **37 Oakgrove Drive** (photo 122) is a representative intact example of the Bungalow style. Another outstanding Bungalow is **67 Oakgrove Drive** (photo 123) which is distinctive in its use of contrasting wall materials including a random stone foundation, brick at the first-story walls, and stucco with half-timbering at the second story.

Oakgrove is notable for its many fine early twentieth-century Colonial Revival style residences including **78, 96, and 107 Oakgrove** (photos 125, 126 and 127). Most of these homes feature symmetrical facades with accentuated center entrances, double-hung wood windows with multi-light upper sash and single-light lower sash, and side-gabled roofs with cornice returns. The house at **66 Oakgrove Drive** (photo 124) is a fine example of the Dutch Colonial Revival style with a gambrel roof and walls of stucco and wood shingles.

The brick-faced house at **120 Oakgrove Drive** (photo 128) is a representative example of the Tudor Revival style featuring asymmetrical massing, a slate-shingled roof, casement windows, and front entrance with molded stone surround.

89 and 128 Oakgrove Drive (photo 129 and 130) are interesting early twentieth-century eclectic designs with elements of the Colonial Revival and the Craftsman styles.

South Ellicott Street

South Ellicott Street has a mix of early twentieth-century houses and post-World War II infill. The houses at **71 and 121 South Ellicott Street** (photos 131 and 132) are "textbook" examples of the Bungalow style featuring low-pitched gabled roofs and wide eave overhangs with decorative triangular knee braces. Representative examples of the American Foursquare style with Craftsman influences include **25 and 151 South Ellicott Street** (photos 133 and 134). **151 South Ellicott** (photo 134) is one of the most distinctive American Foursquare style houses in the village. Built by local concrete manufacturer Ignatz Oechsner, the house is constructed of rock-faced cast concrete block resembling stone (Christensen 1988, 12Gb). Cast concrete block became a popular building material during the early decades of the twentieth century for its fireproof qualities, durability, and relatively inexpensive cost.

The eclectic frame house at **82 South Ellicott Street** (photo 135) is one of the more unusual architectural designs on the street. Its steeply pitched gabled roof and gabled dormers allude to Tudor precedents while the symmetrical center entrance facade with its classical Tuscan columns and the multi-light double-hung sash are inspired by the Colonial Revival.

Garrison Road

Garrison Road has many early twentieth-century residences at the north end along with some post-World War II infill. It becomes predominantly post-war at the south end. The one-and-one-half-story frame house with jerkinhead roof at **168 Garrison Road** (photo 136) is an intact example of the Craftsman style.

The wood shingled house at **151 Garrison Road** (photo 137) is an eclectic style house largely inspired by the Tudor Revival style. It features a steeply pitched side-gabled roof, a prominent stone chimney at the front, casement windows at the first story, and six-over-one wood windows at the second story.

An important landscape feature on Garrison Road is the random **stone wall** (photo 138) running along the front property line of the Colonial Revival style house at 127 Garrison Road. It may be the work of local mason Ignatz Oechsner.

The distinctive stucco-clad houses at **194 and 210 Garrison Road** (photos 139 and 140) are representative examples of the Spanish Colonial Revival style with relatively high levels of period architectural integrity. The houses have asymmetrical facades, low-pitched roofs, and round-arched window and door openings. **210 Garrison Road** (photo 140) retains its original red tile roof.

Monroe Drive

Monroe Drive features early twentieth-century houses at the north end with some post-World War II infill to all post-war residential development at the south end. Representative examples of Spanish Colonial Revival style architecture on this street include the brick house at **114 Monroe** (photo 141), and the stucco-clad houses at **120, 126, 132, and 138 Monroe** (photos 142, 143, 144, and 145). This collection of five houses makes up the proposed **Monroe Drive Spanish Colonial Revival Historic District**.

All of these houses retain their original red tile roofs with the exception of 120 Monroe. The house at **114 Monroe Drive** (photo 141) is notable for its decorative brickwork and pyramidal roofed tower. **120 and 126 Monroe Drive** (photos 142 and 143) both have shaped Mission-type entrance bays. **132 Monroe Drive** (photo 144) features a shaped opening at the French doors and an angled entrance tower. **138 Monroe Drive** (photo 145) has a group of three round-arched windows at the front facade.

The brick house at **80 Monroe Drive** (photo 146), corner of Oakgrove Drive, is one of the most distinctive eclectic architectural designs in the neighborhood. The square massing and broad overhanging eaves of the hipped roof are Prairie and American Foursquare influenced while the blind arches over the French doors at the front facade and the shaped dormer are suggestive of the Mission style. The house displays fine craftsmanship as shown by the repetitive brick header beltcourses.

The stucco house at **155 Monroe Drive** (photo 147) displays characteristics of the Prairie style including a low-pitched hipped roof with broad eaves, wrap-around corner windows, and an emphasis on horizontal lines.

The two-and-one-half-story side-gabled brick house at **198 Monroe Drive** (photo 148) is an eclectic design with Colonial and Tudor Revival elements. It features cornice returns, six-over-one double-hung wood sash, a bay window, front and side entrances with flared copper roofs, and stone quoins at the front entrance.

The English Cottage style house at **79 Monroe Drive** (photo 149), corner of Oakgrove Drive, is significant as one of the few examples of this style in the village. An important character-defining feature of this ca. 1927 house are the rolled eaves, suggestive of thatched roofing. The house is brick-faced with stucco in the front shed dormer. The detached garage matches the style and materials of the house.

The brick house with the jerkinhead roof at **125 Monroe Drive** (photo 150) is loosely inspired by the Tudor Revival style. Although it is largely hidden by trees at present, the house is notable for its decorative diamond-patterned brickwork in the chimney.

The one-and-one-half-story frame house at **149 Monroe Drive** (photo 151) is notable for its steeply pitched gable with flared eaves and recessed arched entranceway. The asymmetrical massing and roof design of this early twentieth-century eclectic house are borrowed from the Tudor Revival, while the wood-shingled siding and groupings of six-over-one double-hung sash allude to the Colonial Revival.

Pfohl Place

The two-and-one-half-story front-gabled frame house at **66 Pfohl Place**, built ca. 1910, is an outstanding example of the Colonial Revival which features a porch with Tuscan columns and French doors at the front (west) elevation. The main entrance, located in the center of the north elevation, has a pedimented porch with Tuscan columns. Other Colonial Revival characteristics include the symmetrical elevations, six-over-one double-hung wood sash, and cornice returns. **96 Pfohl Place** (photo 153) is a two-and-one-half-story frame house with a high level of architectural integrity. One of the most distinctive features of this early twentieth-century eclectic design is the pair of steeply pitched gabled projections at the facade. Of special note is the arched entrance canopy with the decorative brackets and the latticework at the north porch.

**PHOTOGRAPHS OF POTENTIALLY SIGNIFICANT
HISTORIC RESOURCES
ORGANIZED BY STUDY AREAS:**

MAIN STREET COMMERCIAL CORRIDOR

NORTHWEST QUADRANT

NORTHEAST QUADRANT

SOUTHWEST QUADRANT

SOUTHEAST QUADRANT

MAIN STREET COMMERCIAL CORRIDOR



1. Streetscape of the north side of Main Street looking northwest.



2. Streetscape of the south side of Main Street looking southwest.

MAIN STREET COMMERCIAL CORRIDOR



3. Streetscape of the south side of Main Street looking southeast.

MAIN STREET COMMERCIAL CORRIDOR



4. Williamsville Cemetery, 5402 Main Street (west of Reist Street).



5. 5428 Main Street.

MAIN STREET COMMERCIAL CORRIDOR



6. 5430 Main Street.



7. Saints Peter and Paul
Roman Catholic Church,
5480 Main Street.

MAIN STREET COMMERCIAL CORRIDOR



8. SS. Peter and Paul School, 5480 Main Street.



9. 5522 Main Street.

MAIN STREET COMMERCIAL CORRIDOR



10. 5550 Main Street.

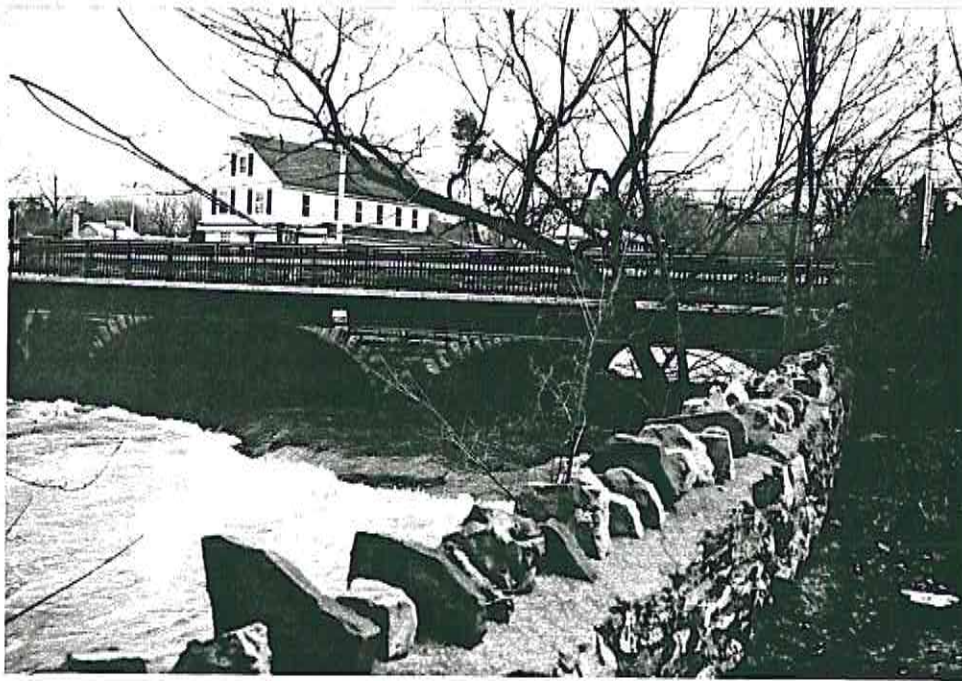


11. 5554 Main Street.

MAIN STREET COMMERCIAL CORRIDOR

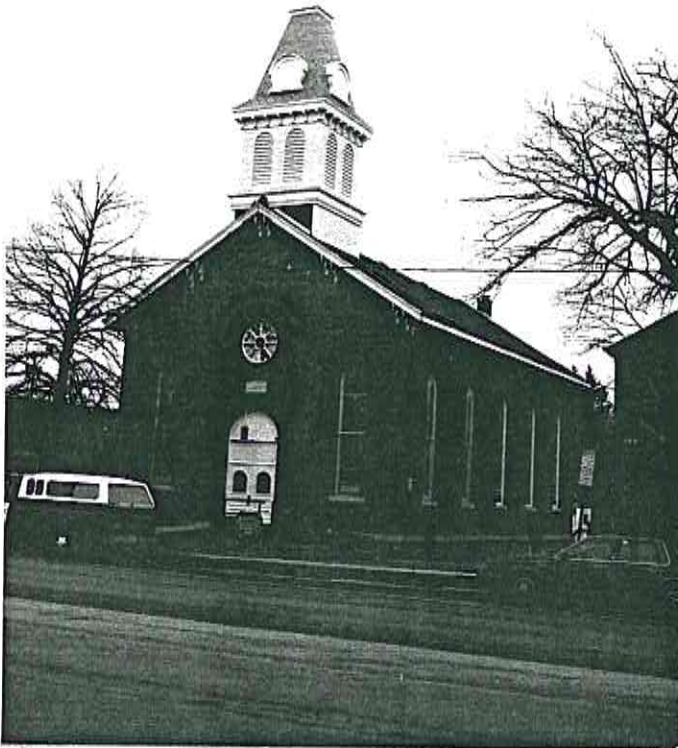


12. The Eagle House, 5578 Main Street.



13. Main Street Bridge at Ellicott Creek.

MAIN STREET COMMERCIAL CORRIDOR



14. The Williamsville Meeting House and Museum (former Disciples of Christ Church) 5658 Main Street.



15. 5672 Main Street.

MAIN STREET COMMERCIAL CORRIDOR



16. Stone wall, wrought iron gate and brick walk at 5672 Main Street.



17. Stone garden house behind 5672 Main Street.

MAIN STREET COMMERCIAL CORRIDOR



18. 5688 Main Street.



19. 5792 Main Street.

MAIN STREET COMMERCIAL CORRIDOR



20. 5409 Main Street.



21. 5435 Main Street.

MAIN STREET COMMERCIAL CORRIDOR



22. 5465 Main Street.



23. 5511 Main Street.

MAIN STREET COMMERCIAL CORRIDOR



24. 5527 Main Street (southwest corner of South Cayuga Road).



25. 5541 Main Street (southeast corner of South Cayuga Road).

MAIN STREET COMMERCIAL CORRIDOR



26. 5707 Main Street.



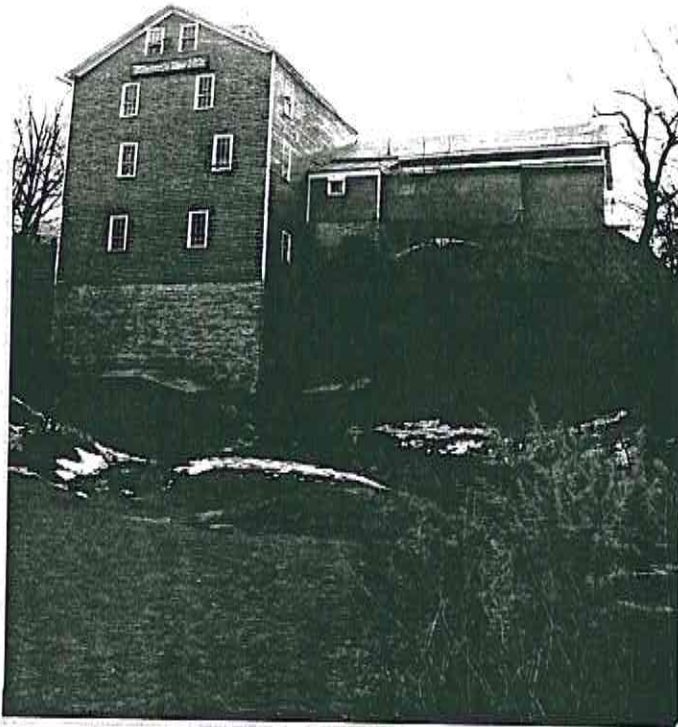
27. 5725 Main Street.

MAIN STREET COMMERCIAL CORRIDOR



28. 5757 Main Street.

MAIN STREET COMMERCIAL CORRIDOR



29. Williamsville Water Mills, 56 East Spring St.
View from Glen Park.



30. Williamsville Water Mills, 56 East Spring Street.

MAIN STREET COMMERCIAL CORRIDOR



31. Streetscape of the east side of East Spring Street.



32. 80 East Spring Street.

MAIN STREET COMMERCIAL CORRIDOR

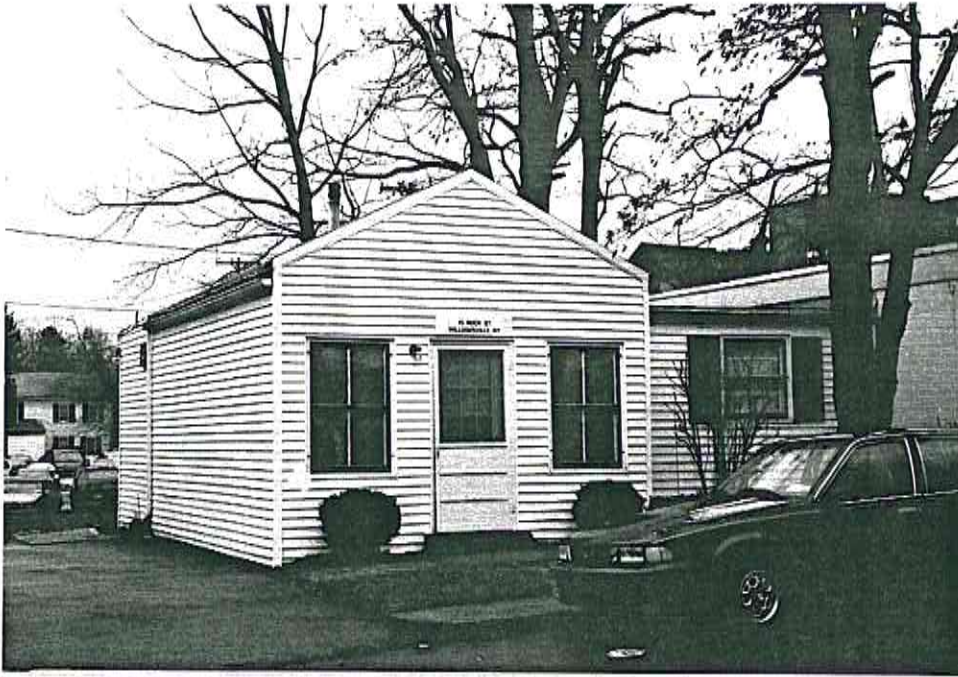


33. 60 East Spring Street.



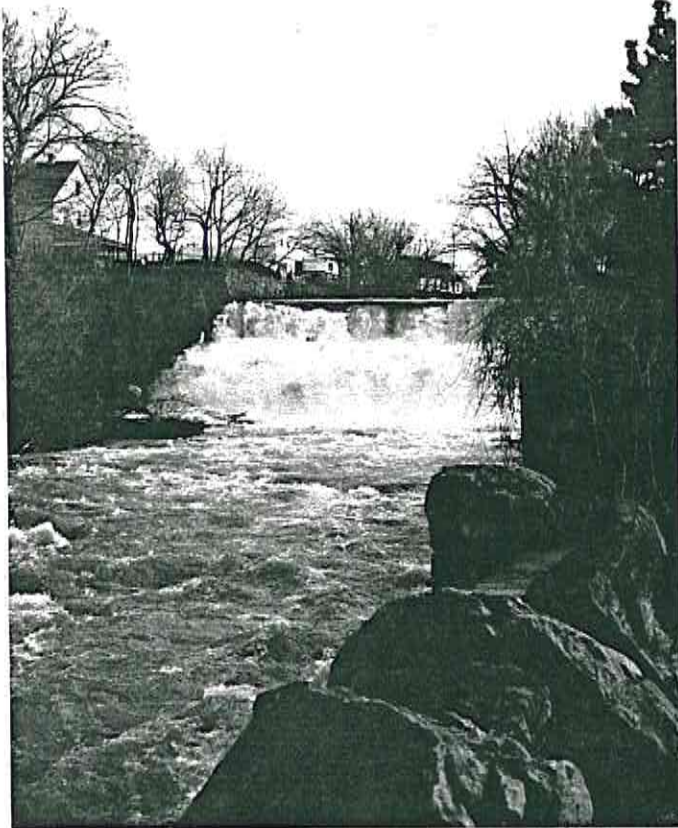
34. 78 East Spring Street.

MAIN STREET COMMERCIAL CORRIDOR



35. 15 Rock Street.

NORTHWEST QUADRANT



36. View of the falls on
Ellicott Creek seen from
Glen Park.



37. Glen Park.

NORTHWEST QUADRANT



38. Streetscape of North Cayuga Road.



39. Streetscape of Howard Avenue.

NORTHWEST QUADRANT



40. 18 East Spring Street.



41. 32 West Spring Street.

NORTHWEST QUADRANT



42. 94 North Cayuga Road.



43. 122 North Cayuga Road.

NORTHWEST QUADRANT



44. 15 Howard Avenue.



45. 55 Howard Avenue.

NORTHWEST QUADRANT



46. 48 Howard Avenue.



47. 33 Howard Avenue.

NORTHWEST QUADRANT

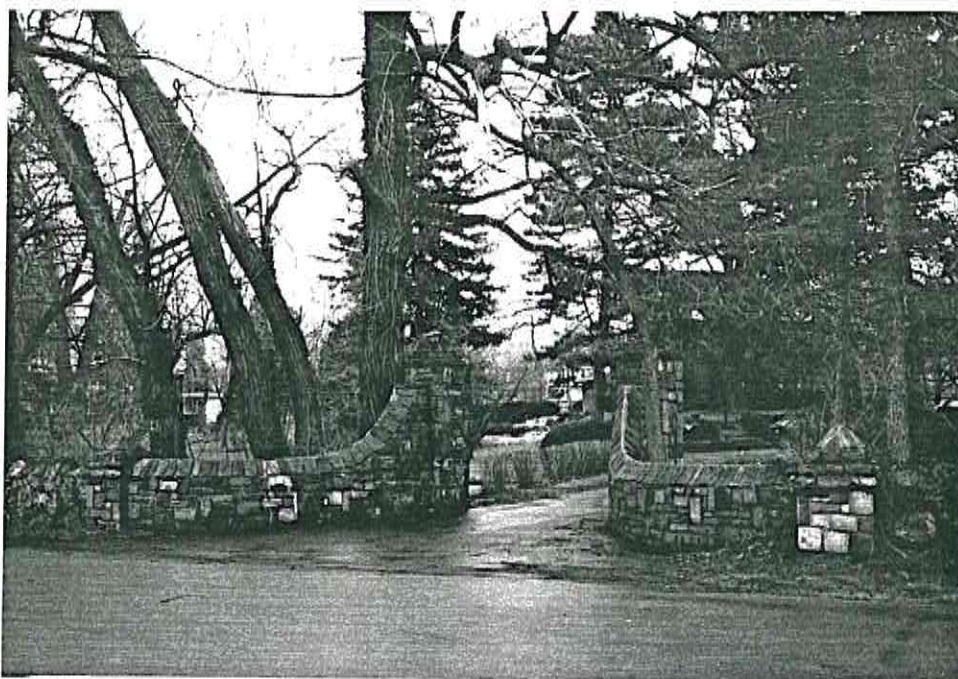


48. 43 Howard Avenue.



49. Stone wall on east side of Grove Street behind SS. Peter and Paul.

NORTHWEST QUADRANT



50. Stone wall and entrance to drive at 97 Reist Street.



51. Stone wall and gate in front of 121 Reist Street.

NORTHWEST QUADRANT

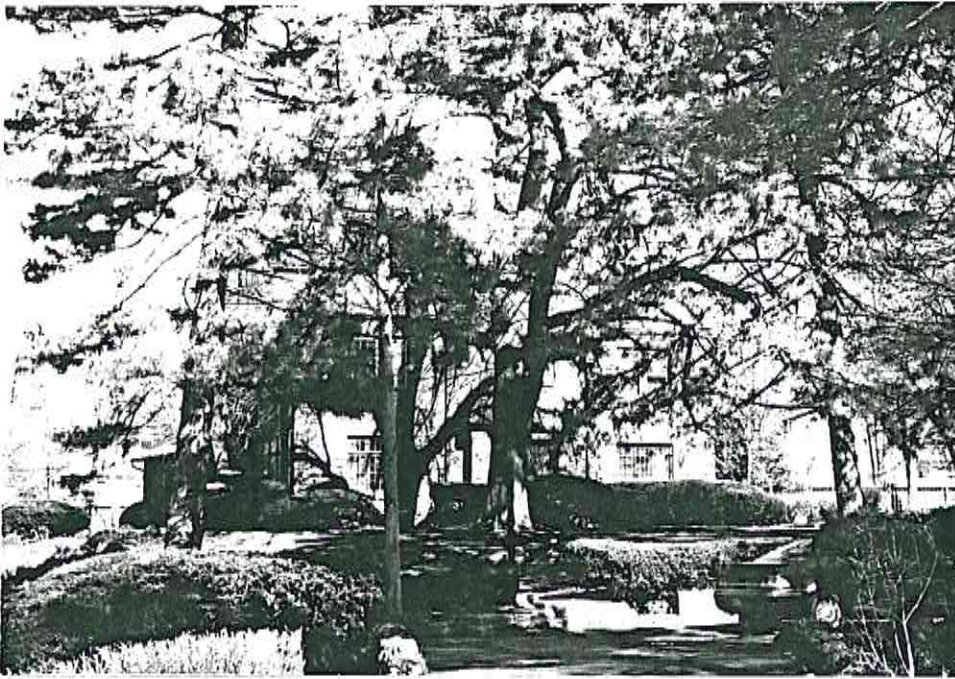


52. Stone wall and gate in front of 121 Reist Street.



53. Landscape features at 97 and 121 Reist Street.

NORTHWEST QUADRANT



54. 97 Reist Street.

NORTHWEST QUADRANT



55. 40 North Long Street.



56. 100 North Long Street.

NORTHWEST QUADRANT



57. Stone wall with concrete posts in front of 72 North Long Street.

NORTHEAST QUADRANT



58. 71 Mill Street.



59. 147 Mill Street.

NORTHEAST QUADRANT



60. 42 Mill Street.



61. 129 Mill Street.

NORTHEAST QUADRANT



62. 120 Mill Street.



63. 33 Mill Street.

NORTHEAST QUADRANT



64. 53 Mill Street.

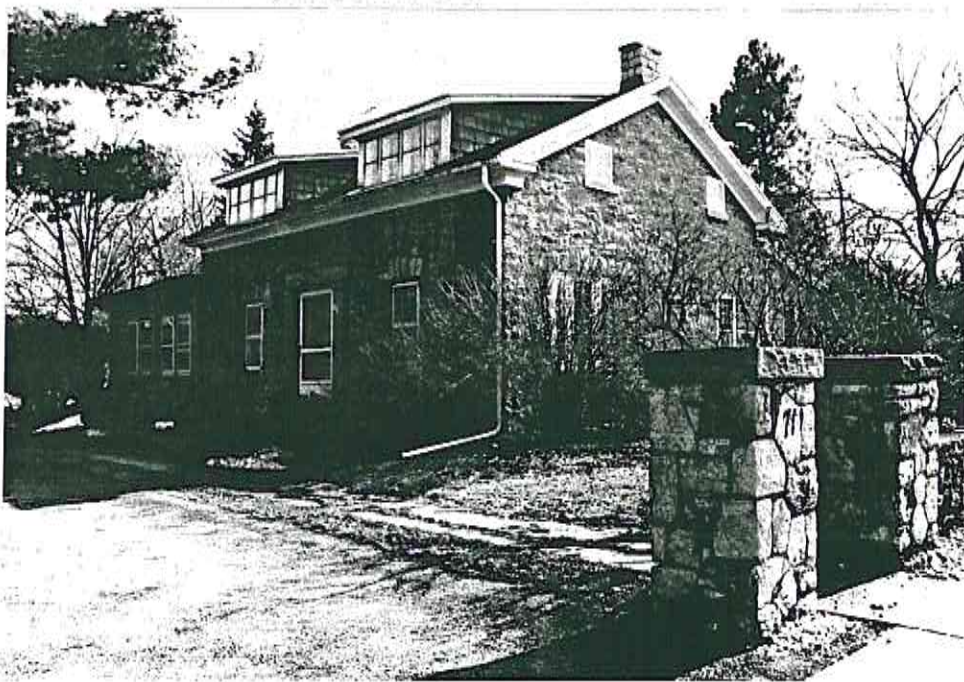


65. Stone wall in front of 95 Mill Street.

NORTHEAST QUADRANT



66. 31 North Ellicott Street.



67. 71 North Ellicott Street.

NORTHEAST QUADRANT



68. 87 North Ellicott Street.



69. 109 North Ellicott Street.

NORTHEAST QUADRANT

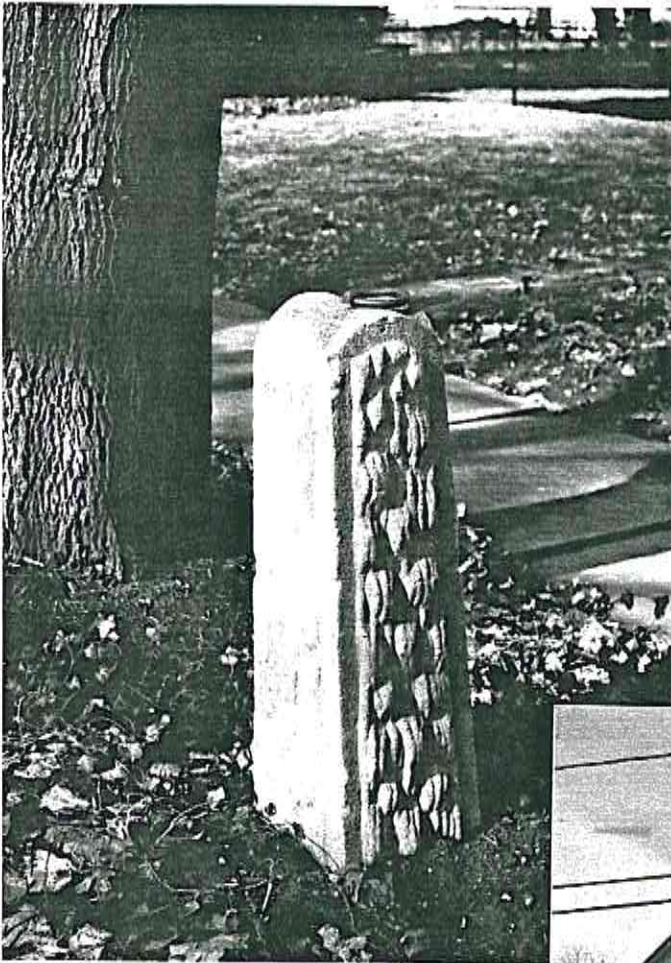


70. 75 Evans Street.

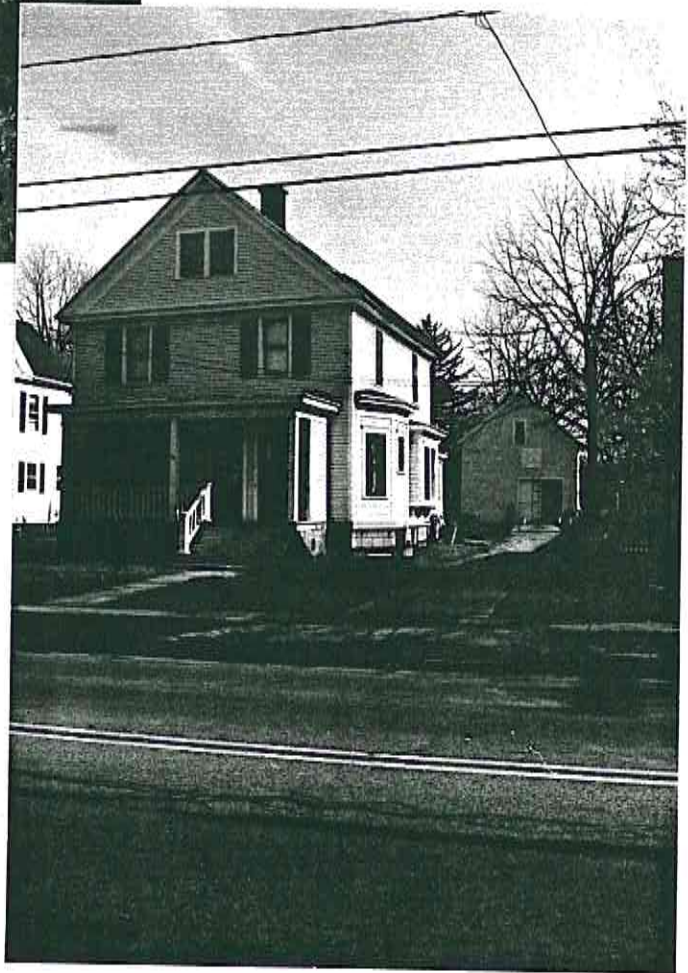


71. 78 Evans Street.

NORTHEAST QUADRANT



72. Concrete hitching post in front of 78 Evans Street.



73. 65 Evans Street.

NORTHEAST QUADRANT

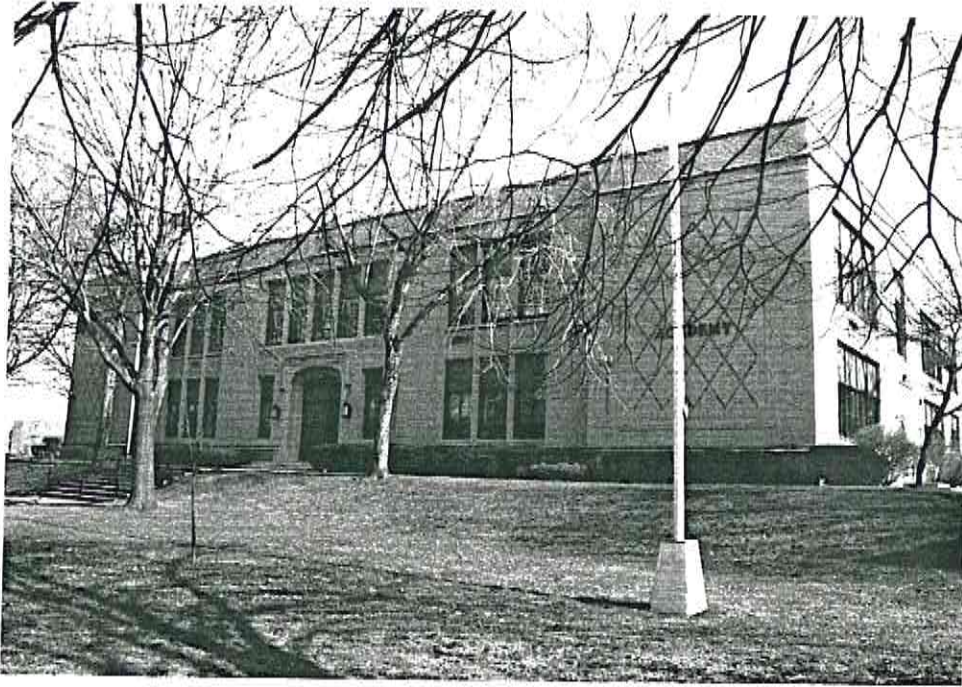


74. 40 Evans Street (corner of Eagle Street).



75. 22 Evans Street.

NORTHEAST QUADRANT



76. 39 Academy Street.

NORTHEAST QUADRANT



77. St. Paul's Evangelical Lutheran Church, 68 Eagle Street.



78. 62 Eagle Street.

NORTHEAST QUADRANT



79. 120 Eagle Street.



80. 155 Eagle Street.

NORTHEAST QUADRANT



81. 73 Orchard Street.

SOUTHWEST QUADRANT



82. Streetscape of South Cayuga Road, west side.



83. Streetscape of South Cayuga Road, east side.

SOUTHWEST QUADRANT



84. 41 South Cayuga Road.

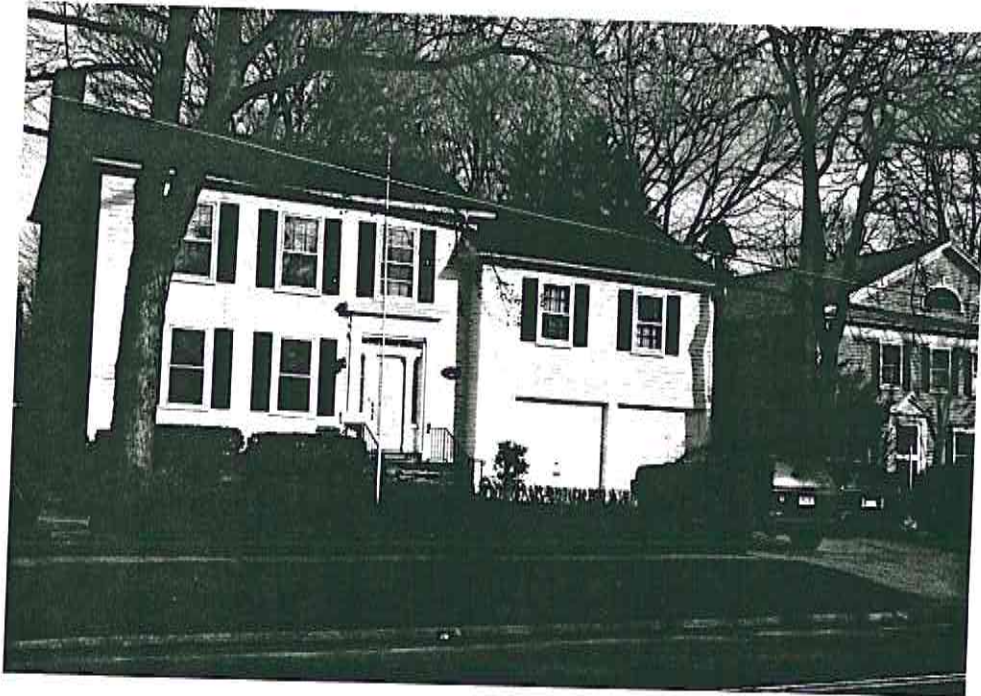


85. 72 South Cayuga Road.

SOUTHWEST QUADRANT



86. 94 South Cayuga Road.

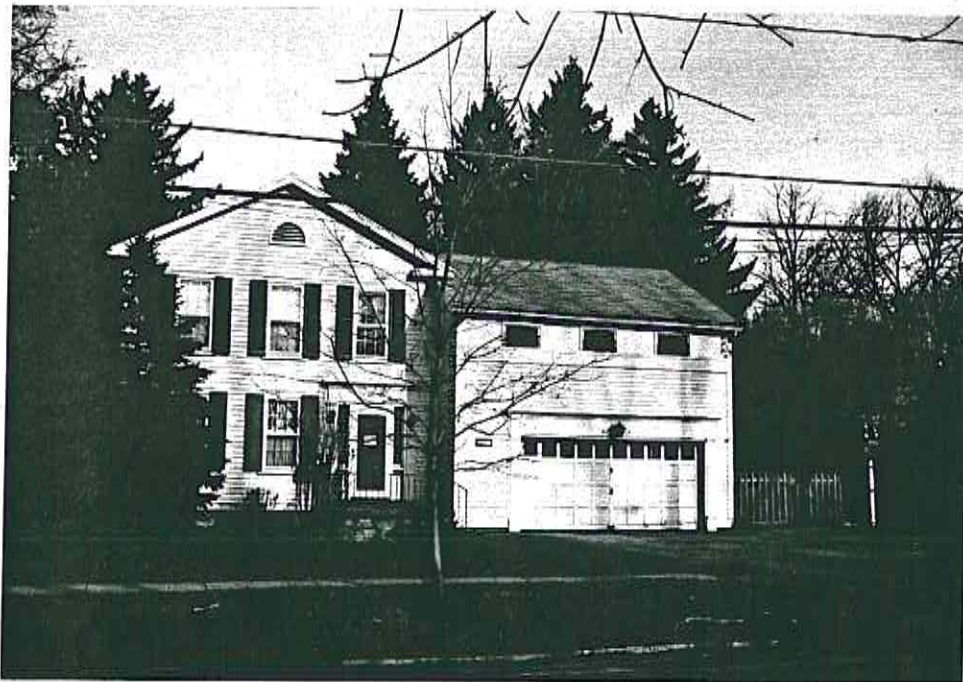


87. 86 South Cayuga Road.

SOUTHWEST QUADRANT



88. 168 South Cayuga Road.

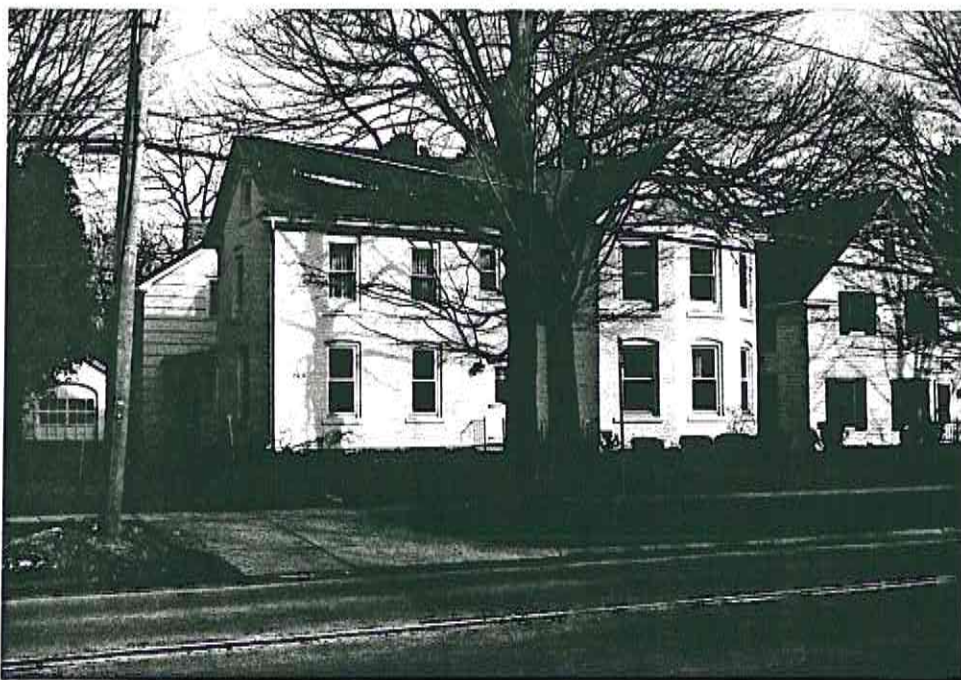


89. 170 South Cayuga Road.

SOUTHWEST QUADRANT



90. 215 South Cayuga Road.



91. 100 South Cayuga Road.

SOUTHWEST QUADRANT



92. 63 South Cayuga Road.



93. 111 South Cayuga Road.

SOUTHWEST QUADRANT



94. 149 South Cayuga Road.



95. 169 South Cayuga Road.

SOUTHWEST QUADRANT



96. 186 South Cayuga Road.

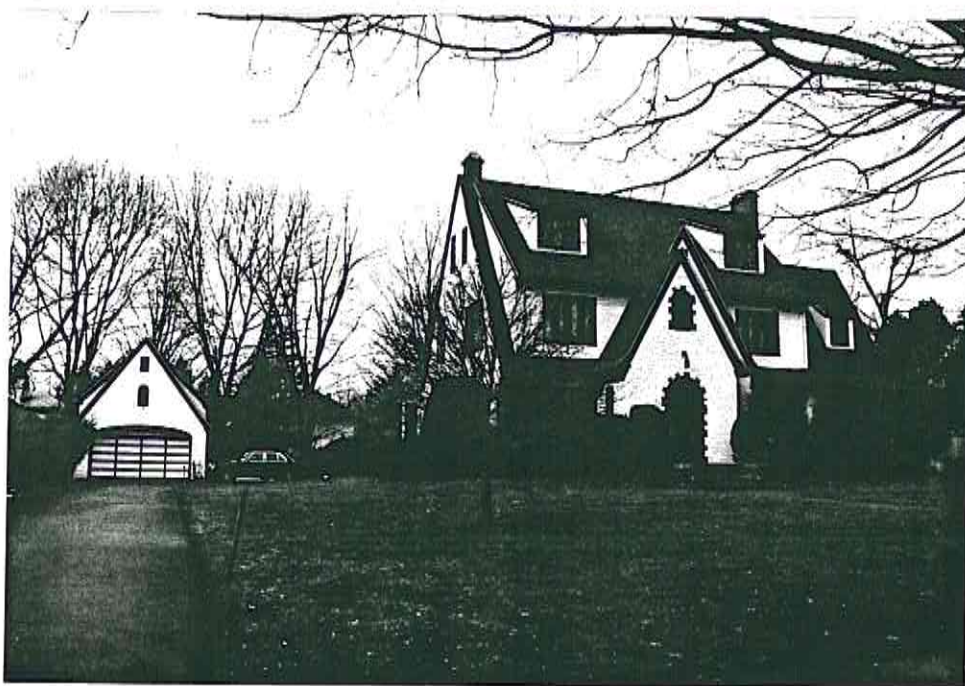


97. 193 South Cayuga Road.

SOUTHWEST QUADRANT



98. 207 South Cayuga Road.



99. 125 South Cayuga Road.

SOUTHWEST QUADRANT

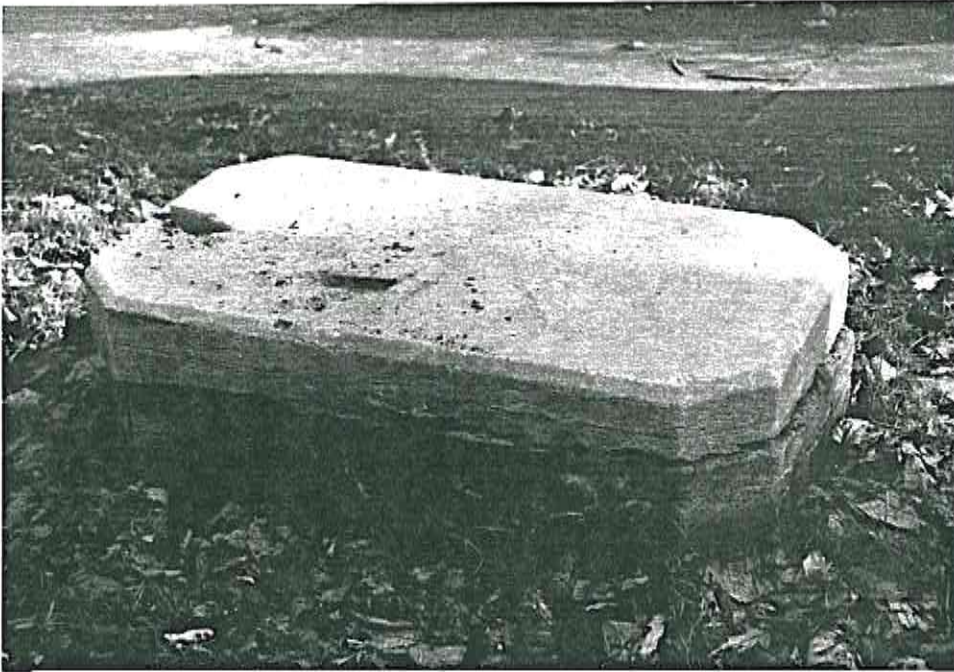


100. 144 South Cayuga Road.



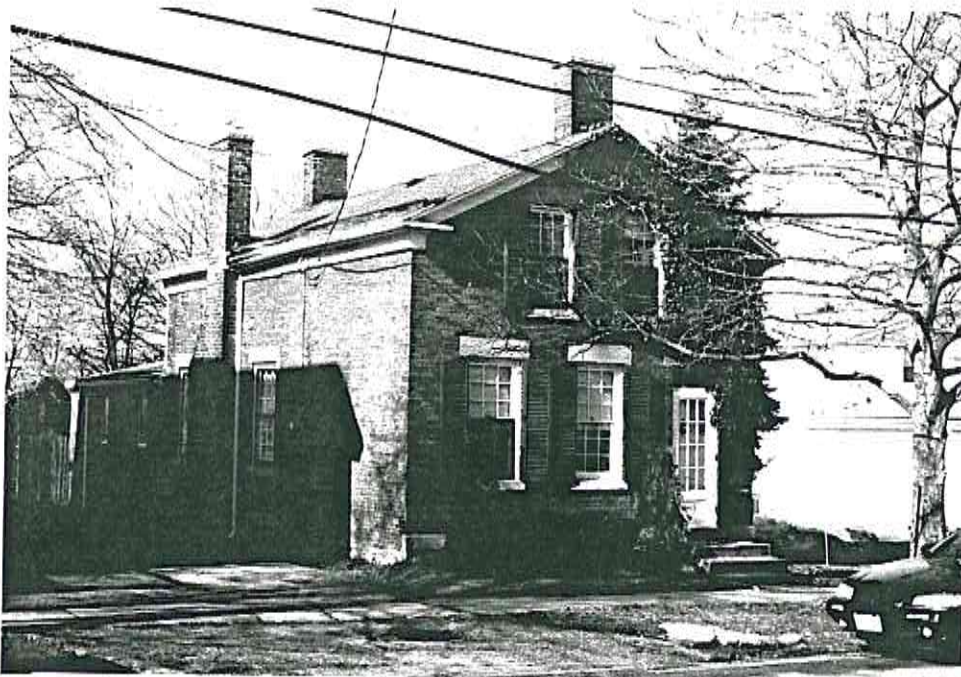
101. Concrete sidewalk with imprint of Ignatz Oechsner, maker.

SOUTHWEST QUADRANT

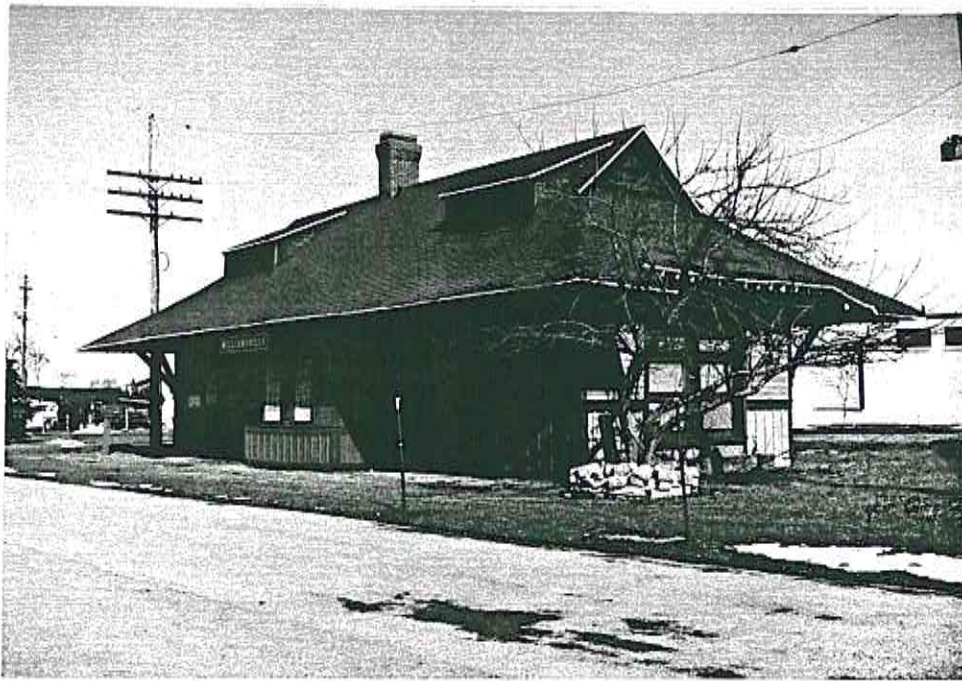


102. Carriage block in front of 124 South Cayuga Road

SOUTHWEST QUADRANT



103. 19 South Long Street.



104. Lehigh Valley Railroad Station, 86 South Long Street.

SOUTHWEST QUADRANT



105. 28 Garden Parkway.



106. View of Milton Street.

SOUTHWEST QUADRANT



107. 92 Milton Street.



108. 59 Milton Street.

SOUTHWEST QUADRANT

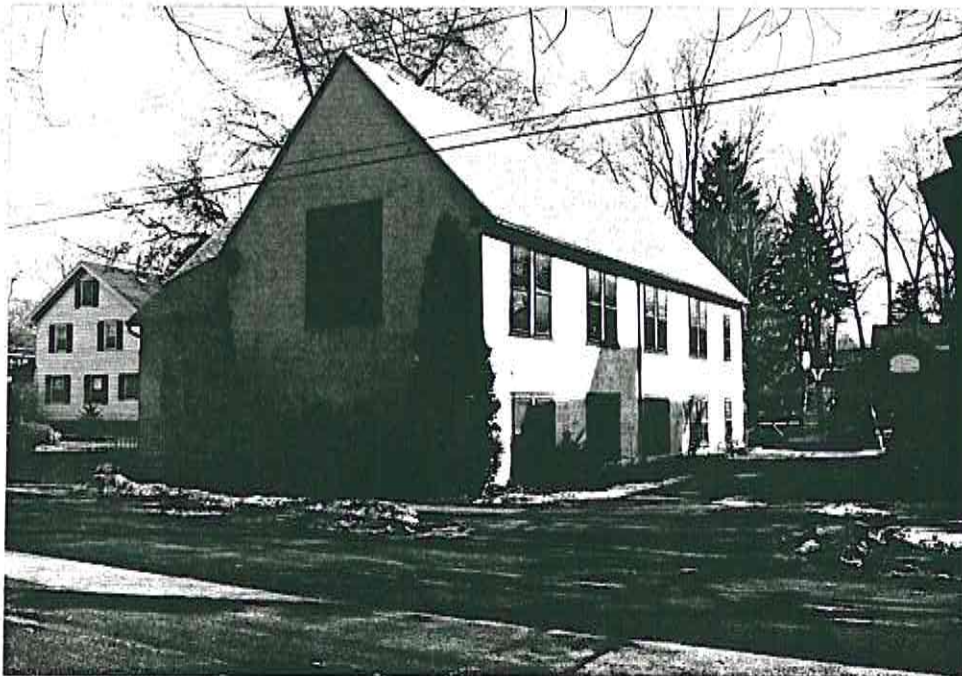


109. 99 Milton Street.

SOUTHWEST QUADRANT



110. Calvary Episcopal Church, 20 Milton Street (corner South Cayuga Rd.).



111. Sts. Theodore Orthodox Church, (former Calvary Episcopal Church), 96 Los Robles Street.

SOUTHWEST QUADRANT



112. 38 Los Robles Street.



113. 39 Los Robles Street.

SOUTHWEST QUADRANT



114. View of Pasadena Street.



115. 17 Pasadena Street.

SOUTHWEST QUADRANT



116. 28 Pasadena Street.

SOUTHWEST QUADRANT



117. Entrance bridge/gate to Cambria Castle, Dream Island, 175 Oakgrove Drive.



118. Cambria Castle on Dream Island.

SOUTHEAST QUADRANT



119. Oakgrove Drive, east side.



120. Oakgrove Drive, east side.

SOUTHEAST QUADRANT



121. Oakgrove Drive, west side.



122. 37 Oakgrove Drive.

SOUTHEAST QUADRANT



123. 67 Oakgrove Drive.



124. 66 Oakgrove Drive.

SOUTHEAST QUADRANT



125. 78 Oakgrove Drive.



126. 96 Oakgrove Drive.

SOUTHEAST QUADRANT



127. 107 Oakgrove Drive.



128. 120 Oakgrove Drive.

SOUTHEAST QUADRANT



129. 89 Oakgrove Drive.



130. 128 Oakgrove Drive.

SOUTHEAST QUADRANT



131. 71 South Ellicott Street.



132. 121 South Ellicott Street.

SOUTHEAST QUADRANT



133. 25 South Ellicott Street.



134. 151 South Ellicott Street.

SOUTHEAST QUADRANT



135. 82 South Ellicott Street.

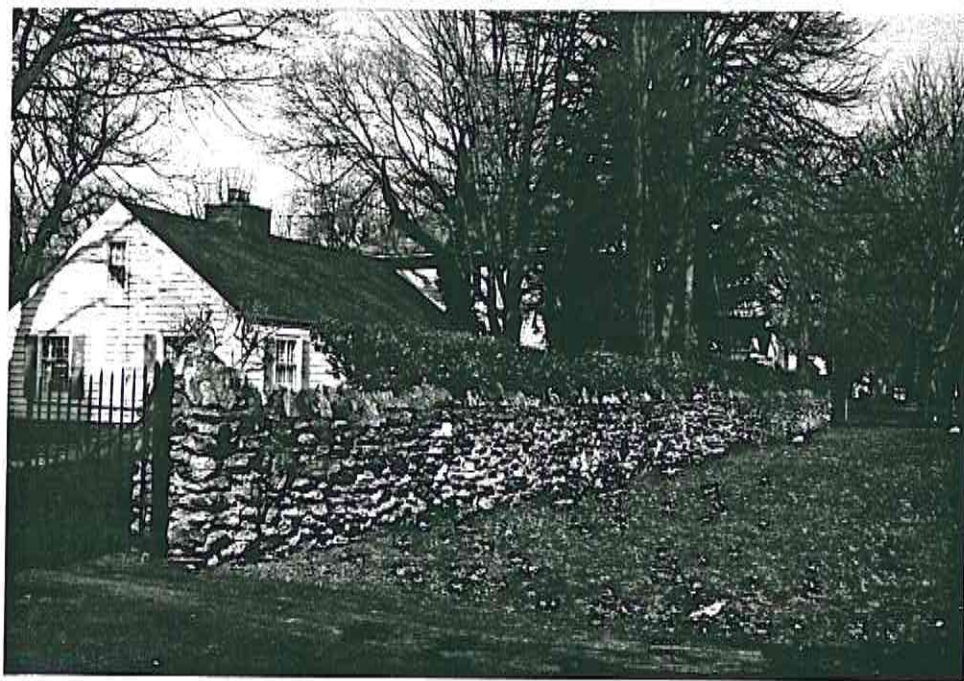


136. 168 Garrison Road.

SOUTHEAST QUADRANT



137. 151 Garrison Road.

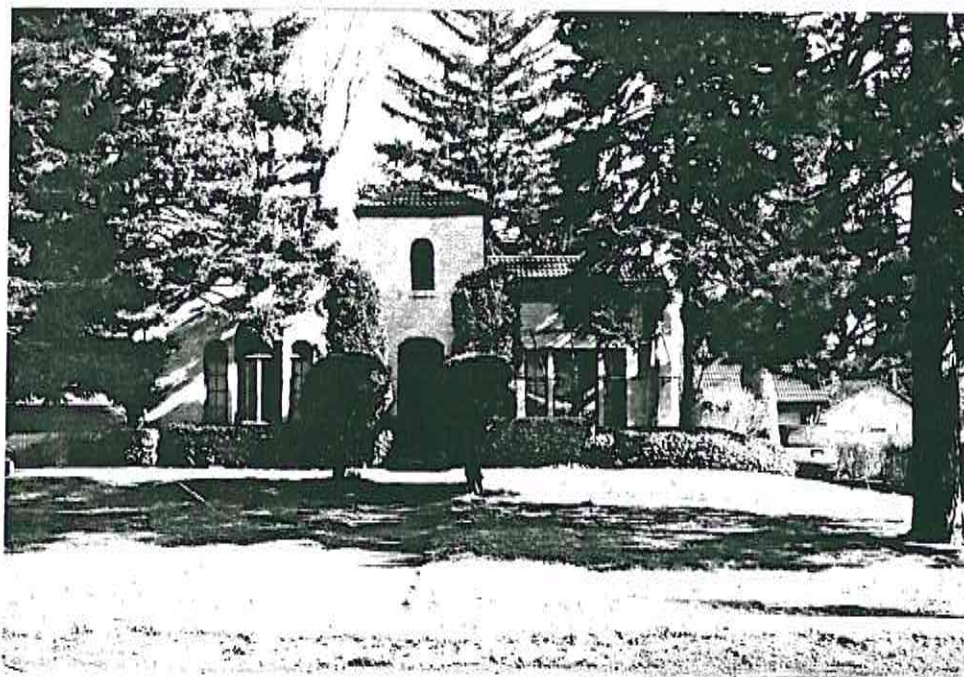


138. Stone wall in front of 127 Garrison Road.

SOUTHEAST QUADRANT

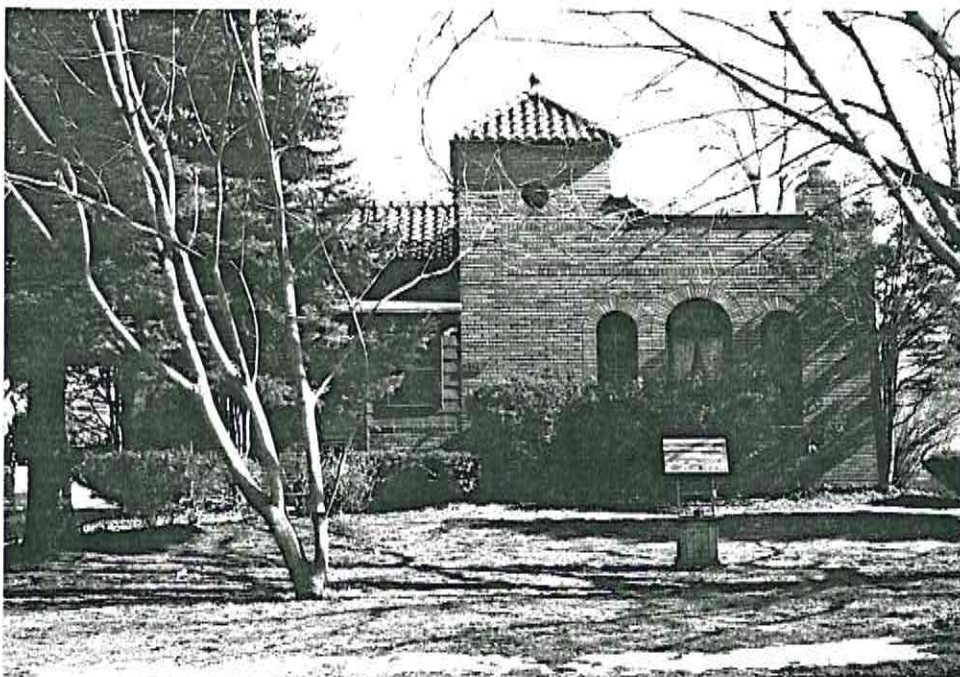


139. 194 Garrison Road.

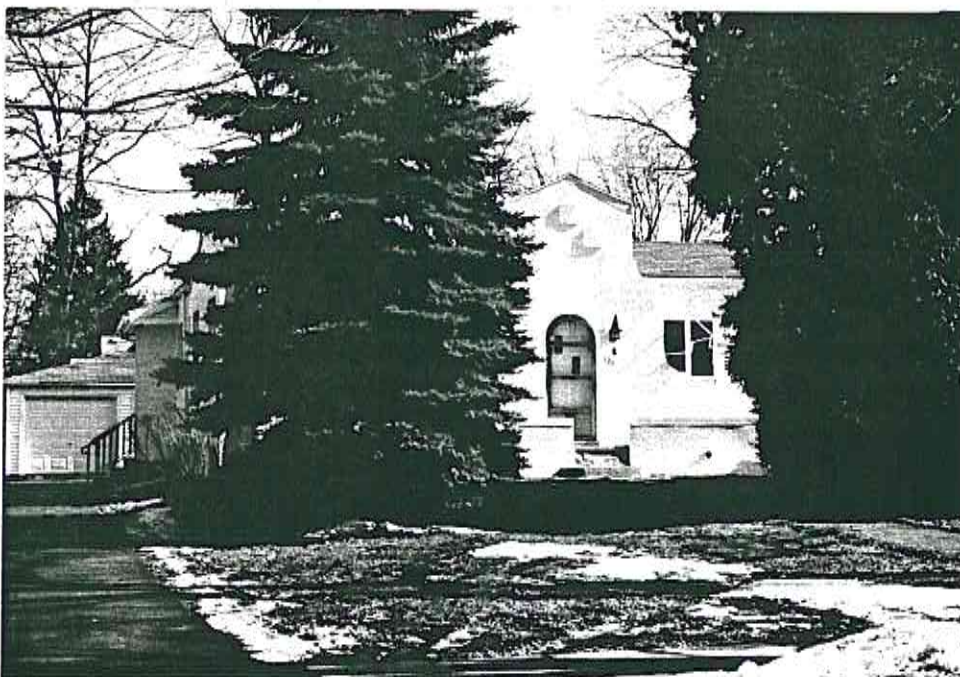


140. 210 Garrison Road.

SOUTHEAST QUADRANT



141. 114 Monroe Drive.



142. 120 Monroe Drive.

SOUTHEAST QUADRANT



143. 126 Monroe Drive.



144. 132 Monroe Drive.

SOUTHEAST QUADRANT



145. 138 Monroe Drive.



146. 80 Monroe Drive.

SOUTHEAST QUADRANT



147. 155 Monroe Drive.

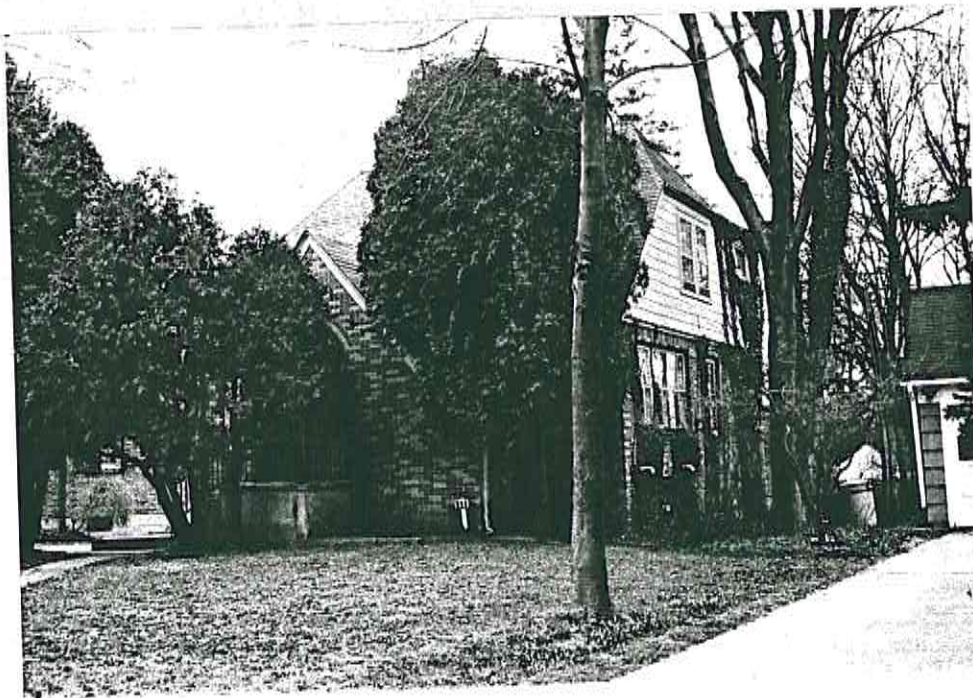


148. 198 Monroe Drive.

SOUTHEAST QUADRANT



149. 79 Monroe Drive.



150. 125 Monroe Drive.

SOUTHEAST QUADRANT



151. 149 Monroe Drive.



152. 66 Pfohl Place.

SOUTHEAST QUADRANT



153. 96 Pfohl Place.

RECOMMENDATIONS

The Village of Williamsville has a rich heritage illustrated by a wide variety of historic resources from the nineteenth and twentieth centuries. This reconnaissance level survey is only a beginning in the process of identifying and evaluating the village's significant historic resources. The following recommendations suggest various tools designed to protect and enhance these resources.

1. Designate local landmarks and historic districts.

One of the most effective tools for preserving Williamsville's historic resources is the village's historic preservation ordinance (Appendix C) which provides not only for the identification and designation of historic resources, but also for their protection. Williamsville is one of over 100 municipalities across New York State that have adopted local preservation ordinances designed to prevent destruction or insensitive alteration of buildings and districts having special historic, architectural or cultural character. Local preservation advocates and public officials have come to realize they are largely responsible for the future of historic resources in their community. While state and federal preservation laws oversee actions carried out by public agencies, only local preservation ordinances can help protect the historic character of privately-owned resources.

Designation as a local landmark or as a historic district confers a certain amount of prestige to a property. The preservation of Williamsville's historic character is of benefit to the entire community by helping to improve the quality of life in the village. There may also be economic benefits such as helping to promote historic tourism and stabilizing or increasing property values.

The Village took an active role in the protection of the historic character of the community by adopting its first historic preservation ordinance on May 9, 1983. In order to meet the eligibility requirements of the Certified Local Government program, this original law was repealed and the current law filed on June 17, 1996.

To date, the Williamsville Historic Preservation Commission has designated a total of 10 landmarks, all individual buildings or sites. The reconnaissance survey has identified a total of 83 additional individual buildings and structures which appear to be worthy of local landmark designation, as well as four potential historic districts: South Cayuga Road (39 buildings); Monroe Drive (5 buildings); Oakgrove Drive (31 buildings); and East Spring Street (4 buildings). (Refer to Appendix B for the list of potentially significant historic resources.) In addition, there are various landscape features scattered throughout the village, most notably the stonework of Ignatz Oechsner, which are also worthy of preservation, possibly as part of a thematic landmark designation.

We recommend that the Williamsville Historic Preservation Commission use the list of potentially significant historic resources (Appendix B) in the reconnaissance survey as the basis for proceeding with an intensive level survey; this should be followed by the

designation of specific individual landmarks and historic districts. The list includes priority ratings (high, medium, low) for each property based on its potential architectural and/or historical significance. The rating of the properties provides a basis of comparison for the relative merit of the properties within a village-wide context. The list does not take into account any potential threats to the property or the owner's interest in designation. The Commission may want to consider these factors when making decisions on which properties to designate. Each proposed designation is, of course, unique and should be carefully considered on a case-by-case basis.

2. Complete an intensive level survey of the village.

Implicit in the structure of this reconnaissance level survey is the understanding that the next step is the completion of an intensive level survey of historic resources. The project should follow the *Standards for the Completion of Intensive Level Surveys for projects based on previous Reconnaissance Surveys* as established by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP).

One of the most useful components of an intensive level survey is the inventory form which is completed for each building or historic district. These forms provide detailed information on the building's ownership, materials, condition, setting, architectural description, and significance. All of the properties identified in the existing conditions overview and on the list of potentially significant historic resources (Appendix B) in the reconnaissance report appear to warrant intensive level survey. This list was based on observable period integrity (exteriors only) and/or known historical significance. The list is open to future modification, particularly in light of any new historical research or changes in architectural integrity.

3. Continue to communicate the village's historic preservation policies with all village boards and committees.

The Village Board, the Zoning Board, and the Historic Preservation Commission all have legislative authority in areas affecting the appearance of Williamsville's built and natural environment. In addition, the Planning Board has considerable influence over development and land use decisions. It is important that the Historic Preservation Commission continue to communicate the village's historic preservation policies and programs with other standing village boards and committees. We suggest developing an information management system (database) for survey documentation, local designations, and National Register listings that all departments in the village could easily access.

4. Investigate the nomination of key properties to the State and National Registers of Historic Places.

The Village should promote the benefits of the State and National Register programs, which include bolstering pride in the community's historic resources, protecting significant properties from the effects of government assisted projects, and encouraging the sensitive

rehabilitation of historic buildings through the investment tax credit and grant programs. To date, the only State and National Register listed property in the village is the Williamsville Water Mill Complex on Spring Street.

The National Register of Historic Places is the list of the nation's properties that are officially designated as worthy of preservation, including archaeological or historical sites, districts, buildings, and objects. The list is maintained by the National Park Service under the U.S. Department of the Interior. This program is administered at the State level by OPRHP, using the same criteria as the National Register.

Listing does not interfere with the owner's right to alter, manage, or dispose of the property. Having a property listed on the National Register provides certain benefits. It recognizes that the property is significant to the nation, the state, and/or the local community. Listing on the Register often enhances the way communities perceive their historic resources and gives credibility to preservation efforts by private citizens and public officials. Listing can help bolster pride in the community's historic resources by publicly showing that local properties are significant enough to merit national recognition.

National Register listing is often a requirement for certain types of historic preservation funding, such as the statewide Environmental Protection Fund (EPF) grants. The EPF program provides matching grants for historic properties owned by local governments and non-profit organizations.

The investment tax credit is a federal initiative aimed at encouraging private rehabilitation of historic, income-producing buildings. Under the program an income tax credit worth 20% of the cost of rehabilitation is available to the owner/developer of a building listed on the National Register. To receive the tax credit, projects must be reviewed and certified through the OPRHP. Generally, the investment tax credit is most valuable for larger development projects.

Listing can provide a measure of protection from state and federally funded, licensed, or assisted projects. National Register listing, or even a determination that a property is eligible for the National Register, identifies a property as one whose architectural and/or historical value must be considered in planning by state and federal agencies and by communities using state or federal funds. Governmental agencies are required by law to assess the impact of their project -- such as road widening or bridge replacement, for instance -- on the historic resource.

We suggest that the Village investigate the possibility of nominating key buildings and districts as part of a National Register multiple property submission. The submission consists of two parts: a multiple property documentation form and registration forms. The documentation form is a cover document which serves as a basis for evaluating related properties. On it, the themes, trends, and patterns of history shared by the properties are organized into historic contexts and the associated property types. The form may be used to nominate thematically-related historic properties all at once or at some point in the

future. The actual nomination of each building, site, district, structure, or object within a thematic group is made on the registration form.

Much of the information provided in the reconnaissance survey and the proposed intensive level survey can serve as the foundation for the multiple property submission.

If the Village is interested in pursuing State and National Register listing for certain properties, the first step is to schedule a site visit with a representative from OPRHP in order to receive input on the potential eligibility of the resources and instructions on how best to proceed with the nomination process.

5. Comply with State and National Historic Preservation Laws.

We recommend that this reconnaissance report be used to expedite OPRHP review for state- and federally-funded rehabilitation projects. The purpose of OPRHP's review and compliance process is to help protect historic resources from the effects of government-assisted projects. The laws governing the review process are:

Section 106 of the National Historic Preservation Act of 1966 directs federal agencies to consider historic resources in their project planning.

New York State has a parallel law for state agencies in Section 14.09 of the State Historic Preservation Act of 1980.

Local environmental review for municipalities was initiated under the State Environmental Quality Review Act (SEQRA) of 1978.

The survey can be utilized as a reference in SEQRA reviews by the Village Planning and Zoning Boards. It is advisable that the results of this survey be integrated into the local land use planning process as a means of identifying historic preservation concerns through SEQRA and other environmental review procedures.

6. Develop programs for public education and awareness of the value and treatment of historic resources.

The implementation of interpretive programs such as exhibits, slide talks, and preservation workshops, can increase community awareness of the village's historic resources. Such programs can be a joint effort of the Village and community associations, such as the Williamsville Historical Society, church and neighborhood groups, and community service organizations.

The Williamsville Meeting House and Museum and the local library provide ideal settings for changing displays or exhibits ranging from such topics as the architectural treasures of Williamsville to historic house maintenance. A slide show featuring the architectural heritage of the village could be developed for community groups. The Williamsville Historical Society's walking tour booklet *Williamsville, New York, Where Past Is Present*,

by Carolyn Shrauger, has been an effective way to raise awareness of local historic resources, both for local residents and visitors. The reconnaissance survey and the future intensive level survey may provide new information for additional walking tour brochures. One idea would be a brochure featuring the early twentieth-century residential development of the village. The Historical Society's existing historic plaque program also increases pride in local history. We recommend that an oral history of the village be compiled based on interviews of long-time residents. This oral history project will give insight into place names and histories which have not yet been recorded. Access to this type of information will enhance future surveys.

A series of workshops for owners of historic houses could be offered to promote an understanding of appropriate care and maintenance for older buildings. These workshops could cover a range of topics such as architectural styles, assessment of building conditions, historic windows, masonry conservation, paint colors, energy measures, and so on.

We recommend that a preservation resource section be set up at the local library for use by village residents. A list of materials for such a library could be developed with assistance from the OPRHP.

The development of a *Preservation Primer* booklet for owners of historic buildings would be a useful tool for disseminating information to the public. The goal of the booklet would be to provide standards and guidelines for the maintenance and rehabilitation of older buildings to all interested property owners. Possible topics for the booklet might include: 1) what it means to own a designated landmark; 2) history and architectural styles in the village; 3) appropriate maintenance and repairs; and 4) the elements of historic building design (scale, proportion, shape, rhythm, etc.). The reconnaissance survey can provide some of the background information for such a publication.

We suggest determining the feasibility of initiating a heritage education awareness program in the public schools. One way to instill pride in the community's history and architecture is to reach young audiences. Built environment awareness programs integrate the topic of local history with the surrounding environment. Such programs are an effective way of increasing awareness of surviving historic architecture. While usually presented in the fourth grade local history curriculum, information typically filters out to friends and family. This type of program would significantly heighten public awareness of local resources.

The Landmark Society of Western New York's Built Environment Awareness Program could serve as a possible model. This program, which receives both corporate and foundation support, promotes awareness and appreciation of the built environment through an interdisciplinary approach involving art, architecture, history, geography, and language arts.

7. Continue to tap into the services offered by the Certified Local Government Program.

Williamsville became a Certified Local Government (CLG) in July 1996. Established by the National Historic Preservation Act, the Certified Local Government Program is a nation-wide program that supports local preservation activities. The CLG program creates a link between local preservation efforts and state and federal preservation programs. The OPRHP coordinates the CLG program and provides assistance to member communities.

Through the CLG program, local preservation efforts receive a range of services from OPRHP. Direct benefits include special grants, professional legal and technical assistance, training, and membership in the national preservation network. Using the federal grants earmarked for CLGs, a variety of goals can be addressed such as historic surveys, publications, planning studies, National Register nominations, commission training, and public education programs.

This reconnaissance survey was funded through a CLG grant. We suggest that the Village next pursue CLG funding for the intensive level survey.

8. Investigate archaeological resources.

The identification and protection of archaeological resources can be a significant and valuable goal in preservation planning, land-use planning, community development and in public education. Although a survey of archaeological resources was outside the scope of the present study, we recommend that, in the future, the village contract with a qualified archaeologist to undertake a Stage 1A archaeological survey to identify potentially sensitive areas. Preliminary research suggests that there appear to be significant archaeological resources in the village, both historic and prehistoric. An inventory of documented archaeological resources and assessment of archaeological potential for the entire village would produce a model of site sensitivity. Mapping of archaeological sensitivity would serve in such a way as to preserve the integrity of archaeological resources. Our primary recommendation is to establish a program for identifying and protecting archaeological resources, both historic and prehistoric.

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APPENDIX A: RESUMES OF CHIEF PERSONNEL



bero associates
architects

32 Winthrop Street, Rochester, NY
(716) 262-2035 14607

RÉSUMÉ

Kathleen A. Howe

PERSONAL HISTORY/EDUCATION

- 1988 M.A., University of Virginia, Charlottesville, VA. Architectural History degree and Historic Preservation certificate. Specialization in nineteenth century American architecture. Teaching assistant for Introduction to Western Architecture and American Architecture courses. Thesis on the Historic Architecture and Landscape of Chautauqua, NY. Honors: Received Governor's and DuPont fellowships.
- 1982 B.A., University of Rochester, Rochester, New York. Internship in architectural survey work for the Landmark Society of WNY. Honors: Graduated Phi Beta Kappa and Magna Cum Laude.
- 1980 Junior Year Abroad, New York University in Paris, France. Course work at the Sorbonne.

PROFESSIONAL EXPERIENCE

December 1988 - Present

Architectural Historian, Bero Associates, Architects, Rochester, New York. Qualified 36 CFR 61 to practice in Architectural History per Federal Register vol. 48, no. 190. Experience in a wide range of preservation planning and historic documentation projects. Historic preservation consultant to a number of clients including: New York State Office of Parks, Recreation and Historic Preservation, Landmark Society of Western New York, City of Jamestown, Town of Pittsford Historic Preservation Commission, Village of Honeoye Falls, Yates County Genealogical and Historical Society, and Charlotte-Genesee Lighthouse Historical Society. Recent projects include the following:

Architectural/Historical Survey Reports documenting, researching and evaluating historic resources at the Irondequoit Bay Outlet Crossing, Culver and Cooper Roads, and Titus Avenue in Irondequoit, NY; Penfield Road in Brighton, NY; Turk Hill Road in Perinton; a townwide survey of Pittsford, NY; and intensive level surveys for the city of Jamestown, and the villages of Cuba and Mt. Morris, NY.

National Register Nominations consisting of architectural descriptions of buildings and districts, a statement of significance, and a justification of proposed boundaries. Coordination with SHPO. Recent projects include Immaculate Conception Church Complex, Honeoye Falls Village Historic District, Thomas Youngs House, and several properties in Yates County.

Tax Act Certifications for the rehabilitation of historic properties. Responsible for writing certification applications and preparing photographic documentation. Projects include the Jackson Spa (Dansville, NY), the Twine Building (Syracuse, NY), and the Nusbickel Building (Lyons, NY).

Historic Structure Reports documenting, researching, and analyzing historic properties including the Paddy Hill Library (Greece, NY) and the Genesee Lighthouse and Keeper's House (Charlotte, NY).

Condition Reports. Assisted architects in the preparation of reports assessing the condition of historic buildings including St. Mary's Complex (Canandaigua, NY), Emmanuel United Methodist Church (Lockport, NY), Aquinas Institute (Rochester, NY), and buildings owned by the USDA Forest Service in the White Mountain National Forest.

June 1988 - August 1988

Preservation Planner, Peak National Park, Derbyshire, United Kingdom. Participated in an exchange program for preservation professionals sponsored by the International Council on Monuments and Sites (ICOMOS). Organized a preservation management plan and exhibition for the village of Beeley in Peak Park. Wrote and designed a walking tour leaflet.

May 1987 - August 1987

Rural Preservation Planner, Landmark Society of Western New York, Rochester, New York. Documented over six hundred historic sites including farmhouses, barns, churches, and cemeteries. Prepared architectural survey forms, gave public presentations and helped coordinate a rural preservation conference.

May 1982 - May 1986

Curator of Museums, Campbell-Whittlesey House and Stone-Tolan House, owned by the Landmark Society, Rochester, New York. Managed A.A.M. accredited historic house museums. Trained and supervised five staff members and forty volunteers. Coordinated education programs, exhibitions, fundraisers, special events, and tours. Edited a quarterly museum newsletter. Prepared grant proposals and conducted historic research.

MEMBERSHIPS/PUBLIC SERVICE

Commission member, Town of Perinton Historic
Architecture Commission

U.S./International Council on Monuments and Sites

Landmark Society of Western New York

National Trust for Historic Preservation

Society of Architectural Historians



bero associates
architects

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(716) 262-2035 14607

RÉSUMÉ

Virginia G. Searl

PERSONAL HISTORY/EDUCATION

- 1988-Present Ongoing attendance at annual Regional Preservation Network Conference of the Landmark Society of Western New York.
- 1988 and 1983 Attended the Preservation League of New York State's annual conference.
- 1985 Bachelor of Technology with high honors, Civil Engineering Technology major. Rochester Institute of Technology, Rochester, New York.
- 1981 Associate in Applied Science with distinction, Civil Technology Major (Highways and Structures option). Certificate of Completion in Plane Surveying Certificate Program. Monroe Community College, Rochester, New York.
- 1985-Present Attended numerous conferences and workshops in the field of energy conservative construction, quality home building, and radon mitigation in construction including certification program for NY-STAR and Energy Crafted Home (sponsored by New England Sustainable Energy Society).
- NYSTAR - 3.93, Energy Crafted Home - 4.91.

PROFESSIONAL EXPERIENCE

1996-Present	Draftsman Designer	Bero Associates Architects Rochester, New York
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Duties include preparation of measured drawings from field notes, preparation of construction documents and cost estimates for residential projects, assisting in preparation of construction documents for church renovations.

1985-Present Associate

Martha M. Gates, Architect
Pittsford, New York

Duties include client meetings, contract preparation, program development, occasional site topographical surveys, preliminary design, representation of clients at variance hearings and design approval reviews, construction document preparation, site inspections during construction, general office management, and supervision of student interns from Pittsford Central high schools.

1980 (Part Time) Crew Member

FKS (Fleckenstein, Kieffer, and Smith).

Duties included general survey crew field work, reduction of field notes, preparation of preliminary site plans.

LICENSE

Registered Architect, New York State, 1996

PUBLIC SERVICE

1986-Present appointment to Village of Pittsford, Architectural Preservation and Review Board, nine years as chairman.

PROFESSIONAL ORGANIZATIONS/HONORS

Member Phi Kappa Phi, honor society, 1983

Tau Alpha Pi national honor society, 1984

Winner Kodak Scholar Award, 1981

Winner, Peoples Choice Award for home design at Homearama, 1992.

APPENDIX B:
LIST OF POTENTIALLY SIGNIFICANT HISTORIC RESOURCES
IN THE VILLAGE OF WILLIAMSVILLE, NEW YORK

**APPENDIX B:
LIST OF POTENTIALLY SIGNIFICANT
HISTORIC RESOURCES
VILLAGE OF WILLIAMSVILLE, NEW YORK**

ACADEMY STREET

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
Former Williamsville High School/present Christian Central Academy, 39Academy St.*	76	1922-23/ 1931 add'n	Tudor Revival brick school building	High

CAYUGA ROAD, NORTH

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
94 No. Cayuga Rd.	42	Early 20 th century	Colonial Revival frame house	High
122 No. Cayuga Rd.	122	Early 20 th century	Craftsman frame house	Med.

CAYUGA ROAD, SOUTH

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
PROPOSED SOUTH CAYUGA ROAD HISTORIC DISTRICT				

82-83	Early 19th - to early 20 th centuries	Residential district w/styles ranging from Greek Revival to Bungalow. 39 buildings total in district.	High
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To include the following properties:
44-204 So. Cayuga Rd. (east side)
63-215 So. Cayuga Rd. (west side)
-and-
20 Milton St. (cor. So. Cayuga Rd.)

Significant properties (most located within the proposed district) that also appear to possess the architectural and/or historical significance worthy of individual landmark designation include the following:

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
41 So. Cayuga Rd.	84	ca. 1836	Vernacular stone house (stuccoed)	Med.

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
63 So. Cayuga Rd.	92	Early 20 th century	American Foursquare house (stuccoed) with Craftsman features	Med.
Hopkins Schoolhouse, 72 So. Cayuga Rd.*	85	1840	Greek Revival stone schoolhouse	High
86 So. Cayuga Rd.	87	ca. 1840	Greek Revival frame house	Med.
94 So. Cayuga Rd.	86	1840	Greek Revival frame house (originally was the Baptist Church)	Med.
100 So. Cayuga Rd.	91	Late 19 th century	Vernacular brick house	Med.
111 So. Cayuga Rd.	93	Early 20 th century	Bungalow frame house	Med.
125 So. Cayuga Rd.	99	Early 20 th century	Tudor Revival stucco-clad house.	Med.
144 So. Cayuga Rd.	100	Early 20 th century	Tudor Revival brick & stucco house	Med.
149 So. Cayuga Rd.	94	Early 20 th century	Colonial Revival stucco-clad house	Med.
168 So. Cayuga Rd.	88	Mid-19th century	Greek Revival frame house	Med.
169 So. Cayuga Rd.	95	Early 20 th century	Colonial Revival frame house	Med.
170 So. Cayuga Rd.	89	Mid-19th century	Greek Revival frame house	Med.
186 So. Cayuga Rd.	96	Early 20 th century	Colonial Revival frame house	Med.
193 So. Cayuga Rd.	97	Early 20 th century	Colonial Revival frame house	Med.
207 So. Cayuga Rd.	98	Early 20 th century	Colonial Revival frame house w/brick front	Low
215 So. Cayuga Rd.	90	Mid-19th century	Greek Revival frame house	Med.

EAGLE STREET

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
62 Eagle St.	78	1901	Dutch Colonial Revival frame house	High
St. Paul's Evangelical Lutheran Church, 68 Eagle St.	77	1900	Gothic Revival frame church	High
120 Eagle St.	79	Mid-19th century	Vernacular frame house w/Eastlake porch	Med.
155 Eagle St.	80	Early 20 th century	American Foursquare frame house	Med.

ELLICOTT STREET, NORTH

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
31 No. Ellicott St.	66	ca. 1845-51	Vernacular Greek Revival frame house	Med.
71 No. Ellicott St.	67	Early 19 th cent., remodeled 1923	Stone house w/Colonial Revival renovations	High
87 No. Ellicott St.	68	Early 20 th century	Craftsman stucco-clad frame house	Med.
109 No. Ellicott St.	69	ca. 1835	Vernacular frame farmhouse	High
Stone wall in front of 71 and 87 No. Ellicott is an important element of the streetscape.		ca. 1923	Stone wall built by Anna Mader.	High

ELLICOTT STREET, SOUTH

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
25 So. Ellicott St.	133	Early 20 th century	American Foursquare frame house w/Craftsman influences	Low
71 So. Ellicott St.	131	Early 20 th century	Bungalow frame house	High
82 So. Ellicott St.	135	Early 20 th century	Eclectic frame house	Low
121 So. Ellicott St.	132	Early 20 th century	Bungalow frame house	Med.
151 So. Ellicott St.	134	Early 20 th century	American Foursquare cast concrete block house w/Craftsman influences. Built by Ignatz Oechsner.	High

EVANS STREET

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
22 Evans St.	75	Early 20 th century	American Foursquare frame house (present commercial use)	Med.
40 Evans St.	74	ca. 1853	Vernacular brick house with Eastlake porch	Med.
65 Evans St.	73	Early 20 th century	Colonial Revival frame house	Med.
75 Evans St.	70	ca. 1820	Vernacular stone house	High
78 Evans St.	71, 72	Mid-19 th century	Vernacular frame house w/Italianate window openings. Hitching post in front.	Med.

GARDEN PARKWAY

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
28 Garden Pkwy.	105	Early 20 th century	Bungalow frame house	Med.

GARRISON ROAD

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
151 Garrison Rd.	137	Early 20 th century	Eclectic frame house w/Tudor Revival influences	Low
168 Garrison Rd.	136	Early 20 th century	Craftsman frame house	Low
194 Garrison Rd.	139	Early to mid-20th century	Spanish Colonial Revival stucco-clad house	Med.
210 Garrison Rd.	140	Early to mid-20th century	Spanish Colonial Revival stucco-clad house	Med.
Stone wall in front of 127 Garrison Rd. (house excluded)	138	Unknown	Stone wall; important landscape feature	High

GLEN PARK*

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
Glen Park* is located north of Main Street along Ellicott Creek	36, 37	Various (Became a park in 1976)	Site of nineteenth-century indus./milling activity; later became a recreational area.	High

GROVE STREET

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
Stone wall on east side of Grove Street near SS. Peter and Paul School	49	Unknown	Stone wall; important landscape feature	High

HOWARD AVENUE

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
15 Howard Ave.	44	Early 20 th century	Bungalow frame house	Low
33 Howard Ave.	47	Early 20 th century	Dutch Colonial Revival frame house	Low
43 Howard Ave.	48	Early 20 th century	Colonial Revival stucco-clad house	Med.
48 Howard Ave.	46	Early 20 th century	American Foursquare frame house	Low
55 Howard Ave.	45	Early 20 th century	Bungalow frame house	Low

LONG STREET, NORTH

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
40 North Long St.	55	Early 20 th century	Craftsman frame house; brick-clad at first floor	High
100 North Long St.	56	Early 20 th century	Bungalow frame house; stone at first floor	Low
Stone wall in front of 72 North Long St. (house not included)	57	Early 20 th century	Stone wall built by Ignatz Oechsner; important landscape feature.	High

LONG STREET, SOUTH

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
19 South Long St.	103	Mid-19 th century	Greek Revival brick house	High
Lehigh Valley Railroad Station, 86 South Long St.*	104	Late 19 th century	Frame train station	High

LOS ROBLES STREET

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
38 Los Robles St.	112	Early 20 th century	Bungalow frame house	Low
39 Los Robles St.	113	Early 20 th century	Craftsman frame house	Low
Former Calvary Episcopal Church/ present Sts. Theodore Orthodox Church, 96 Los Robles St.	111	1923	Stucco-clad church building	Low

MAIN STREET

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
Williamsville Cemetery, 5402 Main St.*	4	Early 19 th -century	Cemetery	High
5409 Main St.	20	1877	Vernacular Italianate brick house (present commercial office use)	Med.
5428 Main St.	5	Mid-19 th century	Vernacular frame house (present commercial use)	Low
5430 Main St.	6	Mid-19 th century	Brick house (present commercial use)	Low

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
5435 Main St.	21	Early 20 th century	Brick and frame commercial building	Med.
5465 Main St.	22	Early 20 th century	Vernacular frame residence (present commercial use)	Low
SS. Peter and Paul Roman Catholic Church, 5480 Main St.*	7	1863-66	Gothic Revival stone church	High
SS. Peter and Paul School 5480 (?) Main St.	8	1929/1952 wing	Georgian Revival brick school	High
5511 Main St.	23	Early 20 th century	American Foursquare brick house (present commercial use)	Med.
5522 Main St.	9	ca. 1860	Brick commercial building	Med.
5527 Main St.	24	Early 20 th century	Renaissance Revival brick commercial building	High
5541 Main St.	25	1888	Vernacular frame commercial building	Low
Hopkins or Roneker Block, 5550 Main St.*	10	1854	Italianate brick commercial building	High
5554 Main St.	11	Early 20 th century	Georgian Revival brick commercial building	High
The Eagle House, 5578 Main St.	12	1832	Frame inn	Med.
Main Street Bridge	13	1882	Twin arch bridge built of local limestone	High
Former Disciples of Christ Church/present W'ville Meeting House and Museum, 5658 Main St.*	14	1871	Brick church with Italianate influences	High
5672 Main St.	15-17	1840	Frame house (present commercial office use); stone structures (wall and garden house) by Ignatz Oechsner	High
5688 Main St.	18	Early 20 th century	Mission style concrete block with brick front commercial building	High

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
5707 Main St.	26	ca. 1852	Greek Revival brick house (present commercial office use)	High
5725 Main St.	27	ca. 1855; early 20 th century alterations	19 th century frame house remodeled in the Colonial Revival style	Med.
5707 Main St.	26	ca. 1852	Greek Revival brick house (present commercial office use)	High
5725 Main St.	27	ca. 1855; early 20 th century alterations	19 th century frame house remodeled in the Colonial Revival style	Med.
5757 Main St.	28	1851	Vernacular Italianate brick house (present commercial office use)	Med.
5792 Main St.	19	1840	Greek Revival brick house with frame additions	High

MILL STREET

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
33 Mill St.	63	ca. 1832 (stone section); ca. 1903 remodeled including frame additions.	Georgian Revival stucco-clad house	High
42 Mill St.	60	ca. 1811; mid-19 th century additions	Vernacular Italianate frame house	Med.
53 Mill St.	64	Early 20 th century	Bungalow frame house	Low
71 Mill St.	58	ca. 1839 (stone section); ca. 1842 (plank section).	Vernacular Greek Revival stone house with plank addition.	High
120 Mill St.	62	Late 19 th century	Vernacular frame house	Med.
129 Mill St.	61	ca. 1849/1894 moved and addition built.	Vernacular frame house	Med.
147 Mill St.	59	Mid-19 th century	Vernacular Greek Revival stone house	High
Stone wall in front of 95 Mill St. (house excluded)	65	Unknown	Stone wall; important landscape feature.	High

MILTON STREET

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
59 Milton St.	108	Early 20 th century	Eclectic frame house w/Craftsman & Colonial Revival features	Low
92 Milton St.	107	Early 20 th century	Bungalow frame house	Low
99 Milton St.	109	Early 20 th century	Craftsman frame house	Low

MONROE DRIVE

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
PROPOSED MONROE DRIVE SPANISH COLONIAL REVIVAL HISTORIC DISTRICT				
	141-145	Early to mid-20 th century	Residential district with 5 houses in the Spanish Colonial Revival style	High

To include the following properties:

114, 120, 126, 132, and 138 Monroe Drive

Significant properties on Monroe Drive (some located within the proposed district) that also appear to possess the architectural and/or historical significance worthy of individual landmark designation include the following:

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
79 Monroe Dr.	149	Early 20 th century	English cottage brick-clad house	High
80 Monroe Dr.	146	Early 20 th century	Eclectic brick house with Prairie/American Foursquare/ Mission influences	Med.
114 Monroe Dr.	141	Early to mid-20 th century	Spanish Colonial Revival brick-clad house	Med.
120 Monroe Dr.	142	Early to mid-20 th century	Spanish Colonial Revival stucco-clad house	Med.
125 Monroe Dr.	150	Early 20 th century	Tudor Revival brick-clad house	Low
126 Monroe Dr.	143	Early to mid-20 th century	Spanish Colonial Revival stucco-clad house	Med.
132 Monroe Dr.	144	Early to mid-20 th century	Spanish Colonial Revival stucco-clad house	Med.
138 Monroe Dr.	145	Early to mid-20 th century	Spanish Colonial Revival stucco-clad house	Low
149 Monroe Dr.	151	Early 20 th century	Eclectic frame house w/Tudor Revival & Colonial Revival influences	Low

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
155 Monroe Dr.	147	Early to mid-20th century	Prairie-influenced stucco-clad house	Med.
198 Monroe Dr.	148	Early 20 th century	Eclectic brick house w/Tudor Revival & Colonial Revival influences	Med.

OAKGROVE DRIVE

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
PROPOSED OAKGROVE DRIVE HISTORIC DISTRICT				

119-121 Early 20th century Residential district with High collection of houses representing a range of early 20th century architectural styles.

To include the following properties:

24-128 Oakgrove Dr. (east side)

25-125 Oakgrove Dr. (west side)

31 buildings total in district.

Significant properties on Oakgrove Drive (most located within the proposed district) that also appear to possess the architectural and/or historical significance worthy of individual landmark designation include the following:

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
37 Oakgrove Dr.	122	Early 20 th century	Bungalow frame house	Low
66 Oakgrove Dr.	124	Early 20 th century	Dutch Colonial Revival frame house	Med.
67 Oakgrove Dr.	123	Early 20 th century	Bungalow house with brick and stucco-clad walls	High
78 Oakgrove Dr.	125	Early 20 th century	Colonial Revival frame house	Med.
89 Oakgrove Dr.	129	Early 20 th century	Eclectic frame house with Colonial Revival & Craftsman influences	Med.
96 Oakgrove Dr.	126	Early 20 th century	Colonial Revival frame house	Med.
107 Oakgrove Dr.	127	Early 20 th century	Colonial Revival frame house	Med.
120 Oakgrove Dr.	128	Early 20 th century	Tudor Revival brick house	Med.
128 Oakgrove Dr.	130	Early 20 th century	Eclectic stucco-clad house w/ Colonial Revival & Craftsman influences	Med.

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
Cambria Castle on Dream Island, 175 Oakgrove Dr.*	117, 118	1917/finished in late 1950s	Stone house resembling a castle. Also stone tower, wall, landscape features. Built by Ignatz Oechsner.	High

ORCHARD STREET

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
73 Orchard St.	81	Early-mid 19 th century (?)	Vernacular frame house	Low

PASADENA STREET

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
17 Pasadena St.	115	Early 20 th century	Dutch Colonial Revival frame house	Low
28 Pasadena St.	116	Early 20 th century	Colonial Revival frame house	Med.

PFOHL PLACE

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
66 Pfohl Place	152	Early 20 th century	Colonial Revival frame house	Med.
96 Pfohl Place	153	Early 20 th century	Eclectic frame house w/ Tudor Revival & Craftsman influences	Med.

REIST STREET

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
Stone wall, bridge & garden structure at 97 & 121 Reist St.	50-53	Early 20 th century	Stonework by Ignatz Oechsner; important landscape features.	High
97 Reist St. (House at 121 Reist St. excluded)	54	Early 20 th century	Tudor Revival brick house	High

ROCK STREET

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
15 Rock St.	35	Early to mid-19th century; moved to present site from Main St. in 1922	Vernacular frame commercial building; site of first village mtg.	Low

SPRING STREET, EAST

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
EAST SPRING STREET MILL DISTRICT	29-34	Early 19 th century	Collection of four 19 th century buildings assoc'd with milling and comm'l history of Williamsville.	High

To include the following properties:
56, 60, 78, and 80 East Spring St.

Significant properties on East Spring Street (most located within the proposed district) that also appear to possess the architectural and/or historical significance worthy of individual landmark designation include the following:

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
V.F.W. Post 416, 18 East Spring St.	40	Early 20 th century	Brick-clad building w/glazed terra cotta trim	Low
Williamsville Water Mills 56 East Spring St. (*) (**)	29-31	1811	Vernacular frame mill	High
60 East Spring St. (**)	33	ca. 1836	Vernacular frame building. (was originally the business office for the mill)	High
78 East Spring St.	34	19 th century; moved to present site in 1909	Vernacular frame building (converted to comm'l use after move)	Low
80 East Spring St.	32	1844; moved to present site from Main St. in 1949.	Greek Revival frame house	High

SPRING STREET, WEST

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
32 West Spring St.	41	Early 20 th century	Cast concrete block	Low

VARIOUS LOCATIONS

<u>Name/Address</u>	<u>Photo No.</u>	<u>Approx. Date</u>	<u>Description</u>	<u>Rating</u>
Located at various locations throughout the village are concrete sidewalks with the imprint of Ignatz Oechsner, maker, Williamsville, N.Y.	101	Early-mid-20th century	Concrete sidewalks w/imprint	Med.

KEY

Ratings:

High = Extremely high architectural and/or historical significance.

Medium = Above-average architectural and/or historical significance.

Low = Moderate architectural and/or historical significance.

* Designated local landmark.

** State/National Register listed.

**APPENDIX C:
LOCAL LAW ESTABLISHING REGULATIONS
FOR HISTORIC PRESERVATION
VILLAGE OF WILLIAMSVILLE, NEW YORK**

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

~~County~~
~~City~~ of Williamsville
~~Village~~

Local Law No. 3 of the year 19 96.

A local law Repeal Current Section 47-1 to 47-9
(Insert Title) Add New Section 47-1 to 47-18 Historic Preservation

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

~~County~~
~~City~~ of Williamsville as follows:
~~Village~~

§47 See new Code attached.

This local law shall take effect immediately upon filing with the Secretary of State.

A LOCAL LAW ESTABLISHING REGULATIONS
FOR HISTORIC PRESERVATION

§ 47-1. Purpose

It is hereby declared as a matter of public policy that the protection, enhancement, and perpetuation of landmarks and historic districts is necessary to promote the economic, cultural, educational, and general welfare of the public. Inasmuch as the identity of a people is founded in its past, and inasmuch as Williamsville has many significant historic, architectural and cultural resources which constitutes its heritage, this act is intended to:

A. protect and enhance the landmarks and historic districts which represent distinctive elements of Williamsville's historic, architectural, and cultural heritage;

B. foster civic pride in the accomplishments of the past;

C. protect and enhance Williamsville's attractiveness to visitors and support and stimulate the Village's economy;

D. insure the harmonious, orderly, and efficient growth and development of the Village.

§ 47-2. Definitions

As used in this chapter, the following terms shall have the meanings indicated:

Adaptive Reuse: Conversion of a building originally designed for a certain purpose to a different purpose.

Alter: To change one (1) or more exterior architectural feature(s) of a landmark, an improvement on a landmark site or a structure within a historic district.

Building: Any structure or part thereof having a roof supported by columns or walls for the shelter or enclosure of persons or property.

Building Inspector: The Inspector of Building of the Village of Williamsville.

Certificate of Appropriateness: A certificate issued by the Preservation Commission approving plans for alteration, construction, removal, or demolition of a landmark, an improvement to a landmark site, or a structure within a historic district.

Construction: Building an addition or making an alteration to an existing structure or building a new principle or accessory structure.

Demolition: Destruction of a building, structure, or improvement.

Exterior: Architectural style, design, general arrangement, and components of the outer surfaces of an improvement, building or structure as distinguished from the interior surfaces, including but not limited to the kind and texture of building material and the type and style of windows, doors, signs, and other such exterior fixtures.

Facade: The exterior of a building or structure that can be viewed.

Historic District: A geographically definable area so designated pursuant to this code.

Improvement: Any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical betterment, or any part thereof.

Landmark: Property, object, structure, or natural feature or any part thereof so designated pursuant to this code.

Landmark Site: A significant historical or cultural site(s) where buildings or structures no longer exist so designated pursuant to this code.

Owner: A person, firm, or corporation which owns the fee of property or a lessor state therein, a mortgage or vendee in possession, a receiver, an administrator, an executor, a trustee, or any other person, firm, or corporation in control of property.

Preservation: Retention of essential character of an improvement, object, building, natural feature, or structure as embodied in its existing form, integrity, and material. This term includes the retention of trees, landscaping, and vegetative cover of a site. This term may include temporary stabilization work as well as on-going maintenance of historic building materials.

Preservation Commission or Commission: The Historic Preservation Commission for the Village of Williamsville established in this chapter.

Property: Land and improvements thereon.

Reconstruction: Reproduction of the exact form and detail of a vanished building, structure, improvement, or part thereof as it appeared at a specific time.

Rehabilitation: Repair or alteration that enables buildings, structures or improvements to be efficiently utilized while preserving those features of buildings, structures or improvements that are significant to their historic, architectural or cultural values.

Restoration: Recovery of the form and details of a building, structure or improvement and its site during a particular time.

Site: A plot or parcel of land.

Structure: Anything constructed or erected which requires permanent or temporary location on the ground. This term shall include but not be limited to buildings, walls, fences, signs, billboards, lighting fixtures, screen enclosures, and works of art.

Village: The Village of Williamsville, County of Erie, State of New York.

Village Board: The Village Board of the Village of Williamsville, Erie County, New York.

Village Clerk: Village of Williamsville Village Clerk.

§ 47-3. Historic Preservation Commission

A. There is hereby created a commission to be known as the "Village of Williamsville Historic Preservation Commission".

B. The Commission shall consist of seven (7) members. Commission members shall serve a term of four (4) years with the exception of the initial term, in which four (4) members shall serve a term of four (4) years and three (3) members shall serve a term of two (2) years.

C. Appointment of Commissioners shall be made by the Village Board.

D. To the extent available, the Commission should consist of the following:

- (1) at least one shall be an architect;
- (2) at least one shall be a historian;
- (3) at least one shall be an individual from the business community;
- (4) at least one shall be an archeologist;
- (5) at least one member shall be from the Village of Williamsville Historical Society;
- (6) All members shall have demonstrated significant interest and commitment to the field of historic preservation; and

E. The chairperson and the vice-chairperson shall be elected by and from voting members of the Commission. The term of office shall be two years. If the chairperson or vice-chairperson cannot fulfill their term of office, a chairperson or vice-chairperson shall be elected by and from the membership to fulfill the remainder of the term until the next regular election.

F. If any commissioner resigns or otherwise cannot fulfill their term of office, the Village Board shall appoint an interim member to serve the remainder of the term.

G. The Chairperson shall insure that minutes of all Commission meetings are suitably recorded, prepared, and distributed.

H. The powers of the Commission shall include:

- (1) To recommend designation of historic landmarks, sites, and districts to the Village Board for their consideration.
- (2) To advise and recommend to the Village Board on matters of employment of staff and professional consultants as necessary to carry out the duties of the Commission.
- (3) To Promulgate rules and regulations as necessary for the conduct of its business.
- (4) To adopt criteria for the identification of significant historic architectural, and cultural landmarks and or for the delineation of historic districts.
- (5) To conduct surveys of significant historic, architectural, and cultural landmarks within the Village.
- (6) To make recommendations to the Village Board on acceptance or donation of facade easements and development rights; the acquisition of facade easements and development rights or other interests in real property as necessary to carry out the purposes of this act.
- (7) To increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in education programs.
- (8) To make recommendations to the Village Board concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and historic districts within the Village.
- (9) To recommend acquisition of a landmark or structure by the Village where its preservation is essential to the purposes of this act and where private preservation is not feasible.

(10) To approve or disapprove applications for certificates of appropriateness, subject to review by the Building Inspector pursuant to this act.

I. The Commission shall meet at least monthly if any business is pending. Meetings may be held at any time on the written request of any two Commission members. The Commission must meet at least once quarterly.

J. A quorum for the transaction of business shall consist of a majority of the Commission members, but not less than a majority of the full authorized membership may grant or deny a Certificate of Appropriateness.

§ 47-4. Designation of Historical Landmarks, Historic Sites, and Historic Districts

A. The Commission may recommend designation of an individual property as a landmark, subject to Village Board Approval, if it:

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

B. The Commission may recommend designation of a property or a group of properties as a historic site, subject to Village Board approval, if it:

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

C. The Commission may recommend designation of a group of properties as a historic district, subject to Village Board approval, if it:

- (1) Contains properties which meet one or more of the criteria for designation as a landmark; or
- (2) Is an area that represents several periods or styles of architecture typical of different areas of history; or
- (3) Is an area that has several buildings of the same architectural period or style and thus constitutes unified architectural streetscape consistency or a significant community uniformity of style; or
- (4) Is an area connected with significant events or cultural happenings or developments involving ethnic, religious groups or other groups of special historical interest; and
- (5) by reason of possessing such qualities, it constitutes a distinct section of the Village of Williamsville.

D. The boundaries of each proposed historic district, designated henceforth shall be specified in detail and shall be

filed in writing in the Village Clerk's Office for public inspection.

E. Notice of a proposed designation shall be sent by the Village Clerk thirty (30) days prior to a public hearing to the owner(s) of any property(ies) proposed for historic designation. The notice shall describe the property proposed for designation, summarize the proposed action, and announce the date, time and location of the public hearing. A copy of the notice of proposed designation shall also be sent to the Village Board.

F. Once the Historic Preservation Commission has issued Notice of a Proposed Designation, no building permits shall be issued by the Building Commissioner except for emergency repairs until a final determination on the proposed designation has been reached. The Historic Preservation Commission shall provide a copy of any notice of proposed designation to the Building Commissioner.

G. Notice of proposed designation shall also be sent to the Village of Williamsville Highway Department, Village of Williamsville Planning Board, Town of Amherst Assessors Department, and any other Village department and/or County or State agency as appropriate. Each department/agency shall be given thirty (30) days from the date of transmission to provide comments on the proposed designation to the Historic Preservation Commission.

H. The Commission shall hold a public hearing prior to recommending designation of any landmark, historic site, or historic district. The Commission, property owner and any interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural, or cultural importance of the proposed landmark, or historic district. The record may also contain staff reports, public comments, or other evidence offered outside of the hearing. A public hearing notice must be published by the Village Clerk in the Village's designated official newspaper at least fifteen (15) days prior to the hearing date.

I. The Commission will recommend to the Village Board the designation of a historic landmark, site, or district. The Village Board will also conduct a public hearing prior to acting on the recommendation.

J. The Commission shall file notice of each property designated as a landmark and of the boundaries of each designated historic district with the Erie County Clerk's Office, the Village of Williamsville Clerk's Office, the Village of Williamsville Building Department, and the Town of Amherst Assessors Department.

K. Minutes of any business conducted by the Historic Preservation Commission shall be placed on file in the Village of Williamsville Clerk's Office.

§ 47-5. Certificates of Appropriateness

No person shall carry out any exterior alteration, restoration, reconstruction, excavation, grading, demolition, new construction, or moving of a designated landmark or property within a historic district, nor shall any person make any material change to such property, its light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements which affect the

appearance or cohesiveness of the landmark or historic district without first obtaining a certificate of appropriateness from the Historic Preservation Commission.

§ 47-6. Criteria for Approval of Certificates of Appropriateness

A. In passing upon an application for a certificate of appropriateness, the Historic Preservation Commission shall not consider changes to the interior of buildings.

B. The Commission's decision shall be based upon the following principles:

(1) features which contribute to the character of the historic landmark or district shall be retained with as little alteration as possible;

(2) any alteration of existing features shall be compatible with its historic character as well as with the surrounding property; and

(3) new construction shall be compatible with the property in which it is located and/or surrounding historic district.

C. In applying the principle of compatibility, the Commission shall consider the following factors:

(1) the general design, character and appropriateness to the property of the proposed alteration or new construction

(2) the scale of proposed alteration or new construction in relation to itself, surrounding properties, and the neighborhood

(3) texture, materials, and color and their relation to the property itself, surrounding properties, and the neighborhood

(4) visual compatibility with surrounding properties, including proportion of the property's front facade, proportion and arrangement of windows and other openings within the facade, roof shape, and the rhythm of spacing of properties on streets, including setback

(5) the importance of historic, architectural or other features to the significance of the property

§ 47-7. Application for Certificate of Appropriateness

A. Prior to the commencement of any work requiring a certificate of Appropriateness the owner shall file an application for such certificate with the Historic Preservation Commission. The application shall contain:

(1) names, address, and telephone number of applicant;

(2) location and photographs of property;

(3) elevation drawings of proposed changes, if available;

(4) perspective drawings, including relationship to adjacent properties, if available;

(5) samples of color and/or materials to be used;

(6) where the proposal includes signs or lettering, a scale drawing showing the type(s) of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination, and a plan showing the sign's proposed location on the property;

(7) any other information which the Commission may deem necessary in order to visualize the proposed work.

B. No building permit shall be issued for such proposed work until a certificate of appropriateness has first been issued by the Historic Preservation Commission. The Commission shall act to approve or deny a Certificate of Appropriateness within 65 days of the date upon which a completed application is filed with the Historic Preservation Commission. If the application is not acted upon within 65 days, the application shall be deemed approved. The applicant may request an extension of the decision deadline date if so desired. The Certificate of Appropriateness required by this act shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the Village of Williamsville.

§ 47-8. Hardship Criteria

A. An applicant whose Certificate of Appropriateness for a proposed demolition has been denied may apply for relief on the ground of hardship. In order to prove the existence of hardship, the applicant shall establish that:

(1) the property is incapable of earning a reasonable return regardless of whether that return represents the most profitable return possible;

(2) The property cannot be adapted for any other use permitted by the Village of Williamsville Zoning Ordinance which would result in a reasonable return;

(3) efforts to find a purchaser interested in acquiring the property and preserving it have failed.

B. An applicant whose Certificate of Appropriateness for a proposed alteration has been denied may apply for relief on the grounds of hardship. In order to prove the existence of hardship, the applicant shall establish that:

(1) the property is incapable of earning a reasonable return regardless of whether that return represents the most profitable return possible.

§ 47-9. Hardship Application Procedure

A. After receiving written notification from the Commission of the denial of a Certificate of Appropriateness, an applicant may commence the hardship application process.

B. The commission shall hold a public hearing on the hardship application at which time an opportunity will be provided for proponents and opponents of the application to present their views.

C. The applicant shall consult in good faith with the Commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property.

D. All decisions of the Commission shall be in writing. A copy shall be sent to the applicant by registered mail and copy shall be filed with both the Village Clerk's Office and with the Building Department. The Commission's decision shall state the reasons for granting or denying the hardship application.

E. No building permit or demolition permit shall be issued while the hardship application is pending. The Commission shall make a determination on whether a hardship exists. Building and

Demolition permits shall be issued in accordance with that determination.

§ 47-10. Maintenance and Repair Required

A. Nothing in this ordinance shall be construed to prevent the ordinary maintenance and repair of any architectural feature of a landmark or property within a historic district which does not involve a change in design, material, color, or outward appearance.

B. No owner or person with an interest in real property designated as a landmark or included within a historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any architectural feature which would, in the judgment of the Historic Preservation Commission, produce a detrimental effect upon the character of the historic district as a whole or the life and character of the property itself. Examples of such deterioration include:

- (1) deterioration of exterior walls or other vertical supports
- (2) deterioration of roof or other horizontal members
- (3) deterioration of exterior chimneys
- (4) deterioration or crumbling of exterior stucco or mortar
- (5) ineffective waterproofing of exterior walls, roofs or foundations, including broken windows or doors
- (6) deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for public safety

§ 47-11. Administration and Enforcement

A. Administration: The Building Inspector shall administer and enforce the provisions of this chapter. In connection with overseeing this responsibility, the Building Inspector shall provide a permit procedure coordinated with the established building permit procedure.

B. Enforcement: All work performed pursuant to this chapter shall conform to any requirements included herein. It shall be the duty of the Building Inspector to inspect periodically any such work to assure compliance. In the event that work is found that is not being performed in accordance with the Certificate of Appropriateness, the Building Inspector shall issue a stop-work order and all work shall immediately cease. No further work shall be undertaken on the project as long as the stop-work order is in effect.

C. The Certificate of Appropriateness shall be displayed on the building in a location conspicuously visible to the public while work pursuant to the Certificate is being done.

§ 47-12. Penalties for Offenses

A. Any person who violates any provision of this ordinance or any regulation adopted hereunder is guilty of an offense punishable by a fine not exceeding two hundred fifty dollars (\$250) or imprisonment for a period not to exceed fifteen (15) days, or both. Each week's continued violation shall constitute a separate violation.

B. Failure to comply with any of the provisions of this chapter shall result in the termination of any permits issued or any proceedings commenced under provisions of this chapter.

C. Any person(s) who demolishes, alters, constructs, or permits a landmark to fall into a serious state of disrepair which results in a violation of this chapter, that person(s) shall be required to restore the property and its site to an appearance acceptable to the Historic Preservation Commission. Any action to enforce this subsection shall be brought by the Village Attorney upon authorization by the Village Board. This civil remedy shall be in addition to and not in lieu of any criminal prosecution and penalty.

§ 47-13. Appeals

Any person aggrieved by a decision of the Historic Preservation Commission relating to designation, hardship, or a certificate of appropriateness may, within thirty (30) days of the filing of the decision in the Village Clerk's Office, file a written application with the Village Board for review of the decision. The Village Board shall schedule a public hearing on the matter without unnecessary delay. The appeal of the Commission's decision may be based only upon the record and criteria utilized by the Commission to render its decision. If new information becomes available subsequent to the Commission's decision, a new application must be submitted to the Commission. The Village Board's decision on the appeal shall be considered final.

§ 47-14. Conflict with Other Provisions

Where this chapter imposes greater restrictions than are imposed by the provisions of any law, ordinance, or regulation, the provisions of this chapter shall apply. Where greater restrictions are imposed by any law, ordinance, or regulation, such greater restrictions shall apply.

§ 47-15. Compliance with Provisions Required

No decision to carry out or approve an action subject to the provisions of this chapter shall be rendered by any department, board, commission, officer, or employee of the chapter. This shall not prohibit environmental, engineering, economic feasibility or other studies, preliminary planning or budgetary processes, nor the granting of an application relating only to technical specifications and requirements, but not authorizing commencement of action until full compliance with this chapter has been met.

§ 47-16. Jurisdiction

This chapter shall apply to the entire corporate limits of the Village of Williamsville.

§ 47-17. Validity

If any section, clause or provision of this local law or the application thereof to any persons is adjudged invalid, the adjunction shall not effect other sections, clauses or provisions or the application thereof which can be sustained or given effect without the invalid section, clause or provision or application, and to this end the various sections, clauses or provisions of this ordinance are declared to be severable.

§ 47-18. When Effective

This chapter shall take effect immediately.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 3 of 1996 of the (County)(City)(Town)(Village) of Williamsville, New York was duly passed by the Board of Trustees on June 10 1996 in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 19____, and was (approved)(not disapproved)(repassed after disapproval) by the _____ and was deemed duly adopted on _____ 19____ in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer*)

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 19____, and was (approved)(not disapproved)(repassed after disapproval) by the _____ on _____ 19____. Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 19____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer*)

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 19____, and was (approved)(not disapproved)(repassed after disapproval) by the _____ on _____ 19____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 19____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer*)

*Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairman of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

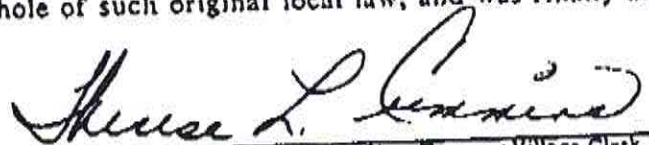
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19____
of the City of _____ having been submitted to referendum pursuant to
the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote
of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on
_____ 19____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19____
of the County of _____, State of New York, having been submitted to
the electors at the General Election of November _____ 19____, pursuant to subdivisions 5 and 7 of
section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the
qualified electors of the cities of said county as a unit and of a majority of the qualified electors of the towns
of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that
the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted
in the manner indicated in paragraph _____ 1____, above.



Village Clerk
or officer designated by local legislative body

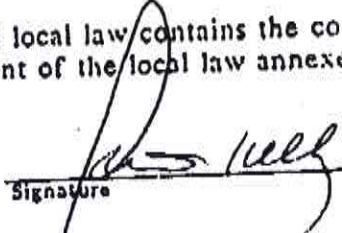
Date: June 10, 1996

(Seal)

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or
other authorized Attorney of locality.)

STATE OF NEW YORK
COUNTY OF Erie

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper
proceedings have been had or taken for the enactment of the local law annexed hereto.



Signature

Attorney
Title

of Williamsville
Village

Date: June 10, 1996

APPENDIX D:
NATIONAL REGISTER CRITERIA FOR EVALUATION

Criteria for Evaluation

The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all peoples who have made a contribution to our country's history and heritage. The criteria are designed to guide State and local governments, Federal agencies, and others in evaluating potential entries in the National Register.

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or may be likely to yield, information important in prehistory or history.