

Historic Resources Report

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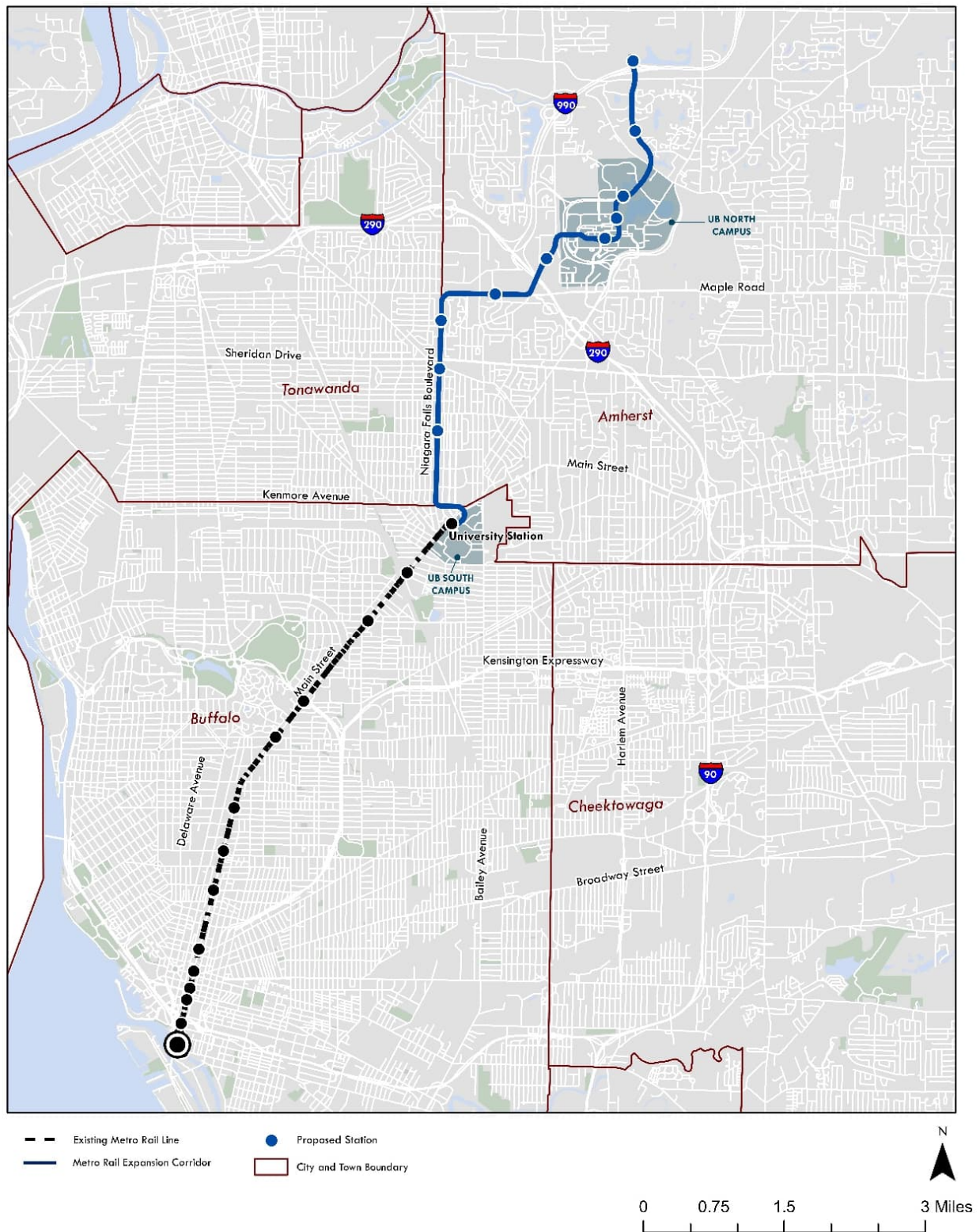
2011 Survey	Updated Reconnaissance Level Survey of Historic Resources, Town of Amherst, Erie County, New York (2011)
APE	Area of Potential Effects
CFR	Code of Federal Regulations
CRIS	Cultural Resource Information System
FHA	Federal Housing Administration
NFTA	Niagara Frontier Transportation Authority
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
NYCRR	New York Codes, Rules, and Regulations
SEQRA	New York State Environmental Quality Review Act
SHPA	State Historic Preservation Act
SHPO	State Historic Preservation Office/Officer
SRHP	State Register of Historic Places
USC	United States Code

1 Historic Resources Report

This historic resources report analyzes an extension of the existing light-rail transit (LRT) in Buffalo, New York, to Tonawanda and Amherst, New York. The Niagara Frontier Transportation Authority (NFTA) is proposing to expand the existing 6.4-mile Metro Rail LRT from its current terminus at University Station on the University at Buffalo (UB) South Campus, along Kenmore Avenue, Niagara Falls Boulevard, Maple Road, and Sweet Home Road, through the UB North Campus to John James Audubon Parkway and Interstate 990 (I-990). Ten stations are proposed as part of the 7-mile extension with two stations each containing a park & ride facility. A light maintenance/storage facility is proposed at the end of the line. Figure 1-1 shows both the existing Metro Rail line and the Metro Rail Expansion Project alignment (the Proposed Action). Figure 1-2 presents the Proposed Action, including the underground (tunnel) and at-grade alignment, portal locations, ten stations, two park & ride facilities, and the light maintenance/storage facility.

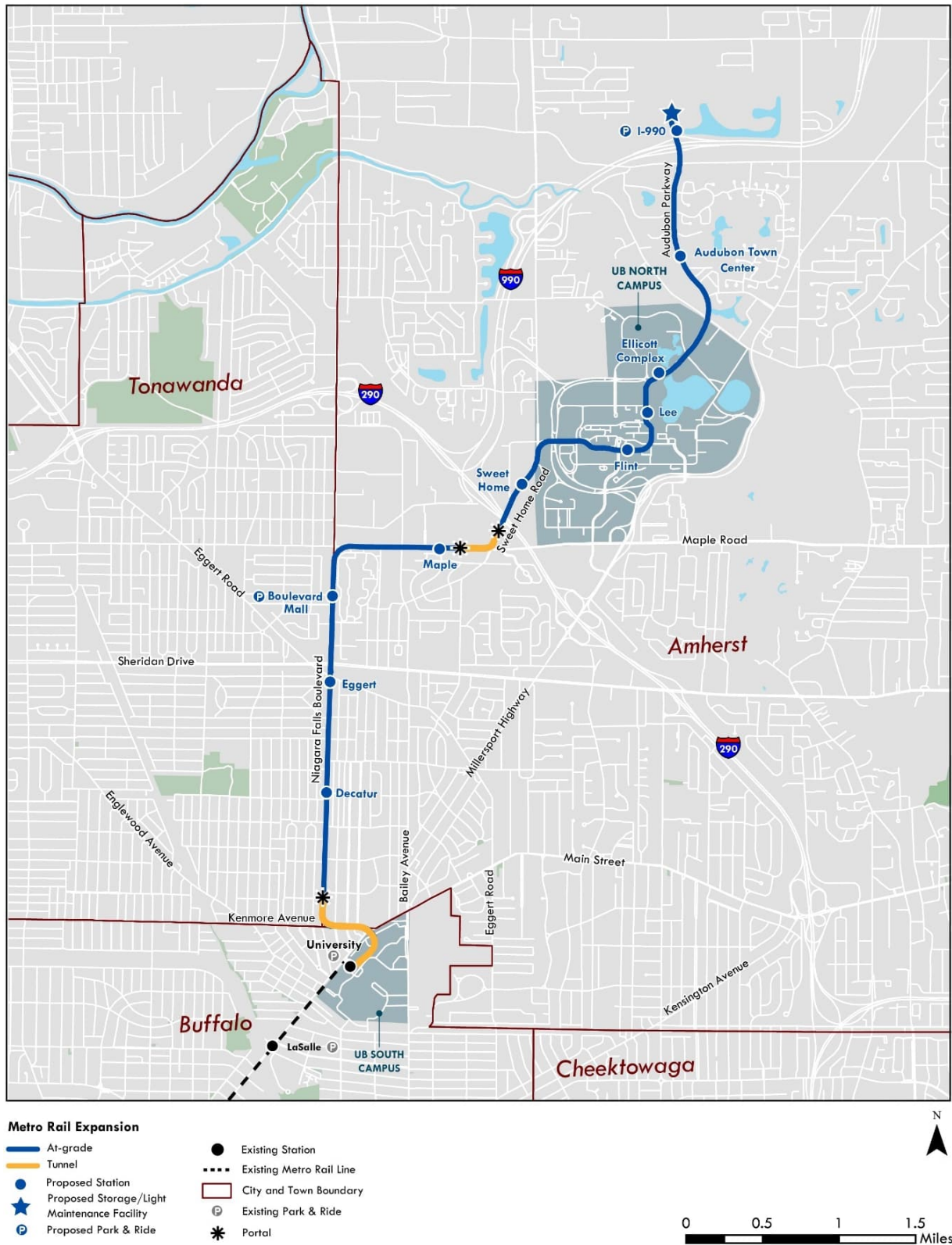
At this time, all work is being conducted according to the New York State Historic Preservation Act of 1980, Section 14.09, and the State Environmental Quality Review Act (SEQRA) 6 NYCRR 617, Part 617 of the New York State Environmental Quality Review Act. Because NFTA will apply for federal funds administered through the Federal Transit Administration (FTA) or other federal sources to cover a portion of the Proposed Action's capital costs, it is anticipated that the historic preservation analyses conducted for this report will also be compliant with Section 106 of the National Historic Preservation Act of 1966 and its enabling legislation at 36 CFR 800.

Figure 1-1. Metro Rail Existing and Proposed Action Alignment



Source: Erie County, 2019

Figure 1-2. Metro Rail Proposed Action



Source: Erie County, 2019

1.1 HISTORIC PRESERVATION STATE AND FEDERAL LEGAL AND REGULATORY CONTEXT

The New York State Environmental Quality Review Act (SEQRA) requires that state agencies consider cultural resources during project planning. To fulfill this requirement, SEQRA can be completed in coordination with the New York State Historic Preservation Act (SHPA), Section 14.09. If a project requires federal permits or will use federal funding, compliance with Section 106 of the National Historic Preservation Act of 1966 (54 USC 300101) (NHPA) and its implementing regulations (36 CFR 800) would be required. The state and federal review processes are similar and sometimes vary only in nomenclature but not process or intent. Analyses conducted pursuant to the SHPA informs compliance with the NHPA. The SHPA was developed to complement the NHPA and affirm the State of New York's commitment to historic preservation. In addition to creating the State Register of Historic Places (SRHP)—a state counterpart to the federal National Register of Historic Places (NRHP)—the SHPA requires state agencies to consider the impacts of their actions on properties listed in or eligible for listing in the SRHP and provide an opportunity for public comment. The lead state agency—in consultation with the New York State Office of Parks, Recreation and Historic Preservation, which is the New York State Historic Preservation Office (SHPO)—develops a Project Impact Area, identifies historic properties within the impact area, and assesses a project's impact on those historic properties in the impact area.

Similarly, the NHPA and its Section 106 implementing regulations requires the responsible federal agency consider the effects of its actions on historic properties and provide the Federal Advisory Council on Historic Preservation (ACHP) an opportunity to comment on the undertaking. Historic properties are those that are listed in or eligible for listing in the NRHP. The responsible federal agency develops an Area of Potential Effects (APE), identifies historic properties within the APE, and assesses the project's effects on those historic properties.

For purposes of this report, the federal terminology will be used throughout unless otherwise noted.

1.2 PROJECT IMPACT AREA AND AREA OF POTENTIAL EFFECTS

Under state law, the Project Impact Area is the geographic area within which a proposed undertaking may cause change (beneficial or adverse) in the character or use of an eligible property. SHPA regulations at 9 NYCRR 428.4 state that changes include but are not limited to the following:

- Property restoration, rehabilitation, landscaping, or improvement projects
- Projects that may destroy or alter portions of the property
- Alterations to a property's surrounding environment, or
- The introduction of visual, audible, or atmospheric elements that may lead to the destruction, alteration, or neglect of the property.

Under the federal Section 106 process, an APE is defined by 36 CFR 800.16(d) as "the geographic area or areas which an undertaking may directly or indirectly cause alterations in the character of use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking."

Qualified cultural resources staff conducted a site visit in May 2019 to delineate the APE for this undertaking. This APE extends along the Proposed Action alignment with a 300-foot buffer, as shown in Appendix A. The APE, which considers both archaeology and the built environments, was established to conform to state and federal requirements that define the limits of the historic resources study area, circumscribing both archaeological and built environment subareas. For archaeological resources, the APE is limited to areas subject to ground disturbance. For the built environment, the APE developed considers both direct and indirect effects. Direct project effects may include a physical impact in a particular area in addition to visual, noise, vibration, or other atmospheric effects. Indirect effects may include those caused as a result of project implementation that occur later in time, be farther removed in distance, or be cumulative.¹

¹ The definitions of direct and indirect effects are based on the March 2019 decision of the United States Court of Appeals for the District of Columbia in the case of National Parks Conservation Association v. Todd T. Semonite, Lieutenant General, et al. These definitions deviate from some prior interpretations of direct and indirect effects. However, based on advice provided by the Advisory Council on Historic Preservation's Office of General Counsel on June 7, 2019, Section 106 assessments on federal undertakings should adopt these revised definitions and approaches.

1.3 IDENTIFICATION OF HISTORIC PROPERTIES

The project impact area was reviewed to identify any properties that are listed in or eligible for listing in the SRHP. Properties are determined eligible for listing by applying the Criteria for Listing found at 9 NYCRR 427.3. The Criteria, which are nearly identical to the federal National Register of Historic Places criteria, state that:

- [t]he quality of significance in American history, architecture, archaeology, 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:
- that are associated with events that have made a significant contribution to the broad patterns of our history; or
 - that are associated with the lives of persons significant in our past; or
 - 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
 - that have yielded, or may be likely to yield, information important in prehistory or history.

Several special criteria considerations exist and include, for example, properties less than fifty years of age that have achieved exceptional importance. Eligibility determinations are made through consultation with the SHPO.

Under the federal Section 106 process, agency officials apply the NRHP Criteria for Evaluation to identify historic properties. As established in the NHPA, to be listed in the NRHP, or to be determined eligible for listing, properties must meet certain criteria for historic or cultural significance. A property is eligible for the NRHP if it is significant under one or more of the following criteria defined in 36 CFR 60.4 as

- "the quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that:
- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
 - B. Are associated with the lives of persons significant in our past; or
 - C. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Have yielded, or may be likely to yield, information important in prehistory or history."

Built resources are typically evaluated under Criteria A, B, and C; Criterion D applies primarily to archaeological resources.

If a property is determined to possess historic significance, its integrity is evaluated using the following seven aspects of integrity to determine if it conveys historic significance: location; design; setting; materials; workmanship; feeling; and association. If a property is determined to possess historic significance under one or more criteria and retains integrity to convey its significance, the property is deemed eligible for the NRHP.

- The National Register Bulletin “How to Apply the National Register Criteria for Evaluation” identifies the aspects of integrity and describes their relevance to the NRHP Criteria for Evaluation.² The seven aspects of integrity are described in the bulletin as follows:
- Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property’s design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts, significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related.

- Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer’s concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as: topographic features (a gorge or the crest of a hill); vegetation; simple manmade features (paths or fences); and relationships between buildings and other features or open space. These features and their relationships should be examined not only

² National Park Service, “How to Apply the National Register Criteria for Evaluation” (1997).

within the exact boundaries of the property, but also between the property and its surroundings. This is particularly important for districts.

- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place. A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
- Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.

According to guidance found in "How to Apply the National Register Criteria for Evaluation," different aspects of integrity may be more or less relevant depending on why a specific historic property was listed in or determined eligible for listing in the NRHP. For example, a property that is significant for its historic association (Criteria A or B) is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). A property determined eligible under Criteria A or B ideally might retain some features of all aspects of integrity, although aspects such as design and workmanship might not be as important.

A property important for illustrating a particular architectural style or construction technique (Criterion C) must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of features that illustrate its type and/or style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its type or style. A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more

important than location, setting, feeling, and association. Location and setting will be important for those properties whose design is a reflection of their immediate environment (such as designed landscapes).

For a historic district to retain integrity, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

In some cases, select aspects of integrity are currently and substantially compromised by undertakings not related to the current project. These changes may have been made prior to determinations of eligibility or since these determinations were made.

2 Identification of Historic Properties

Project cultural resource evaluations included efforts to identify previously identified and/or evaluated properties within the APE and conduct field investigations to identify any previously unidentified resources constructed in 1974 or earlier. In general, properties less than 50 years of age are presumed to be ineligible for listing in the NRHP (or SRHP) unless they possess exceptional importance. Because construction is expected to occur after completion of the environmental review process, the eligibility assessment includes resources 45 years of age or older. Efforts were made to identify and evaluate all resources within the APE that meet the basic NRHP age threshold.

Qualified architectural historians conducted research to identify previously evaluated historic properties within the APE, as well as to identify built resources more than 45 years of age that would require evaluation as part of this project. This included examination of SHPO Cultural Resource Information System (CRIS) files; Erie County, Tonawanda, and Amherst tax assessor data; Erie County historic aerial photography; and the NRHP database. The historians conducted extensive research in-person and online at the Buffalo & Erie County Public Library Grosvenor Room, Buffalo Niagara Heritage Village Niederlander Research Library and Archives, University at Buffalo Library and Archives, Buffalo History Museum, and local newspaper archives. Cultural resources staff gathered additional background information using maps and atlases, published city and town histories, and other accessible sources. In addition, the Town of Amherst completed a town-wide survey of its historic resources in 2011 and compiled the information in the *Updated Reconnaissance Level Survey of Historic Resources, Town of Amherst, Erie County, New York*.³ This survey was used as a basis for assessments for those properties that were within its purview. Historic context statements were developed for properties using information obtained during archival research efforts.

Qualified architectural historians completed a comprehensive field survey of the APE from July 29 through August 2, 2019. Using Erie County data, properties 45 years of age or older were identified and photographed. In some instances, the information did not appear to be accurate or reliable, so the historians visually confirmed year-built data for numerous additional built resources. For properties comprising subdivisions with multiple buildings, photography focused on representative views and building types within each development. Only subdivision sections within the project impact area were photographed and evaluated as part of this assessment.

³ KTA Preservation Specialists, *Updated Reconnaissance Level Survey of Historic Resources, Town of Amherst, Erie County, New York*, August 2011.

2.1 HISTORIC CONTEXT SUMMARY

The following historic context illustrates the historical development of the project impact area and describes the representative types of extant built resources surveyed in the project area. This context provides a background for their evaluation and analysis by describing the area's larger patterns of development and, consequently, the evolution of the built environment.

2.1.1 Buffalo and Suburban Expansion

European trappers and traders first arrived in the Western New York area in the 1600s, interacting with Native American Indian tribes of the Iroquois Confederacy, particularly the Seneca. Through wars, disease, and treaties, the Seneca largely fled the region by the late 1700s; those that remained sold most of their land to white settlers by the end of the eighteenth century. The City of Buffalo grew from a small settlement at Buffalo Creek beginning around 1790, and after land surveys by the Holland Land Company in Western New York, the settlement was quickly platted into streets and lots and sold to buyers beginning in 1804.⁴

Buffalo grew to become a major New York shipping and manufacturing center in the 1800s. Beginning in the late-1810s, Buffalo began extensive work on its Lake Erie harbor, and in 1822, Buffalo was selected as the Erie Canal's western terminus. The canal's opening on October 26, 1825 led to a substantial increase in shipping traffic passing through Buffalo. Investments were made in grain shipping and storage, and development of grain elevators revolutionized this process in Buffalo.⁵

Railroads arrived in Buffalo in the 1830s and by the 1850s, expanded dramatically to include intracity travel in addition to locations beyond Buffalo. For local traffic, a network of horse-powered streetcars provided transportation to commuters led by the Buffalo Streetcar Railroad Company and Niagara Street Railroad Company, Inc. The growth of Buffalo's railroads made the city particularly attractive for investment due to a variety of shipping options. As Buffalo grew into a major commercial center, the city's population grew in tandem. In the 1860s, Buffalo became the largest grain port in the world, reached a population of over 75,000, and grew to encompass forty-two square miles. Job opportunities, paved streets, streetcars, and public utilities including sewer, water, and gas further drew new residents, many of them foreign-born, to Buffalo.⁶

By 1863, Buffalo contained eleven miles of rails used by sixty streetcars, and thirty years later, Buffalo began electrifying its system to become the country's first fully electric streetcar system. This growing network of streetcars and railroads provided connections to Buffalo and further aided growth in suburban areas and nearby towns and villages. Buffalo's first suburban development, Parkside, set an expectation for residential neighborhoods outside of an urban center when it was completed in 1870. New developments influenced by Parkside's tree-lined streets, sidewalks, and

⁴ Nancy Blumenstalk Mingus, *Buffalo: Good Neighbors, Great Architecture*, (Charleston, South Carolina: Arcardia Publishing) 2003, 19; KTA Preservation Specialists, *Survey*.

⁵ Mingus, *Good Neighbors*, 34-35; Clinton E. Brown Company Architecture, National Register of Historic Places Multiple Property Documentation Form, "Multiple Resources Associated with the Suburban Development of Buffalo, New York," Buffalo, Erie County, New York, National Register #64500937, Section E, 2.

⁶ Mingus, 44, 49-50.

curvilinear roads, and often reached by streetcar lines, filled the city's surrounding landscape as farmland was swallowed by new development.⁷

Buffalo's various streetcar lines began consolidating into a single entity at the end of the century, leading to creation of the International Railway Company in 1902.⁸ By 1920, the International Railway Company's streetcar network exceeded 190 million rides on 27 lines that projected outward from downtown Buffalo.⁹ These lines helped spur growth at the Town of Tonawanda's southern border, particularly in Kenmore along Delaware Avenue and near Kenilworth Park which was situated blocks from a line along Main Street that terminated at the new University of Buffalo campus on the site of the former Erie County Almshouse (now the University at Buffalo South Campus). The Town of Amherst also witnessed growth, particularly in southern Eggertsville in areas proximate to the Main Street streetcar route.

By the mid-1920s, the International Railway Company began using buses for several of its routes, including those in expanding suburban areas. Streetcar service through the Town of Tonawanda ended in 1928.¹⁰ Throughout the 1930s and 1940s, International Railway Company continued to extend its bus routes, and by 1950, streetcars no longer operated in the Buffalo area. The same year, the Niagara Frontier Transit System (referred to as NFT) absorbed the International Railway Company and continued expanded bus routes throughout Buffalo and its suburbs. In 1967, the New York state legislature created the Niagara Frontier Transportation Authority (NFTA) which purchased NFT and other bus lines for \$12 million in 1973.¹¹ However, rail operations returned to Buffalo in 1979, when NFTA began construction of the 6.2-mile Metro Rail line that extended from downtown Buffalo to the University at Buffalo South Campus, short of the project's original intent to extend to the University's North Campus. The rail line opened in 1986 with later plans to extend the line north.¹²

⁷ Clinton E. Brown Company Architecture, "Multiple Resources Associated with the Suburban Development of Buffalo, New York," Section E, 3.

⁸ *Good Neighbors*, 60; Adrian Gamble, "Buffalo's 180-Year Streetcar History Linked to the City's Changing Fortunes," *Skyrise Cities*, January 20, 2017, available at <https://skyrisecities.com/news/2017/01/buffalos-180-year-streetcar-history-linked-citys-changing-fortunes>; D. David Bregger, *Buffalo's Historic Streetcars and Buses* (Charleston, South Carolina: Arcadia Publishing, 2008), 9-10.

⁹ Gamble, "Buffalo's 180-Year Streetcar History."

¹⁰ Bregger, *Buffalo's Historic Streetcars*, 33.

¹¹ "History of Metro," NFTA-Metro, available at <http://metro.nfta.com/About/History.aspx>.

¹² Vertical File, "Buffalo Rapid Transit," Grosvenor Room, Buffalo and Erie County Library.

2.1.2 Town of Tonawanda

Like many areas around Buffalo, the Town of Tonawanda grew as a result of the Erie Canal's completion in the 1820s which brought new settlers to Western New York and opened the area to further economic opportunity. The Town of Tonawanda incorporated in 1836 and remained largely a rural, farming community through the 1860s despite growth in railroads and improved transportation connecting to what would become the City of Tonawanda. However, Tonawanda did not develop into a Buffalo suburb until the late-1800s. Louis Eberhardt, a prominent area real estate developer, began subdividing land near Kenmore Avenue along Delaware Avenue in what would become the Village of Kenmore. Eventually, a streetcar line from Buffalo serviced Kenmore and was built down Delaware Avenue.¹³

Over time, the area around Kenmore grew to include amenities in its suburban location. Kenilworth Race Track, a shooting range, and Curtiss Aerodrome provided entertainment for area residents. Growth continued following the City of Tonawanda's decision to separate from the Town of Tonawanda, as the city's riverside location became a significant manufacturing center that confined industries to that location and consequently opened areas north of Buffalo to residential development. By the 1910s, large tracts began being subdivided, and newly developed roads like Niagara Falls Boulevard and Sheridan Drive allowed easier automobile access to areas beyond streetcar lines.¹⁴

After the closure of Kenilworth Race Track, the southeast corner of the Town of Tonawanda began to develop due to proximity to a streetcar line along Main Street in Buffalo. However, the Great Depression stagnated residential development in the Town of Tonawanda. In 1931, two hundred sixty-one single-family residences and duplexes were constructed, but by 1934, the number dropped to eighteen. Not until 1940 did the number of residences begin to increase, reaching 400 units by 1941.¹⁵

The decade-and-a-half following World War II led to a housing boom in Tonawanda that resulted in the remaining farm lands being developed into subdivisions and commercial enterprises. The tracts first to develop included those adjacent to developed neighborhoods where connections to water and sewer existed. By the mid-1940s, Pearce & Pearce Company was constructing Lincoln Park Village in the area south of Sheridan Drive between Parkhurst and Niagara Falls Boulevard. At one time, fifteen houses per month were completed and sold. That company, along with others, continued their frenzied development pace, and by the mid-1950s pushed development north of Brighton Road to the town boundary. Between 1949 and 1956, over one thousand residential building permits were issued each year; by 1957, the number decreased to 741 as the building began to slow.¹⁶ Tonawanda's population increased from 55,270 in 1950 to 105,032 in 1960.¹⁷ Growth continued into the 1970s until population declines in the greater Buffalo area began affecting suburban areas and continued through the 2000s.

¹³ "A History of the Town of Tonawanda," *Histories of the Towns of Erie County* (The Buffalo and Erie County Historical Society, 1971), 4.

¹⁴ "A History of the Town of Tonawanda".

¹⁵ Robert W. Silsby, *Settlement to Suburb: A History of the Town of Tonawanda Erie County*, New York, 1607-1986, Tonawanda, New York: Sterling C. Sommer, Inc., 1997, 125.

¹⁶ Silsby, *Settlement to Suburb*, 153-155.

¹⁷ "A History of the Town of Tonawanda," 8.

2.1.3 Town of Amherst

The Town of Amherst was settled in the early 1800s near the location of Williams Mill where a village developed and become known as Williamsville. The Town of Amherst officially was established in 1818. The Erie Canal's opening led to growth in the Buffalo area, particularly along water routes, and brought new settlers to Amherst which grew into farming community with large numbers of French and German immigrants arriving in areas near Ellicott Creek. As roadway networks expanded throughout Amherst, crossroads became small villages that served these communities providing a commercial center in addition to churches and schools. The Erie Canal and the road network combined to give early Amherst residents access to trade routes, although most of the town's early development occurred on its southern end near Buffalo.¹⁸

By 1854, the first railroad line crossed Amherst, beginning a decline of in reliance on water routes to ship goods. Farming villages like Getzville benefited from a station on the so-called "Peanut Line" of the New York Central Railroad. However, as Amherst grew, industries moved out of village centers and relocated toward larger water sources needed for large-scale transportation and power. As a result, manufacturing largely disappeared from Amherst by the 1870s. Amherst instead began to develop into a residential suburb of Buffalo as expanding streetcar lines encouraged growth along their routes. Large tracts and farmsteads became residential neighborhoods and demand for housing outside of Buffalo increased. Automobile use and ownership further pushed new construction beyond Buffalo and opened central areas of Amherst to growth; by 1930, Amherst reached a population of 10,000.¹⁹

Although growth stagnated during the Great Depression, pent up demand for housing and changes in lending and construction methods resulted in rapid growth in Amherst following World War II. Suburban residential development proliferated with quickly constructed homes by builders using a select number of floorplans and materials. The substantial increasing in housing led to a significant population increase for Amherst which reached 72,000 residents by 1950. Although demand for housing began to slow in the 1960s, Amherst did not suffer the steep population declines that occurred in Buffalo or Tonawanda likely due to construction of the University at Buffalo North Campus in the late 1960s and 1970s which brought new residents and sources of employment.

¹⁸ "A History of the Town of Amherst," *Histories of the Towns of Erie County* (The Buffalo and Erie County Historical Society, 1971), 1; KTA Preservation Specialists, 11-12.

¹⁹ KTA Preservation Specialists, 5-7, 13-14.

2.1.4 Niagara Falls Boulevard

In the 1900s, the Niagara Frontier Park and Boulevard Association formed to pursue construction of a major route from Buffalo to Niagara Falls. Construction on the route began in Niagara Falls in July 1910, and the New York state legislature formally assigned the route to Town Line Road, which separated Tonawanda and Amherst and connected to Buffalo. The renamed Niagara Falls Boulevard opened in 1913 and quickly became popular with motorists seeking to drive their new automobiles along the paved route. Within six months, accidents plagued the road and farmers commuting to Buffalo markets avoided the paved road entirely. The road's instant popularity led to numerous improvements during the 1920s including street light installation street widening. Many residents felt the expense was unjustified due to the largely rural and undeveloped nature of the road at that time.²⁰

As the main route to Niagara Falls, Niagara Falls Boulevard catered to travelers. Restaurants, motels, and other businesses established themselves along the wide street throughout the early twentieth century. By the 1950s, as a result of significant residential growth in Tonawanda and Amherst, Niagara Falls Boulevard's businesses began to focus more on the needs of its nearby suburban residents. Churches, strip malls, and services flanked the road and its major cross streets. Although Niagara Falls Boulevard does not appear as it did during its early years, a portion of the road, located within the University Park Historic District, is paved with brick. In 1962, the Boulevard Mall opened; it was the state's first enclosed mall and demonstrated the convenience that suburbanites expected as an alternative to traditional downtown shopping experiences.

²⁰ Joseph A. Grande, *Glancing Back: A Pictorial History of Amherst, New York* (The Donning Company Publishers: Virginia Beach, Virginia) 2000; "State News in Paragraphs," *Waterville Times*, June 6, 1913; "Will Install Lights on Falls Boulevard," *Buffalo Evening News*, September 19, 1922; Arthur W. Brandt, "Many Miles Added to New York State Roads," *New York Times*, January 8, 1928; John W. Percy, *Images of America: The Town of Tonawanda* (Dover, New Hampshire: Arcadia Publishing, 1997), 78.

2.1.5 Mid-Century Residential Growth

In the decade prior to World War II, little construction activity occurred in Buffalo's suburban areas. In response, the Federal Housing Administration (FHA) was created in 1934 in part to reform lending practices and insure home mortgages. The widespread availability of secure financing through federally insured mortgages offered home buyers more advantageous terms when compared to the high-interest short-term loans common at the time. Similarly, in 1944, the Veterans Administration created a mortgage guarantee program that offered favorable amortization schedules to veterans.

In the post-World War II era, FHA played a key role in determining the appearance of houses and neighborhoods. Builders adhered to FHA's established design standards because homes that met FHA's standards were pre-approved for mortgage insurance. FHA determined building materials, design, layout of houses, minimum square footage, and subdivision layout. Although FHA used a variety of exterior materials and built homes of various sizes and styles, virtually all new homes were single-family residences built on a concrete slab and most displayed traditional styles. These simple, relatively unadorned houses were constructed quickly and inexpensively and encouraged large-scale production of virtually identical single-family homes.

The 1940s also brought a new, coordinated approach to residential development between developer and builder that enabled a subdivision to be platted, constructed, and sold in short time. This required the developer file the subdivision plat and install streets and utilities while the builder constructed blocks of houses with standardized specifications. After construction finished, the developer, builder, or a third-party realtor would manage all sales of houses within the tract. If the process met FHA's standards, pre-approved FHA mortgages were available for all homes in the development.²¹

In contrast, multi-family developments appeared at a much slower pace compared to single-family developments. Though common in downtown areas, suburban developments rarely contained multi-family housing units due to strong opposition from homeowners and developers. Residents in both the Town of Tonawanda and Town of Amherst protested heavily when proposals for multi-family housing were submitted.²²

The decade-and-a-half following World War II led to a housing boom in Tonawanda that developed the remaining farm lands to residences or businesses. The tracts that developed first were those adjacent to already developed neighborhoods. By 1948, Pearce and Pearce was constructing Lincoln Park Village in the area south of Sheridan Drive between Parkhurst and Niagara Falls Boulevard. At one time, fifteen houses per month were completed and sold. From 1949 to 1956, over one thousand building permits for residential units were issued each year, though the number decreased to seven hundred forty-one by 1957 as construction slowed.²³

²¹ Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (New York: Pantheon Books, 1981), 240-243; Transportation Research Board, *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, Report #22709, 2012.

²² KTA Preservation Specialists, 14-15.

²³ Silsby, 153-156.

Catering to residential growth in the area, businesses began establishing themselves along major thoroughfares in the area including along Sheridan Drive, Niagara Falls Boulevard, and Kenmore Avenue. Shopping centers proliferated throughout the area including the Falls Boulevard Shopping Center, which included nineteen stores when it opened in 1953, as well as the fully enclosed Boulevard Mall in 1962. By the early 1960s, little undeveloped land remained in Tonawanda and only the northern sections of Amherst remained somewhat rural.²⁴ This changed by the mid-1960s as plans were made to expand the University at Buffalo with a North Campus location that ultimately opened in the mid-1970s.

²⁴ Silsby, 198.

2.2 BUFFALO

2.2.1 University at Buffalo South Campus

A portion of the University at Buffalo South Campus was previously determined to be a NRHP-eligible historic district. Foster Hall is located in the project APE and is a contributing resource to that district. The University at Buffalo South Campus was determined eligible under Criterion C due to its axial plan by E.B. Green and Albert Hopkins and its Georgian Revival and Neoclassical style campus architecture.

Figure 3. Foster Hall at the University at Buffalo South Campus



2.2.2 Allen Hall

2.2.2.1 Narrative Description of Property

Another campus building, Allen Hall (formerly Baird Hall), is located outside of the eligible historic district boundaries and was constructed in 1956. It is a two-story performance hall and recording studio with a square footprint and flat roof. Its facade faces northwest toward Main Street and appears as an interpretation of the International Style. The building's northwest and elevation comprises a glazed curtain wall with irregularly placed vertical and horizontal mullions that provide visual interest and define the glazed, recessed entries. Allen Hall's rear, southeast elevation is similarly styled. The northeast and southwest elevations contain no openings and feature recessed brick-clad walls divided vertically by smooth concrete pilasters. Sidewalks connect to the building from nearby parking areas.

Figure 4. Allen Hall at the University at Buffalo South Campus



2.2.2.2 Narrative Description of Significance

Designed by architect Paul Schweikher, the building houses the university's radio station, recording studios, and a performance hall. Allen Hall was originally designed as the Music Building as part of a larger South Campus Fine Arts Center; the arts center was never constructed and Allen Hall is instead surrounded by greenspace and parking lots.²⁵ Its construction occurred during the later years of the university's tenure as a private institution before its acquisition by the State of New York in 1962 resulted in a substantial campus expansion with numerous new buildings.

Architect Paul Schweikher was born in 1903 in Denver, Colorado, and later studied at the Art Institute of Chicago before working with Lowe & Bollenbacher and David Adler. After several years as a construction supervisor, Schweikher returned to school at the Armour Institute of Technology and later graduated from Yale School of Architecture. Schweikher returned to Chicago to practice architecture and joined Lamb and Elting (later becoming Schweikher and Elting) in 1934. Schweikher became a chairman of the Yale School of Architecture and eventually led the Carnegie School of Architecture in Pittsburgh. Upon retirement, Schweikher moved to Sedona, Arizona, in

²⁵ "Cornelia H. Allen Hall," University at Buffalo University Archives, available at <https://library.buffalo.edu/archives/campuses/detail.html?ID=9>; "Allen Hall," University at Buffalo Administrative Services Gateway, available at <http://www.buffalo.edu/administrative-services/managing-facilities/planning-designing-and-construction/building-profiles/profile-host-page.host.html/content/shared/university/page-content/facilities/allen.detail.html>.

1970 and died in 1997. His home and studio in Schaumburg, Illinois, is listed in the NRHP and excudes the architect's penchant for modern design with influences from the Prairie Style and international modernism, similar to Frank Lloyd Wright's Usonian architecture.²⁶

2.2.2.3 SRHP and NRHP Evaluation

Allen Hall was evaluated for significance using the Criteria for Listing in the State Register of Historic Places (SRHP) found at 9 NYCRR 427.3. The Criteria for Listing are nearly identical to the federal NRHP Criteria for Evaluation. However, they do not have numbers or letters identified with each criterion, so the NRHP's approach will be used below. Additional guidelines for evaluating properties are described in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

Allen Hall is not significant under Criterion A, association with events that made a significant contribution to the broad patterns of United States history. The building was constructed during a period of stagnation at the University of Buffalo, prior to its purchase by the State of New York, conversion into a public institution, and resulting large-scale building campaign that occurred on the South Campus. As a result, the building is not eligible under Criterion A.

Research did not indicate an association with persons significant in the past. Therefore, Allen Hall is not eligible under Criterion B.

Allen Hall is not eligible under Criterion C, properties that embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction. Although designed by prominent architect Paul Schweikher, the building is a fairly modest example of mid-century modern architecture and does not feature the innovative designs seen in Schweikher's other buildings. It is possible that the design for Allen Hall is somewhat restrained due to its initial plan as part of a Fine Arts Center that was never completed. As a result, the building does not possess high artistic values and appears to only be one part of a larger design scheme never fully realized. Thus, Allen Hall is not eligible under Criterion C.

Allen Hall was not evaluated under Criterion D as part of this assessment.

Therefore Allen Hall is not eligible for listing in the NRHP.

Table 1. University at Buffalo South Campus Properties within APE

Building	Year Built	Contributing
Foster Hall	1921	Y
Allen Hall	1956	N/A

²⁶ "Paul Schweikher," The Schweikher House, available at <https://www.schweikherhouse.org/paul-schweikher>.

2.2.3 University Park Historic District

The University Park Historic District (NRHP No. 11000273) in Buffalo is a wedge-shaped district bound by Main Street and Kenmore Avenue listed in the NRHP in 2011 under Criterion C for its architecture, community planning and development, and landscape architecture. Comprising the district are 494 contributing buildings, sites, and structures and 27 noncontributing buildings. Common architectural styles and forms found throughout the district include Tudor Revival, Colonial Revival, Craftsman, bungalow, and American Foursquare. The district also features a brick-paved section of Niagara Falls Boulevard designated by the City of Buffalo as a local landmark.

Twenty-four contributing and one noncontributing resources within University Park Historic District are located within the project APE and shown in Table 2.

Figure 5. University Park Historic District



Table 2. University Park Historic District Properties within APE

Address	Year Built	Contributing
33 Capen Boulevard	1920	Y
36 Capen Boulevard	1929	Y
39 Capen Boulevard	1920	Y
40 Capen Boulevard	1920	Y
44 Capen Boulevard	1924	Y
61 Allenhurst Road	1930	Y
65 Allenhurst Road	1920	Y
68 Allenhurst Road	1930	Y
69 Allenhurst Road	1920	Y
72 Allenhurst Road	1937	Y
73 Allenhurst Road	1920	Y
77 Allenhurst Road	1920	Y
78 Allenhurst Road	1920	Y
81 Allenhurst Road	1920	Y
82 Allenhurst Road	1920	Y
86 Allenhurst Road	1950	N
90 Allenhurst Road	1925	Y
115 Niagara Falls Boulevard	1925	Y
119 Niagara Falls Boulevard	1932	Y
123 Niagara Falls Boulevard	1930	Y
127 Niagara Falls Boulevard	1950	N
128 Niagara Falls Boulevard	1925	Y
131 Niagara Falls Boulevard	1920	Y
132 Niagara Falls Boulevard	1925	Y
117 Larchmont Road	1921	Y

2.2.4 Individual Residential Properties in Buffalo

Located in Buffalo and near Kenmore Avenue, numerous individual residences or former residences were individually evaluated due to their proximity to and exclusion from the NRHP-listed University Park Historic District. These include 48 Capen Boulevard (1920), 56 Capen Boulevard (1940), 85 Allenhurst Road (1955), 94 Allenhurst Road (1959), 139 Niagara Falls Boulevard (1950), 136 Niagara Falls Boulevard (1963), and 121 Larchmont Road (1957). In general, these residences appear excluded from the historic district due to their construction outside of the historic district's period of significance (1913-1941) or due to an apparent loss of integrity. In some cases, and according to Sanborn Map Company maps from 1951, these residences were built on the limited vacant parcels that still remained in the area following substantial post-World War II housing growth in the area.²⁷

These residences appear to be modest and altered examples lacking significance and integrity for NRHP eligibility. These residences are included in a summary table located in Appendix B.

2.2.5 Individual Non-Residential Properties in Buffalo

One non-residential property located in Buffalo was individually evaluated. Like nearby residential properties, 142 Niagara Falls Boulevard (1961) is adjacent to and was excluded from the NRHP-listed University Park Historic District. The building was built outside the historic district's period of significance (1913-1941) and is a modest example of commercial architecture that lacks significance required for NRHP eligibility. The building is included in a summary table located in Appendix B.

²⁷ Sanborn Map Company, Buffalo, vol. 9, 1951.

2.3 TOWN OF TONAWANDA

2.3.1 Kenilworth Park

2.3.1.1 *Narrative Description of Property*

Kenilworth Park is a residential subdivision in the Town of Tonawanda bound by Kenmore Avenue to the south, Niagara Falls Boulevard on the east, Chalmers Avenue to the north, and approximately Montrose Avenue on the west. Only an eastern portion of the subdivision bound by Kenmore Avenue, Niagara Falls Boulevard, Chalmers Avenue, and Grandview Avenue is located within the project APE. This section contains 139 residential buildings, the majority which are single-family homes, and numerous outbuildings that include garages and sheds. These buildings were constructed over a period of several decades beginning in 1915; by the 1950s, nearly all lots had been developed. The residences generally feature familiar building forms with modest stylistic elements and uniform setbacks. However, integrity varies widely throughout the neighborhood due to substantial alterations that include non-historic exterior materials, replacement windows, porch enclosures, and other unsympathetic additions. The result is a neighborhood that lacks developmental, design, and style cohesion despite its original platting occurring in 1915.

Residences constructed in the decades prior to World War II are located in areas nearest to Niagara Falls Boulevard and Kenmore Avenue and feature concrete block foundations, sometimes covered with a brick veneer or given a rusticated finish, and wood frames covered with vinyl siding or brick over one-and-one-half and two-story forms. Roofs are usually front-gabled and covered with asphalt shingles; less common are hipped and side-gabled roofs. Single-story, full-width and partial-width front porches are frequently appended to the facade, and nearly all porches have been altered through full enclosure or use of unsympathetic replacement materials. Window configurations vary with most examples of original multi-light sashes replaced by single-light, vinyl windows. Small outbuildings are located at the rear of each lot. Overall, the residences lack ornamentation and display no discernible style; only subtle stylistic references to architectural styles popular at the time of construction remain on select buildings. These include Bungalow and American Foursquare forms with overhanging eaves, battered columns, clipped gables, and decorative brackets that reference the Craftsman and Prairie styles. Rarer are examples of the Tudor Revival style with steeply pitched roofs and dominant front gables. However, in nearly all cases, later alterations obscure these stylistic elements.

After World War II, residential construction in Kenilworth Park largely followed the size and scale of the earlier residences. Poured concrete foundations supported wood-framed buildings clad with brick or vinyl siding on single-story and two-story forms. Roof shapes vary but include an increased number of side-gabled and hipped roofs clad with asphalt shingles. Full-width porches are less frequently applied to these later residences. Window configurations vary with picture windows with flanking sidelights more frequently applied. Although examples of Ranch style with low-pitched hipped roofs and attached garage and Minimal Traditional style with no overhanging eaves exist within the neighborhood, the majority of infill construction in Kenilworth Park following World War II displays no discernible style but can be dated through form and materials.

Kenilworth's curvilinear roads form elongated ovals with east-west running cross-streets. Although the elongated ovals are reminiscent of the former racetrack of this location, the streets do not follow the path of the track and instead appear to be a familiar street pattern found in nearby residential

subdivisions. These streets are lined with sidewalks and young trees, many which appear planted within the last ten years.

2.3.1.2 Narrative Description of Significance

KENILWORTH PARK

The Kenilworth Park subdivision is located in the southeast corner of the Town of Tonawanda on land formerly occupied by the Kenilworth Race Track. Opened in August 1902, the race track quickly experienced financial issues and filed for bankruptcy protection after its first season despite support from its affiliation with the Buffalo Racing Association. August Belmont, developer of Belmont Park's horse-racing facilities on Long Island, purchased Kenilworth Race Track and continued running horse races through 1907. Facilities at the Kenilworth Race Track included a two-story clubhouse, grandstands that held 4,000 spectators, and stables for 600 horses. When horses were not racing, other organizations like the automobile-focused Buffalo Road Racers Association, leased the track. Ultimately, anti-gambling legislation led to the racetrack's demise when in 1908, the state legislature banned gambling. The Buffalo Racing Association allowed Belmont to foreclose on the property and the racetrack property was sold at auction to Belmont in 1909 for \$80,451.²⁸

In 1915, the land was sold to John G. Sattler, who subdivided and cleared the land to make way for residential development.²⁹ By May 1916, the new Kenilworth Park subdivision was advertised as "Buffalo's Most Attractive Subdivision" in the *Buffalo Courier*, and construction on residences facing Niagara Falls Boulevard had begun. Lots sold at \$26 to \$25 per foot, with a \$5 down payment. The advertisement noted the subdivision's proximity to the city of Buffalo and "wide avenues and large lots, with city improvements" that included sewer and water. A nearby streetcar line along Main Street in Buffalo also made the area accessible and attractive for residential development. Jacob A. Gangnagel Realty Company in Buffalo handled promotions and sales for the new subdivision.

By November 1919, Kenilworth Park and its adjacent neighborhoods in Tonawanda, collectively referred to as simply Kenilworth, had reached a population of over 200 residents.³⁰ In Kenilworth Park, residential construction continued at a moderate pace during the 1920s. As the area grew, the Kenilworth neighborhood proposed to secede from Tonawanda and incorporate as a separate village, largely due to issues with school locations and the existing village of Kenmore and Town of Tonawanda government. The Kenilworth Incorporation Committee sought to establish a village bound by Niagara Falls Boulevard, Kenmore Avenue, Harrison Avenue, and the Erie Railroad.³¹ This effort proved unsuccessful.

The Great Depression stagnated residential development in the Town of Tonawanda. By 1930, much of the land west of Niagara Falls Boulevard and along major roads such as Sheridan Drive, Brighton Road, and Eggert Road was subdivided though few homes existed north of Sheridan Drive and areas along Niagara Falls Boulevard remained largely vacant.³² In 1931, 261 single-family residences and duplexes were constructed, but by 1934, the number dropped to 18. Not until 1940 did the number of

²⁸ Silsby, 45-47.

²⁹ Silsby, 45-47; Clinton E. Brown Company Architecture, "Multiple Resources Associated with the Suburban Development of Buffalo, New York."

³⁰ Silsby, 63.

³¹ Silsby, 117-118.

³² Silsby, 91.

residences under construction begin to increase, reaching 400 units by 1941.³³ Further demand for housing in Tonawanda increased following passage of the Servicemen's Readjustment Act of 1944 (GI Bill of Rights), which created a mortgage program for veterans, changes in lending and housing design standards from the Federal Housing Administration, and the end of World War II.³⁴

Tonawanda experienced substantial growth in the decade-and-a-half following World War II. Vacant tracts were quickly converted to residential subdivisions and commercial buildings. Development largely occurred adjacent to existing neighborhoods and utility connections. Buses soon served these new developments and replaced Buffalo's streetcar network.³⁵ However, as land north of Kenilworth Park quickly developed in the 1940s, Sanborn Map Company fire insurance maps indicate that by 1950-1951, numerous parcels within Kenilworth Park remained undeveloped, particularly parcels north of Ford Avenue.³⁶ From 1949 to 1956, over 1,000 building permits for residential units were issued each year. By 1957, the number decreased to 741 as construction slowed.³⁷ As a result, the Town of Tonawanda's population increased from 55,270 in 1950 to 105,032 in 1960.³⁸ Growth continued into the 1970s until population declines in the greater Buffalo area began affecting suburban areas, which continued through the 2000s.

JOHN SATTLER

John Sattler was born in East Aurora, New York, and began his business interests in March 1889 when he opened a shoe store on Broadway near Fillmore Avenue in Buffalo. The shoe store, located in a building owned by his mother, eventually grew to become the 800-employee Sattler's Department Store in 1926. As his shoe enterprise began expanding in the early 1900s, Sattler turned his interests to real estate development. Sattler's first real estate endeavor transformed his own country estate outside of downtown Buffalo into a housing development along present-day Sattler Avenue near Schiller Park. In 1915, Sattler began developing Kenilworth Park, and afterward turned to nearby Amherst where he developed subdivisions of modest homes for working-class families. Sattler also continued pursuing other business ventures, including opening the Sattler (Broadway) Theater in 1916. John Sattler eventually moved to Ivyhurst Drive in Eggertsville and lived there until his death in 1941. Sattler's Department Stores continued to thrive throughout Western New York until the 1980s; the last Sattler's Department Store closed in 1982.³⁹

2.3.1.3 SRHP and NRHP Evaluation

Kenilworth Park was evaluated for significance using the Criteria for Listing in the State Register of Historic Places (SRHP) found at 9 NYCRR 427.3. The Criteria for Listing are nearly identical to the federal NRHP Criteria for Evaluation. However, they do not have numbers or letters identified with each criterion, so the NRHP's approach will be used below. Additional guidelines for evaluating properties are described in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

³³ Silsby, 125.

³⁴ Silsby, 153.

³⁵ Silsby, 156.

³⁶ Sanborn Map Company, Buffalo, New York Vol. 8.

³⁷ Silsby, 153-155.

³⁸ History of Town of Tonawanda at 8.

³⁹ Clinton E. Brown Company Architecture, "Multiple Resources Associated with the Suburban Development of Buffalo, New York."; Angela Keppel, "Build a Retail Empire, Get a Street Named after You," Buffalo Streets, <https://buffalostreets.com/tag/john-g-sattler/>.

Kenilworth Park is not significant under Criterion A, association with events that made a significant contribution to the broad patterns of United States history. The subdivision was initially constructed during a period of growth in suburban Buffalo; however, homes were constructed slowly and construction decreased during the Great Depression and did not continue in earnest until after World War II. As a result, the neighborhood did not develop as originally intended. Kenilworth Park's proximity to streetcar lines made its location attractive, but by the time construction continued after World War II, these streetcar lines were largely nonexistent after being replaced by bus routes beginning in the 1920s. Therefore, Kenilworth Park is not significant under Criterion A.

Research did not indicate an association with persons significant in the past. Although Kenilworth Park's development is attributed to Buffalo businessman John Sattler, it was not Sattler's first real estate development and the subdivision is not associated with John Sattler's productive life. Therefore, Kenilworth Park is not eligible under Criterion B.

Kenilworth Park is not eligible under Criterion C, properties that embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction. Although designed and constructed in the 1910s, Kenilworth Park developed slowly over the course of several decades and lacks design cohesion when compared to other nearby Buffalo streetcar suburbs including University Park and Capen Boulevard. Its slow development led to an extensive amount of mid-century infill construction at a time when suburban Buffalo developed rapidly after World War II and little vacant land remained. Over time, the residences constructed in Kenilworth have suffered a loss in integrity due to unsympathetic alterations and replacement materials; these changes are pervasive and occur on the subdivision's early twentieth-century residences as well as its mid-century residences. Collectively, the development does not possess high artistic values, and research did not indicate that the property represents the work of a master. Therefore, Kenilworth Park is not eligible under Criterion C.

Kenilworth Park was not evaluated under Criterion D as part of this assessment.

Therefore, Kenilworth Park is not eligible for listing in the SRHP or NRHP.

Figure 6. Kenilworth Park



Table 3. Kenilworth Park Properties within APE

Address	Year Built*
7 Grandview Avenue	1978
9 Grandview Avenue	1920
11 Grandview Avenue	1918
15 Grandview Avenue	1930
25 Grandview Avenue	1920
29 Grandview Avenue	1920
31 Grandview Avenue	1923
33 Grandview Avenue	1920
37 Grandview Avenue	1925
39 Grandview Avenue	1920
43 Grandview Avenue	1925
45 Grandview Avenue	1925
57 Grandview Avenue	1940
61 Grandview Avenue	1940
65 Grandview Avenue	1918
69 Grandview Avenue	1951
81 Grandview Avenue	1950
85 Grandview Avenue	1954
89 Grandview Avenue	1925
93 Grandview Avenue	1952
97 Grandview Avenue	1915
101 Grandview Avenue	1952
105 Grandview Avenue	1920
109 Grandview Avenue	1958
113 Grandview Avenue	1929
117 Grandview Avenue	1925
121 Grandview Avenue	1963
125 Grandview Avenue	1916
129 Grandview Avenue	1940
133 Grandview Avenue	1962
137 Grandview Avenue	1925
141 Grandview Avenue	1925
145 Grandview Avenue	1925
149 Grandview Avenue	1920
153 Grandview Avenue	1925
155 Grandview Avenue	1928
159 Grandview Avenue	1930
163 Grandview Avenue	1943
167 Grandview Avenue	1920
171 Grandview Avenue	1953
179 Grandview Avenue	1954
183 Grandview Avenue	1920
187 Grandview Avenue	1986

Address	Year Built*
199 Grandview Avenue	1952
205 Grandview Avenue	1942
209 Grandview Avenue	1947
211 Grandview Avenue	1961
217 Grandview Avenue	1939
221 Grandview Avenue	1956
225 Grandview Avenue	1955
229 Grandview Avenue	1961
233 Grandview Avenue	1917
243 Grandview Avenue	1953
249 Grandview Avenue	1947
279 Grandview Avenue	1958
281 Grandview Avenue	2000
289 Grandview Avenue	1925
293 Grandview Avenue	1997
297 Grandview Avenue	1997
301 Grandview Avenue	1952
303 Grandview Avenue	1996
307 Grandview Avenue	1931
315 Grandview Avenue	1935
154 Niagara Falls Boulevard	1960
158 Niagara Falls Boulevard	1975
166 Niagara Falls Boulevard	1940
170 Niagara Falls Boulevard	1926
174 Niagara Falls Boulevard	1926
180 Niagara Falls Boulevard	1955
186 Niagara Falls Boulevard	1950
192 Niagara Falls Boulevard	1900
198 Niagara Falls Boulevard	1960
202 Niagara Falls Boulevard	1960
206 Niagara Falls Boulevard	1960
218 Niagara Falls Boulevard	1920
222 Niagara Falls Boulevard	1900
228 Niagara Falls Boulevard	1933
232 Niagara Falls Boulevard	1900
240 Niagara Falls Boulevard	1946
248 Niagara Falls Boulevard	1920
252 Niagara Falls Boulevard	1951
254 Niagara Falls Boulevard	1940
258 Niagara Falls Boulevard	1930
262 Niagara Falls Boulevard	1940
268 Niagara Falls Boulevard	1916
270 Niagara Falls Boulevard	1953

Address	Year Built*
274 Niagara Falls Boulevard	1920
276 Niagara Falls Boulevard	1916
280 Niagara Falls Boulevard	1916
286 Niagara Falls Boulevard	1928
290 Niagara Falls Boulevard	1925
292 Niagara Falls Boulevard	1927
298 Niagara Falls Boulevard	1906
300 Niagara Falls Boulevard	1945
304 Niagara Falls Boulevard	1920
308 Niagara Falls Boulevard	1930
310 Niagara Falls Boulevard	1930
316 Niagara Falls Boulevard	1922
320 Niagara Falls Boulevard	1920
324 Niagara Falls Boulevard	1920
328 Niagara Falls Boulevard	1995
330 Niagara Falls Boulevard	1921
334 Niagara Falls Boulevard	1955
338 Niagara Falls Boulevard	1920
342 Niagara Falls Boulevard	1916
344 Niagara Falls Boulevard	1900
358 Niagara Falls Boulevard	1900
362 Niagara Falls Boulevard	1937
370 Niagara Falls Boulevard	1954
378 Niagara Falls Boulevard	1922
382 Niagara Falls Boulevard	1961
386 Niagara Falls Boulevard	1961
390 Niagara Falls Boulevard	1961
394 Niagara Falls Boulevard	1929
396 Niagara Falls Boulevard	1930
398 Niagara Falls Boulevard	1927
406 Niagara Falls Boulevard	1931
410 Niagara Falls Boulevard	1997
414 Niagara Falls Boulevard	1935
418 Niagara Falls Boulevard	1880
422 Niagara Falls Boulevard	1954
424 Niagara Falls Boulevard	1950
446 Niagara Falls Boulevard	1917
450 Niagara Falls Boulevard	1960
462 Niagara Falls Boulevard	1979
466 Niagara Falls Boulevard	1954
18 Paige Avenue	1940
20 Paige Avenue	1930
21 Paige Avenue	1926

Address	Year Built*
24 Paige Avenue	1930
187 Kenmore Avenue	1925
189 Kenmore Avenue	1925
191 Kenmore Avenue	1925
193 Kenmore Avenue	1925
20 Chalmers Avenue	1991

* Year built information derived from Erie County and Town of Tonawanda assessor data.

2.3.2 Lincoln Park Village

2.3.2.1 *Narrative Description of Property*

Lincoln Park Village is a residential subdivision in the Town of Tonawanda approximately bound by Decatur Road to the south, Niagara Falls Boulevard on the east, Highland Avenue to the north, and Parkhurst Boulevard on the west. Only a section of the subdivision bound by Highland Avenue, Niagara Falls Boulevard, Decatur Road, and Kettering Drive is located within the project APE. This section contains 62 residential buildings, all of which are single-family homes built in relatively short time period between 1946 and 1951; the entire Lincoln Park Village subdivision was complete by 1951. Constructed in response to pent-up housing demand following World War II, residences feature modest stylistic elements and uniform setbacks reflecting post-war, mass-produced housing. All residences feature similar floorplans with box-like building shapes derived from a set of nineteen exterior designs made available by developer Pearce & Pearce and designed by architect Walter Lanphear. However, integrity varies widely throughout the neighborhood due to substantial modifications that include non-historic exterior materials, replacement windows, porch additions, and other unsympathetic alterations, particularly on properties facing east toward Niagara Falls Boulevard. The result is a neighborhood within the survey area that lacks design and style cohesion despite an intent among its developers to create a subdivision free from outside influence.

All residences feature concrete block foundations and frame construction on asymmetrical forms. Homes are covered with vinyl or composite siding with numerous examples on Kettering Drive featuring a brick veneer on a portion of the facade. Wood shingle siding is also used intermittently. All residences on Niagara Falls Boulevard and Kettering Drive are one-and-one-half and two-story forms with asphalt shingle-clad side-gabled roofs featuring wall dormers or prominent cross gables sometimes with a second-story overhang. Gambrel roofs are applied sparingly. Single-story examples occur on Highland Avenue. Nearly all residences feature attached single-car garages that are set back from the facade; these garages are not original according to Sanborn Map Company fire insurance maps from 1950-1951. Non-original, single-story, partial-width front porches or wood decks are frequently appended to the building facades. Window configurations vary and include multi-light and one-over-one, double-hung sashes. Bay windows and picture windows are commonly used on first stories. Overall, the residences lack ornamentation and display no discernable style. Rare stylistic allusions that do occur reference the Colonial Revival style, with classical elements applied to door and window surrounds, as well as the Tudor Revival style through the use of half-timbering on the building's exterior.

The residences in Lincoln Park Village have a uniform setback along Niagara Falls Boulevard and Kettering Drive and all have driveways. The neighborhood features tree-lined streets with sidewalks and streets running north-south with three east-west cross streets.

2.3.2.2 *Narrative Description of Significance*

LINCOLN PARK VILLAGE

The Great Depression stagnated residential development in the Town of Tonawanda. By 1930, much of the land west of Niagara Falls Boulevard and along major roads such as Sheridan Drive, Brighton Road, and Eggert Road was subdivided though few homes existed north of Sheridan Drive and areas

along Niagara Falls Boulevard remained largely vacant.⁴⁰ In 1931, 261 single-family residences and duplexes were constructed, but by 1934, the number dropped to 18. Not until 1940 did the number of residences begin to increase, reaching 400 units by 1941.⁴¹ Further demand for housing in Tonawanda increased following passage of the Servicemen's Readjustment Act of 1944 (GI Bill of Rights), which created a mortgage program for veterans; changes in lending and housing design standards from the Federal Housing Administration; and the end of World War II.⁴²

Following World War II, Tonawanda experienced substantial growth. Vacant tracts were quickly converted to residential subdivisions and commercial buildings. Development usually occurred adjacent to existing neighborhoods and utility connections. Buses soon served these new developments and replaced Buffalo's streetcar network.⁴³ It was during this time that Lincoln Park Village developed, although the namesake park, located west of the project APE, opened over a decade earlier on August 1, 1931, with playground and picnic facilities at the site of a former rifle range.⁴⁴

Developed by local real estate company Pearce & Pearce in 1945 with the assistance of architect Walter Lanphear, Lincoln Park Village followed trends in post-World War II development with quickly constructed homes chosen from a set of nineteen different designs. A Lincoln Park Village brochure created by William Pearce advertised the new subdivision's size as one that would limit encroachment and outside influences and added to its desirability by describing the subdivision's wide, landscaped lots and street trees.⁴⁵ Pearce & Pearce followed government guidance for home designs allowed to receive veterans loans, resulting in residences with little or modest ornamentation, particularly those along Niagara Falls Boulevard. Other homes, located on interior lots, used modest stylistic references including door surrounds, broken pediments, half-timbering, and gambrel roofs. On the north side of Lincoln Park Village, along Highland Avenue, Pearce & Pearce constructed single-story residences that appeared noticeably smaller than other homes in Lincoln Park Village and likely provided a lower starting purchase price. Overall, the homes constructed in Lincoln Park Village comprised variations of similar floorplans, with box-like forms easily and cheaply built.

Lincoln Park Village received national attention from *Fortune* magazine and *Building Journal* in 1947. The articles promoted Lincoln Park Village's three-level housing layouts as a form introduced by Pearce & Pearce.⁴⁶ Advertisements in the year that followed described Lincoln Park Village as "Buffalo's newest protected suburb" less than a mile from the Buffalo city line. A model home at 88 Dalton Drive featured what were described as one of the nineteen different "New England styles" available within the development. These advertisements also promoted the favorable financing available. The articles and advertisements promoted the financing available to prospective buyers

⁴⁰ Silsby, 91.

⁴¹ Silsby, 125.

⁴² Silsby, 153.

⁴³ Silsby, 156.

⁴⁴ Percy, *Town of Tonawanda*, 96; Silsby, 93, 106.

⁴⁵ Tielman, 9-10.

⁴⁶ Timothy Tielman, "How Green Acres Were My Acres: Builders, Designers, and Buyers in an Atomic Age Suburb, 1946-1956," Buffalo State College, December 2011.

with as little as \$1 down payment and \$64 per month; many marketed directly to veterans who were able to secure favorable payment options through VA loans.⁴⁷

Construction of Lincoln Park Village was completed by 1951. Sanborn Map Company fire insurance maps indicate that by 1950-1951, all lots within the subdivision contained residences, resulting in a construction period of only six years for hundreds of residences. Despite this, numerous parcels south of Lincoln Park Village and within the older Kenilworth Park subdivision remained undeveloped, particularly parcels north of Ford Avenue.⁴⁸

Lincoln Park Village was built during a period of rapid growth in Tonawanda. From 1949 to 1956, over 1,000 building permits for residential units were issued each year. By 1957, the number decreased to 741 as construction slowed.⁴⁹ As a result, the Town of Tonawanda's population increased from 55,270 in 1950 to 105,032 in 1960.⁵⁰ Growth continued into the 1970s until population declines in the greater Buffalo area began affecting suburban areas, continuing through the 2000s.

PEARCE & PEARCE COMPANY, INC.

Pearce & Pearce Company, Inc. is a real estate development company and management firm founded in 1911 by Howard W. Pearce. Howard Pearce's son William H. Pearce later joined the firm in 1937 and became the company's sales manager.⁵¹ The company is responsible for constructing over 10,000 homes and numerous commercial and rental properties in Western New York, including a number of residential subdivisions in Amherst and Tonawanda.

Pearce & Pearce constructed the first split-level houses in the Buffalo area in 1934, and by the end of the decade began collaborating with architect Walter G. Lanphear for its housing designs. During their working relationship, Lanphear designed—and Pearce & Pearce built—over 2,500 houses in Amherst and Tonawanda alone. Following completion of Lincoln Park Village, Pearce & Pearce began plans to develop Green Acres located north of Lincoln Park Village and also along Niagara Falls Boulevard.

Pearce & Pearce opened a new sales office on Niagara Falls Boulevard in 1960.

WALTER LANPHEAR

Architect Walter G. Lanphear was born in Buffalo and studied architecture at the Pratt Institute and Columbia University. He trained with McKim, Meade & White, and returned to Buffalo in 1910 to work for architect John Coxhead. Lanphear's earliest works included Craftsman Style bungalows, largely built on Homer Avenue in Buffalo. It was through his experience working with bungalows that Lanphear began designing residences with more practical second-story spaces, using modified bungalow and Cape Cod forms as templates for various floor plans. Lanphear divided the interior spaces to create split-levels that gave the illusion of a full second story by placing bedrooms over

⁴⁷ "Houses for Sale – Single," *Buffalo Courier-Express*, July 25, 1948.

⁴⁸ Sanborn Map Company, Buffalo, New York Vol. 8.

⁴⁹ Silsby, 153-155.

⁵⁰ History of Town of Tonawanda at 8.

⁵¹ Anthony Cardinale and Tom Buckham, "William Howard Pearce Dies: Developer and Philanthropist," *Buffalo News*, November 11, 1998; Tielman, 9.

basements and kitchens on the half-story between floors. Although Pearce & Pearce and Lanphear continued collaborating during World War II, residential construction was limited due to wartime materials restrictions. Following the war, Lanphear's modified design proved less expensive for both builder and homeowner, an important consideration during the post-World War II housing boom. Lanphear's designs included several hundred houses in Lincoln Park Village; however, Lanphear died in 1947 before the subdivision's completion.⁵²

2.3.2.3 SRHP and NRHP Evaluation

Lincoln Park Village was evaluated for significance using the Criteria for Listing in the State Register of Historic Places (SRHP) found at 9 NYCRR 427.3. The Criteria for Listing are nearly identical to the federal NRHP Criteria for Evaluation. However, they do not have numbers or letters identified with each criterion, so the NRHP's approach will be used below. Additional guidelines for evaluating properties are described in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

Lincoln Park Village is significant under Criterion A, association with events that made a significant contribution to the broad patterns of United States history. The subdivision was developed during a period of rapid growth in suburban Buffalo following World War II and reflects nationwide housing trends during that time when lending programs made homeownership affordable and attainable for many Americans. Therefore, Lincoln Park Village is significant under Criterion A.

Research did not indicate an association with persons significant in the past. Therefore, Lincoln Park Village is not eligible under Criterion B.

The portion Lincoln Park Village surveyed is not eligible under Criterion C, properties that embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction. Architect Walter Lanphear, utilized innovative design techniques to create distinct split-level forms that met housing demands in post-World War II suburban Buffalo. Pearce & Pearce employed mass-produced housing techniques to quickly construct the entire Lincoln Park Village subdivision from 1945-1951. However, integrity varies widely throughout the portion of Lincoln Park Village surveyed. Most residences have experienced minor alterations through garage and front porch additions, and several others appear to have non-original exterior materials and windows. The area of Lincoln Park Village surveyed lacks design cohesion due to the stark contrast between residences facing Niagara Falls Boulevard and the majority of those on Kettering Drive. Collectively, the portion of the subdivision surveyed does not possess high artistic values, and research did not indicate that the property represents the work of a master. Therefore, Lincoln Park Village is not eligible under Criterion C.

Lincoln Park Village was not evaluated under Criterion D as part of this assessment.

The portion of Lincoln Park Village surveyed retains integrity of location, setting, and association and does not retain integrity of design, materials, workmanship, or feeling. Alterations to residences, particularly along Niagara Falls Boulevard, have resulted in changes to original features that result in a loss of integrity of materials and workmanship due to use of unsympathetic replacement

⁵² Tielman.

materials and window. Garage and porch additions further diminish integrity of design. The cumulative result of these alterations is a large portion of Lincoln Park Village that no longer retains integrity of feeling as it no longer contains the design cohesion pervasive in post-World War II residential subdivisions indicated by uniform, mass-produced houses.

Therefore, Lincoln Park Village is not eligible for listing in the SRHP or NRHP.

Note that further investigation beyond the survey area may indicate that an eligible post-World War II subdivision exists within the larger boundaries of Lincoln Park Village. Assessing the eligibility of a larger Lincoln Park Village district is outside the scope of the current effort.

Figure 7. Lincoln Park Village



Table 4. Lincoln Park Village Properties within APE.

Address	Year Built
75 Kettering Drive	1950
81 Kettering Drive	1947
87 Kettering Drive	1947
93 Kettering Drive	1946
99 Kettering Drive	1946
105 Kettering Drive	1947
111 Kettering Drive	1947
117 Kettering Drive	1948
123 Kettering Drive	1951
129 Kettering Drive	1950
135 Kettering Drive	1951
141 Kettering Drive	1947
147 Kettering Drive	1948
153 Kettering Drive	1950
167 Kettering Drive	1950
173 Kettering Drive	1949
179 Kettering Drive	1946
185 Kettering Drive	1948
191 Kettering Drive	1948
197 Kettering Drive	1949
203 Kettering Drive	1949
209 Kettering Drive	1949
215 Kettering Drive	1949
221 Kettering Drive	1948
227 Kettering Drive	1949
233 Kettering Drive	1949
239 Kettering Drive	1948
243 Kettering Drive	1950
249 Kettering Drive	1950
564 Niagara Falls Boulevard	1947
570 Niagara Falls Boulevard	1946
580 Niagara Falls Boulevard	1946
588 Niagara Falls Boulevard	1947
594 Niagara Falls Boulevard	1947
600 Niagara Falls Boulevard	1946
608 Niagara Falls Boulevard	1946
616 Niagara Falls Boulevard	1946
624 Niagara Falls Boulevard	1946
628 Niagara Falls Boulevard	1946
634 Niagara Falls Boulevard	1946
640 Niagara Falls Boulevard	1951
644 Niagara Falls Boulevard	1946

Address		Year Built
650 Niagara Falls Boulevard		1947
654 Niagara Falls Boulevard		1946
664 Niagara Falls Boulevard		1949
668 Niagara Falls Boulevard		1948
670 Niagara Falls Boulevard		1947
674 Niagara Falls Boulevard		1949
678 Niagara Falls Boulevard		1949
684 Niagara Falls Boulevard		1949
688 Niagara Falls Boulevard		1949
694 Niagara Falls Boulevard		1949
698 Niagara Falls Boulevard		1949
704 Niagara Falls Boulevard		1949
710 Niagara Falls Boulevard		1950
716 Niagara Falls Boulevard		1947
722 Niagara Falls Boulevard		1948
728 Niagara Falls Boulevard		1947
738 Niagara Falls Boulevard		1949
1114 Highland Avenue		1949
1120 Highland Avenue		1949
1124 Highland Avenue		1949

2.3.3 Curtis Park

2.3.3.1 *Narrative Description of Property*

Curtis Park is a residential subdivision in the Town of Tonawanda approximately bound by Harrison Avenue to the south, Niagara Falls Boulevard on the east, Woodland Drive to the north, and Parker Boulevard. Only a small portion of the eastern section of the subdivision is located within the project APE and includes residences on Harrison Avenue, Moore Avenue, Fountain Park, and Curtis Parkway as well as a church on Woodland Drive. This section contains 31 residential buildings comprising single-family homes, numerous outbuildings that include garages and sheds, and one church. These buildings were built over a period of several decades beginning in 1937, ten years after the subdivision's first residence was built. By the 1960s, nearly all lots had been developed. Buildings generally feature familiar building forms with modest stylistic elements and uniform setbacks. However, the residences vary widely throughout the neighborhood due to numerous construction periods, design choices, and alterations that include changes to exterior materials, replacement windows, and porch additions. The result is a neighborhood that lacks developmental, design, and style cohesion despite its initial development date in 1926.

Curtis Park's model home, located outside the project APE, featured a brick-clad Tudor Revival style exterior and was showcased prominently in publications at the time of its construction in 1928. Other residences constructed at that time appear to have followed the same style palette and occur sporadically along Woodland Drive also outside of the project APE. Within the APE, residences constructed in the 1940s along Moore and Harrison Avenues reflect similar, albeit smaller scale, designs that appear to show a transition from the Tudor Revival to Minimal Traditional styles. These residences generally comprise one-and-one-half-stories on concrete foundations; brick-clad exteriors; and moderate-to-steeply pitched side-gable roofs with prominent cross gables covered with asphalt shingles. Ornamentation is subtle or nonexistent, residences lack of overhanging eaves, and chimneys remain prominent on a few examples.

Along Fountain Park are residences constructed from the 1950s through 1970s. These residences contrast with those constructed in prior decades and display no discernible style and lack ornamentation. All residences feature simple rectangular forms constructed on concrete foundations and are clad with brick, vinyl, or composite siding; oftentimes use of these materials is combined to provide a brick first story and siding-covered second story. Roofs are side-gabled or hipped and clad with asphalt shingles. Single-story, full-width, and partial-width front porches appear sporadically throughout and are appended to building facades; these porches are not original. Window configurations vary with one-over-one, double-hung sash configurations commonly used with multi-light sash examples applied sparingly.

Curtis Park United Presbyterian Church is an asymmetrical, split-level church with a T-shaped footprint. The church's low-scale, design, and materials allows it to appear residential in nature and blend with the surrounding homes in Curtis Park. The church sits atop a concrete foundation, is clad with brick, and is covered with an asphalt shingle-clad hipped roof. Its main entry faces south toward Woodland Drive and is accessed by concrete stairs that lead to a covered entry porch supported by square columns. The entry's large double doors are flanked by six-over-six, double-hung sash windows; similarly configured windows are evenly spaced along the church's west elevation. A cupola with cross tops the roof near the entry. Projecting from the church's east side is a split-level wing with a central entry and flanking tripartite picture windows on its first and second stories.

Curtis Park streets are arranged in a modified grid that includes curvilinear streets that diagonally intersect cross streets. These streets are lined with varying species and ages of trees as well as sidewalks. Residences on Harrison and Moore Avenues have generally consistent setbacks, while the residences along Fountain Park vary in setback but are arranged in a single line that allows for large front lawns and gives the neighborhood a park-like appearance.

2.3.3.2 Narrative Description of Significance

CURTIS PARK

The Curtis Park subdivision is located on the east side of the Town of Tonawanda on land formerly occupied by the Curtiss Aerodrome. The aerodrome was the original airplane testing facility for the Curtiss Aeroplane & Motor Company (later becoming Curtiss-Wright). Numerous students trained at the Curtiss Aerodrome and earned pilots' licenses at the Niagara Falls Boulevard location as early as 1916.⁵³ In addition to testing Curtiss planes and training pilots, Curtiss Aerodrome held daily exhibition flights and airshows.⁵⁴ These exhibitions became a source of entertainment for local residents as well as visitors driving along Niagara Falls Boulevard.⁵⁵ However, the aerodrome faced insurmountable limitations at this location despite being Buffalo's first commercial airport: the single, one-way runway required favorable wind conditions for use, limiting all takeoffs and landings until the wind direction changed.⁵⁶ By 1925, one pilot referred to the Curtiss Aerodrome as "a disgrace to Buffalo" and pressured the city to pursue acquiring land for a new municipal airport.⁵⁷ Plans were made by Buffalo officials to pursue a larger tract of land to create a municipal airport capable of handling increased daily flights. As a result, Curtiss Aerodrome closed in 1926 and was replaced by an airport located at the site of the present-day Buffalo Niagara International Airport.⁵⁸

Shortly after closing, the airfield was redeveloped by real estate company Tiernon, Porter & Doerr, who subdivided the tract using a curvilinear street grid that partially followed the original runway.⁵⁹ Local real estate brokerage firm C.V. Baldwin provided the sales and advertisement needs for the neighborhood.⁶⁰ Early advertisements promoted Curtis Park's location near Buffalo and spoke of the area's inevitable development, encouraging prospective buyers to purchase parcels early before prices increased.⁶¹ Other ads promoted Curtis Park's proximity to transportation routes. Parcels with a minimum forty-foot width sold for \$500.⁶²

In September 1928, Curtis Park became the location for a National Master Model Home. Constructed by builder Otto Becker, the home was designed in the Tudor Revival style and contained seven rooms. Included in the model home, and proposed for future homes in Curtis Park, was an American Radiator system, a Kerner incinerator, asbestos shingles manufactured by Johns-

⁵³ "Second Student Wins Aeroplane Pilot's License," *Buffalo Evening News*, August 30, 1916; WGRZ-TV Channel 2 (Buffalo), "Unknown Stories of WNY: The Curtiss Aerodrome," September 18, 2017.

⁵⁴ Advertisement, *Buffalo Evening News*, May 15, 1920.

⁵⁵ Silsby, 95.

⁵⁶ Silsby, 95-96.

⁵⁷ "Famed Ace Slaps Aviation Site Deal," *Buffalo Evening News*, July 15, 1925.

⁵⁸ Percy, 90.

⁵⁹ "Curtis Aerodrome," Historical Marker, Curtis Parkway, Tonawanda.

⁶⁰ "Notables of Buffalo — C.V. Baldwin," *Batavia Daily News*, July 7, 1927.

⁶¹ Advertisement, "Curtis Park," *Buffalo Evening News*, August 4, 1927.

⁶² Advertisement, "Location," *Buffalo Evening News*, September 7, 1927.

Mansville, and General Electric wiring. Home interiors also promised to include high-end finishes.⁶³ Over the course of several months, the *Buffalo Courier-Express*, a sponsor for the home, advertised heavily for the model home and Curtis Park. On November 25, 1928, the model home was completed and officially opened for a month-long open house.⁶⁴ The model home's advertisement campaign appeared to succeed: by the end of 1928, prospective buyers had purchased approximately 450 home sites in Curtis Park, and developers began paving the subdivision's streets and adding connections to water, sewers, and gas.

The Great Depression stagnated residential development in the Town of Tonawanda and had a profound effect on Curtis Park's development. By 1930, much of the land west of Niagara Falls Boulevard and along major roads such as Sheridan Drive, Brighton Road, and Eggert Road was subdivided though few homes existed north of Sheridan Drive and areas along Niagara Falls Boulevard remained largely vacant.⁶⁵ In 1931, 261 single-family residences and duplexes were constructed in Tonawanda, but by 1934, the number dropped to 18. Not until 1940 did the number of residences under construction begin to increase, reaching 400 units by 1941.⁶⁶ Further demand for housing in Tonawanda increased following passage of the Servicemen's Readjustment Act of 1944 (GI Bill of Rights), which created a mortgage program for veterans, changes in lending and housing design standards from the Federal Housing Administration, and the end of World War II.⁶⁷

Tonawanda experienced substantial growth in the decade-and-a-half following World War II. Vacant tracts were quickly converted to residential subdivisions and commercial buildings. Development usually occurred adjacent to existing neighborhoods and utility connections. Buses soon served these new developments and replaced Buffalo's streetcar network.⁶⁸ During the postwar period, numerous churches were constructed near Niagara Falls Boulevard, including Curtis Park United Presbyterian Church, to serve the growing communities in Tonawanda and Amherst.

Advertisements from 1950 indicate C.V. Baldwin remained involved with Curtis Park sales. One advertisement for homes on Harrison Avenue promoted the neighborhood's safety while describing residences with forced air, asphalt and plastic tile floors, plastic sidewalls, and linoleum sinks; these finishes contrast sharply with those advertised for Curtis Park in the 1920s. The 1950s three-bedroom homes included two first floor bedrooms and one second story bedroom. Prices were advertised at \$11,000 with favorable payment terms.⁶⁹

TIERNON, PORTER & DOERR DEVELOPMENT CORPORATION

Tiernon, Porter & Doerr Development Corporation was a Buffalo-based real estate development company. The firm was responsible for the 1300-home Cleveland Park Terrace subdivision which opened in Amherst in 1926 as well as Curtis Park in Tonawanda.⁷⁰

⁶³ "Curtis Park to Be Site for a Master House," *Buffalo Courier-Express*, September 2, 1928.

⁶⁴ "To Open Curtis Park Home Today," *Buffalo Courier-Express*, November 25, 1928.

⁶⁵ Silsby, 91.

⁶⁶ Silsby, 125.

⁶⁷ Silsby, 153.

⁶⁸ Silsby, 156.

⁶⁹ Advertisement, "Curtis Park Homes," *Buffalo Courier-Express*, October 22, 1950.

⁷⁰ Clinton E. Brown Company Architecture, "Multiple Resources Associated with the Suburban Development of Buffalo, New York."

2.3.3.3 SRHP and NRHP Evaluation

Curtis Park was evaluated for significance using the Criteria for Listing in the State Register of Historic Places (SRHP) found at 9 NYCRR 427.3. The Criteria for Listing are nearly identical to the federal NRHP Criteria for Evaluation. However, they do not have numbers or letters identified with each criterion, so the NRHP's approach will be used below. Additional guidelines for evaluating properties are described in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

Curtis Park is not significant under Criterion A, association with events that made a significant contribution to the broad patterns of United States history. The subdivision was initially developed during a period of modest growth in suburban Buffalo during the 1920s; construction halted for nearly a decade due to the Great Depression. Although later development within Curtis Park occurred when demand for housing peaked following World War II, Curtis Park did not experience the rapid growth typical of other postwar development. Instead, construction of Curtis Park occurred for a period of twenty years following World War II. Therefore, Curtis Park is not significant under Criterion A.

Research did not indicate an association with persons significant in the past. Therefore, Curtis Park is not eligible under Criterion B.

The portion Curtis Park surveyed is not eligible under Criterion C, properties that embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction. The subdivision lacks design cohesion due to its construction over a period of several decades. Integrity varies widely throughout the portion of Curtis Park surveyed. Most residences have experienced minor alterations, and collectively, the portion of the subdivision surveyed does not possess high artistic values, and research did not indicate that the property represents the work of a master. It lacks the type, period, or method of construction used in post-World War II housing. Therefore, Curtis Park is not eligible under Criterion C.

Curtis Park was not evaluated under Criterion D as part of this assessment.

Therefore, Curtis Park is not eligible for listing in the SRHP or NRHP.

Figure 8. Curtis Park



Table 5. Curtis Park Properties within APE

Address	Year Built
7 Fountain Park	1952
11 Fountain Park	1958
15 Fountain Park	1958
19 Fountain Park	1957
25 Fountain Park	1962
29 Fountain Park	1960
33 Fountain Park	1958
37 Fountain Park	1957
43 Fountain Park	1962
47 Fountain Park	1962
51 Fountain Park	1957
55 Fountain Park	1957
59 Fountain Park	1957
65 Fountain Park	1950
71 Fountain Park	1964
293 Curtis Parkway	1964
295 Curtis Parkway	1966
297 Curtis Parkway	1957
299 Curtis Parkway	1964
307 Curtis Parkway	1962
315 Curtis Parkway	1970
748 Woodland Drive/Church	1949
767 Moore Avenue	1940
773 Moore Avenue	1941
777 Moore Avenue	1937
778 Moore Avenue	1949
775 Harrison Avenue	1940
781 Harrison Avenue	1941
784 Harrison Avenue	1945
787 Harrison Avenue	1941
788 Harrison Avenue	1940
794 Harrison Avenue	1940

2.3.4 Marvin Gardens

2.3.4.1 *Narrative Description of Property*

Marvin Gardens is a residential subdivision in the Town of Tonawanda approximately bound by Niagara Falls Boulevard on the east, Brighton Road to the north, Fries Road to the west, and Eggert Road to the southwest. Only a small section of the subdivision comprising the east sides of Wrexham Court North, Rochelle Park, Briarhurst Drive, and Treadwell Road is located within the project APE. This section contains 32 residential buildings, all of which are single-family homes built in a relatively short time period between 1950 and 1957 according to Erie County and Town of Tonawanda tax assessor data. Research indicates the entire subdivision was largely complete by 1955. Constructed in response to pent-up housing demand following World War II, residences are modest, uniform, and lack ornamentation, reflecting post-war, mass-produced housing. All residences feature similar floorplans with box-like building shapes derived from an established set of exterior designs made available by developer MJ Peterson Company. However, integrity varies widely throughout the neighborhood due to modifications, sometimes substantial, that include use of non-historic exterior materials; replacement windows; porch, deck, or garage additions; and other unsympathetic alterations that obscure the original facade. The result is a neighborhood of altered and modest homes that over time have begun to lack design and style cohesion despite an original intent among its developers to create a homogenous subdivision.

All residences feature concrete block foundations and frame construction with side-gable, rectangular, one-and-one-half-story forms. Marvin Gardens features two residence types: homes with prominent facade cross-gables and those without. The prominent facade gable forms feature a central entrance beneath the prominent, partial-width, off-center cross-gable that comprises the left or right side of the facade. Occasionally the gable projects to form a modest overhang. Opposite the prominent gable is oftentimes a single dormer. In some residences, the central entry projects from the facade in an enclosed, front-gabled vestibule. Homes without the prominent facade gable can be described as interpretations Cape Cod forms, appearing generally symmetrical with a central, shed dormer or two gable dormers.

All Marvin Gardens residences are covered with vinyl or composite siding with brick and stone veneers applied sparingly. Roofs throughout are clad with asphalt shingles. Window configurations vary widely although one-over-one, double-hung sash windows are common as are picture windows. Replacement windows often feature multi-light, double-hung sash configurations or are single-or-multi-light casements. Over time, home owners have made numerous alterations that include visible side additions, including garages, or added embellishments like porches or ornamentation to make an individual home more distinct.

Streets in Marvin Gardens are arranged in a modified grid and are lined with sidewalks and street trees. Trees vary in species and many appear to have been planted within the last ten years.

2.3.4.2 *Narrative Description of Significance*

The Great Depression stagnated residential development in the Town of Tonawanda. By 1930, much of the land west of Niagara Falls Boulevard and along major roads such as Sheridan Drive, Brighton Road, and Eggert Road was subdivided though few homes existed north of Sheridan Drive and areas

along Niagara Falls Boulevard remained largely vacant.⁷¹ In 1931, 261 single-family residences and duplexes were constructed, but by 1934, the number dropped to 18. Not until 1940 did the number of residences begin to increase, reaching 400 units by 1941.⁷² Further demand for housing in Tonawanda increased following passage of the Servicemen's Readjustment Act of 1944 (GI Bill of Rights), which created a mortgage program for veterans; changes in lending and housing design standards from the Federal Housing Administration; and the end of World War II.⁷³

Between 1949 and 1956, over 1,000 building permits for residential units were issued each year in the Town of Tonawanda.⁷⁴ Large, vacant tracts that remained undeveloped within Tonawanda were quickly converted to residential subdivisions and commercial buildings. Development generally occurred adjacent to existing neighborhoods and utility connections, and buses soon served these new developments and replaced Buffalo's streetcar network.⁷⁵

The Marvin Gardens subdivision, built by local real estate firm MJ Peterson Company, followed trends in post-World War II residential development with quickly constructed homes chosen from a limited number of floorplans, exterior designs, and materials. The entire subdivision was constructed in a period from approximately 1950 through 1955. MJ Peterson Company notably used separate work crews assigned to complete specific construction phases; the crews then moved from parcel to parcel to complete their phase for each home currently under construction.⁷⁶

Notably, Marvin Gardens did not receive the same attention that was given to neighboring post-World War II subdivisions like Lincoln Park Village. It is likely that by the 1950s, the sheer number of new housing developments in suburban Buffalo made these types of developments far less distinct in design, construction, or appearance. However, Marvin Gardens did receive attention for the volume of residences under construction within a given year. In 1953, MJ Peterson Company announced that the Marvin Gardens section bound by Eggert Road, Treadwell Road, and Niagara Falls Boulevard would feature 300 new residences in that year alone.⁷⁷ At a cost of \$11,600 to \$13,500, these homes maintained competitive prices when compared to homes constructed in surrounding areas, where eleven other local builders and developers surveyed by the *Buffalo Evening News* planned to construct over 1,400 new single-family homes that same year.⁷⁸

Advertisements for homes in Marvin Gardens indicate that all contained similar floor plans. A home for sale in 1956 described the residence as a "Peterson No. 9" plan that included two first-story bedrooms, a one-and-one-half car garage, rear terrace, and an expandable second story.⁷⁹ Another advertisement for a home for sale on Wrexham Court North indicated the home was a four-bedroom house with two bedrooms on the first story and two bedrooms on the second story (presumably haven taken advantage of the "expandable" second story) in addition to the one-and-one-half car garage and

⁷¹ Silsby, 91.

⁷² Silsby, 125.

⁷³ Silsby, 153.

⁷⁴ Silsby, 153-155.

⁷⁵ Silsby, 156; "NFT Shifts Routes to Serve Villages," *Kenmore & Town News*, May 11, 1956; "Housing Plans to Make Town Spend Million," *Buffalo Courier-Express*, June 25, 1953.

⁷⁶ "Earl K. Peterson, Builder, Decorated Veteran, Dies," *Buffalo News*, January 26, 1989.

⁷⁷ "Housing Plans to Make Town Spend Million," *Buffalo Courier-Express*, June 25, 1953.

⁷⁸ Jim Collins, "Home Builders in Area Stepping Up Construction Plans for Spring Season," *Buffalo Evening News*, March 20, 1953.

⁷⁹ Advertisement, "Briarhurst," *Buffalo Evening News*, August 11, 1956.

fenced-in yard.⁸⁰ By 1954, Marvin Gardens neared completion after construction of 800 houses and \$15,000,000 in development costs. At the same time, MJ Peterson Company had already purchased a 120-acre tract of land north of Marvin Gardens along Ellicott Creek Road and began planning for a new housing development.⁸¹

By 1957, the number of annual residential building permits in Tonawanda decreased to 741 as construction slowed but maintained a rapid pace.⁸² As a result, the Town of Tonawanda's population increased from 55,270 in 1950 to 105,032 in 1960.⁸³ Growth continued into the 1970s until population declines in the greater Buffalo area began affecting suburban areas, which continued through the 2000s.

MJ PETERSON COMPANY AND MARVIN J. PETERSON

Marvin John "M.J." Peterson arrived in Buffalo following the stock market crash in 1929 and after constructing 1,000 homes in Detroit. Peterson's interest in real estate development led him to pursue mass home construction. His Buffalo firm, the MJ Peterson Company, began by constructing thirty residences on Woodward Avenue in Tonawanda in 1930-1931. During World War II, the company built one hundred twenty-five homes for migrant workers in North Tonawanda and Riverside.

Peterson became involved in numerous developments comprising starter homes as well as HUD-sponsored developments for moderate-and-low-income families following the war. Peterson himself noted that in 1954, demand for housing far exceeded the market supply, causing houses to be sold five or six months in advance of construction. Since the company's inception, MJ Peterson Company has been responsible for 6,000 single-family homes in and around the Buffalo area.⁸⁴

SRHP AND NRHP EVALUATION

Marvin Gardens was evaluated for significance using the Criteria for Listing in the State Register of Historic Places (SRHP) found at 9 NYCRR 427.3. The Criteria for Listing are nearly identical to the federal NRHP Criteria for Evaluation. However, they do not have numbers or letters identified with each criterion, so the NRHP's approach will be used below. Additional guidelines for evaluating properties are described in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

Marvin Gardens is significant under Criterion A, association with events that made a significant contribution to the broad patterns of United States history. The subdivision was developed during a period of rapid growth in suburban Buffalo following World War II and reflects nationwide housing trends during that time when lending programs made homeownership affordable and attainable for many Americans. Therefore, Marvin Gardens Village is significant under Criterion A.

Research did not indicate an association with persons significant in the past. Therefore, Marvin Gardens is not eligible under Criterion B.

⁸⁰ Advertisement, "Tonawanda Twp.," *Buffalo Evening News*, June 9, 1956.

⁸¹ Ralph Kazariah, "\$10,000,000, 600-Home Development Announced," *Buffalo Courier-Express*, May 25, 1954.

⁸² Silsby, 153-155.

⁸³ History of Town of Tonawanda at 8.

⁸⁴ MJ Peterson Real Estate, "Beginning with a Vision . . .," available at <https://www.mjpeterson.com/our-history>; Ralph Kazariah, "\$10,000,000, 600-Home Development Announced," *Buffalo Courier-Express*, May 25, 1954.

The portion Marvin Gardens surveyed is not eligible under Criterion C, properties that embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction. The subdivision employed mass-produced housing techniques to quickly construct the entire Marvin Gardens subdivision in a matter of years. However, integrity varies throughout the portion of Marvin Gardens surveyed. The subdivision's modest residences have experienced minor changes through using non-historic exterior materials; replacement windows; porch, deck, or garage additions; and other unsympathetic alterations. Collectively, the portion of the subdivision surveyed does not possess high artistic values, and research did not indicate that the property represents the work of a master. Therefore, Marvin Gardens is not eligible under Criterion C.

Marvin Gardens was not evaluated under Criterion D as part of this assessment.

The portion of Marvin Gardens surveyed retains integrity of location, setting, and association and does not retain integrity of design, materials, workmanship, or feeling. Alterations to residences have resulted in changes to original features that result in a loss of integrity of materials and workmanship in the subdivision due to use of unsympathetic replacement materials and windows. Garage, porch, and other facade additions further diminish integrity of design. The cumulative result of these alterations is a large portion of Marvin Gardens that no longer retains integrity of feeling as it no longer contains the design cohesion pervasive in post-World War II residential subdivisions indicated by uniform, mass-produced houses.

Therefore, Marvin Gardens is not eligible for listing in the SRHP or NRHP.

Figure 9. Marvin Gardens



Table 6. Marvin Gardens Properties within APE

Address	Year Built
11 Rochelle Park	1956
17 Rochelle Park	1955
21 Rochelle Park	1953
27 Rochelle Park	1954
31 Rochelle Park	1954
37 Rochelle Park	1952
41 Rochelle Park	1955
53 Rochelle Park	1955
57 Rochelle Park	1950
61 Rochelle Park	1950
67 Rochelle Park	1954
71 Rochelle Park	1954
79 Rochelle Park	1954
83 Rochelle Park	1954
89 Rochelle Park	1954
95 Rochelle Park	1954
99 Rochelle Park	1957
23 Briarhurst Drive	1955
24 Briarhurst Drive	1951
23 Treadwell Road	1950
28 Treadwell Road	1953
17 Wrexham Court	1953
21 Wrexham Court	1952
27 Wrexham Court	1953
31 Wrexham Court	1953
37 Wrexham Court	1952
41 Wrexham Court	1954
47 Wrexham Court	1950
51 Wrexham Court	1953
57 Wrexham Court	1952
61 Wrexham Court	1952
65 Wrexham Court	1952

2.3.5 Individual Residential Properties in the Town of Tonawanda

Two individually evaluated residences are located in Tonawanda: 11 Kettering Drive (1939) and 49 Kettering Drive (1932). These residences are located between the planned Kenilworth Park subdivision to the south and the Lincoln Park subdivision to the north. Sanborn Map Company maps from 1951 indicate that this area remained largely undeveloped by the mid-twentieth century despite heavy growth and development pressure following World War II and occurring in subdivisions nearby. The maps also indicate that these two residences were the only dwellings on the block in 1951; today, a third dwelling exists on the block and was built in 1990. It is likely residential development on this block stalled as a small commercial center on Niagara Falls Boulevard, comprising stores and a restaurant, developed by mid-century as indicated on historic maps and present today.

These residences appear to be modest and altered examples lacking significance and integrity for NRHP eligibility. These residences are included in a summary table located in Appendix B.

2.3.6 Individual Non-Residential Properties in the Town of Tonawanda

Restaurants, motels, and other businesses established themselves along the wide Niagara Falls Boulevard throughout the early twentieth century. By the 1950s, as a result of significant residential growth in Tonawanda and Amherst, Niagara Falls Boulevard's businesses began to focus more on the needs of its nearby suburban residents. Churches, strip malls, and services flanked the road and its major cross streets. In Tonawanda, commercial development largely occurred between Chalmers Avenue and Decatur Road and north of Moore Avenue. All extant commercial buildings within the APE post-date World War II and are examples of modest, quickly constructed suburban commercial buildings that met the needs of the growing Buffalo suburbs; most appear substantially altered. These properties lack the significance and integrity required for NRHP eligibility and are included in the summary table in Appendix B.

2.4 TOWN OF AMHERST

In 2011, the Town of Amherst completed a town-wide survey of its historic resources and compiled the information in the *Updated Reconnaissance Level Survey of Historic Resources, Town of Amherst, Erie County, New York* (2011 Survey). The survey provided a comprehensive overview of Amherst's development and identified potential historic districts and significant historic properties.

Information from the 2011 Survey provided a baseline for current evaluation efforts. In general, architectural historians did not disagree with the 2011 Survey's conclusions and those findings are perpetuated in this report; however, occasional suggestions or vagueness within the 2011 Survey resulted in further investigation and NRHP assessments in order to make an accurate eligibility determination for properties within the APE in the Town of Amherst.

2.4.1 Capen Boulevard Historic District

The 2011 Survey identified one proposed historic district within the project APE. As proposed in that report, the Capen Boulevard Historic District contains 67 contributing and 21 noncontributing resources of a variety of architectural styles that include Tudor Revival, Colonial Revival, Spanish Eclectic, and Craftsman as well as bungalow and American Foursquare forms. The current survey will perpetuate the findings from the 2011 Survey.

Eight contributing and two noncontributing resources within the Capen Boulevard Historic District are located within the project APE and are shown in Table 7.

Figure 10. Capen Boulevard Historic District



Table 7. Capen Boulevard Historic District Properties within APE

Address	Year Built	Contributing
72 Capen Boulevard	1926	Y
79 Capen Boulevard	1930	Y
80 Capen Boulevard	1972	N
83 Capen Boulevard	1920	Y
84 Capen Boulevard	1930	N
87 Capen Boulevard	1928	Y
88 Capen Boulevard	1927	Y
91 Capen Boulevard	1928	Y
92 Capen Boulevard	1927	Y
95 Capen Boulevard	1930	Y

2.4.2 Windermere Boulevard

The 2011 Survey determined that Windermere Boulevard, another street with a center median, is not an eligible historic district. That survey indicated that:

Windermere Boulevard does not retain the same consistency found on Capen Boulevard. There are a number of Tudor Revival styled residences with low to moderate period integrity. Nine properties, all constructed ca. 1930, on Windermere Boulevard between Kenmore Avenue and Princeton Avenue retain a significant level of integrity.

Of these nine properties identified in the 2011 survey, none are located within the APE. Within the APE are eight residences, some featuring small outbuildings. The portion of Windermere Boulevard surveyed consists of a mix of altered and modest Tudor Revival style residences and mid-twentieth century forms that reflect the street's changing development over the course of several decades. As a result, the residences located within the APE lack cohesion, the neighborhood is not a good example of any developmental decade, and sufficient integrity does not exist for eligibility.

Figure 11. Windermere Boulevard



Table 8. Windermere Boulevard Properties within APE

Address	Year Built
59 Kenmore Avenue	1930
48 Windermere Boulevard	1927
51 Windermere Boulevard	1928
52 Windermere Boulevard	1927
55 Windermere Boulevard	1957
56 Windermere Boulevard	1952
59 Windermere Boulevard	1952
60 Windermere Boulevard	1927

2.4.3 Allenhurst-Niagara

The 2011 Survey determined that the neighborhood bounded by Eggert Road to the north; Bailey Avenue to the east; Main Street and Kenmore Avenue to the south, and Niagara Falls Boulevard to the west consists of a number of small, early twentieth century through post-World War II houses. This neighborhood is defined by streets laid out on an orthogonal grid, defined by mature trees. The lots are relatively small, and the residences, which tend to be smaller in scale, have a uniform setback.

The 2011 Survey did not determine any properties in this area to be individually significant and did not identify any potential historic districts. Within the project APE, Allenhurst-Niagara contains 139 properties, comprising single-family residences and occasional outbuildings. The majority of residences were constructed after World War II; only residences closest to Kenmore Avenue in the southwest corner of the Town of Amherst pre-date World War II and were constructed to take advantage of proximity to streetcar routes. As a result, the neighborhood lacks design cohesion with styles range from interpretations of the Tudor Revival and Prairie styles in earlier examples to interpretations of the Ranch and Minimal Traditional styles in postwar construction. The Oxford Village apartment complex, located between Oxford Avenue and Longmeadow Road and constructed in 1946, was previously determined not eligible.

Within the APE, the neighborhood along Allenhurst Road and Niagara Falls Boulevard in Amherst lacks integrity. Particularly along Niagara Falls Boulevard, the residences appear substantially altered, indicating little remaining integrity, while residences along Allenhurst Road lack the cohesion seen in post-World War II residential development.

Figure 12. Allenhurst-Niagara



Table 9. Allenhurst-Niagara Properties within APE

Address	Year Built
95 Kenmore Avenue	1940
99 Kenmore Avenue	1956
135 Kenmore Avenue	1941
143 Kenmore Avenue	1957
101 Allenhurst Road	1940
103 Allenhurst Road	1941
104 Allenhurst Road	1943
107 Allenhurst Road	1947
108 Allenhurst Road	1942
111 Allenhurst Road	1941
114 Allenhurst Road	1941
117 Allenhurst Road	1941
118 Allenhurst Road	1943
123 Allenhurst Road	1948
124 Allenhurst Road	1948
128 Allenhurst Road	1951
134 Allenhurst Road	1946
138 Allenhurst Road	1951
144 Allenhurst Road	1945
148 Allenhurst Road	1949
154 Allenhurst Road	1952
160 Allenhurst Road	1943
164 Allenhurst Road	1949
168 Allenhurst Road	1952
178 Allenhurst Road	1948
184 Allenhurst Road	1946
186 Allenhurst Road	1955
188 Allenhurst Road	1948
194 Allenhurst Road	1949
204 Allenhurst Road	1955
214 Allenhurst Road	1955
218 Allenhurst Road	1955
226 Allenhurst Road	1955
234 Allenhurst Road	1955
238 Allenhurst Road	1955
248 Allenhurst Road	1956
254 Allenhurst Road	1953
262 Allenhurst Road	1952
268 Allenhurst Road	1955
276 Allenhurst Road	1956
282 Allenhurst Road	1955
288 Allenhurst Road	1952

Address	Year Built
298 Allenhurst Road	1954
308 Allenhurst Road	1957
316 Allenhurst Road	1957
322 Allenhurst Road	1956
328 Allenhurst Road	1956
334 Allenhurst Road	1957
342 Allenhurst Road	1955
348 Allenhurst Road	1954
356 Allenhurst Road	1955
360 Allenhurst Road	1955
366 Allenhurst Road	1957
370 Allenhurst Road	1953
376 Allenhurst Road	1954
382 Allenhurst Road	1958
388 Allenhurst Road	1957
396 Allenhurst Road	1957
400 Allenhurst Road	1955
165 Niagara Falls Boulevard	1930
171 Niagara Falls Boulevard	1932
177 Niagara Falls Boulevard	1923
179 Niagara Falls Boulevard	1923
189 Niagara Falls Boulevard	1950
195 Niagara Falls Boulevard	1932
199 Niagara Falls Boulevard	1930
207 Niagara Falls Boulevard	1945
213 Niagara Falls Boulevard	1945
219 Niagara Falls Boulevard	1947
225 Niagara Falls Boulevard	1947
231 Niagara Falls Boulevard	1947
237 Niagara Falls Boulevard	1947
249 Niagara Falls Boulevard	1946
255 Niagara Falls Boulevard	1947
261 Niagara Falls Boulevard	1949
267 Niagara Falls Boulevard	1949
273 Niagara Falls Boulevard	1950
279 Niagara Falls Boulevard	1950
285 Niagara Falls Boulevard	1947
291 Niagara Falls Boulevard	1947
297 Niagara Falls Boulevard	1949
303 Niagara Falls Boulevard	1947
309 Niagara Falls Boulevard	1947
315 Niagara Falls Boulevard	1947
321 Niagara Falls Boulevard	1947

Address	Year Built
327 Niagara Falls Boulevard	1947
333 Niagara Falls Boulevard	1947
339 Niagara Falls Boulevard	1947
345 Niagara Falls Boulevard	1950
363 Niagara Falls Boulevard	1947
369 Niagara Falls Boulevard	1947
373 Niagara Falls Boulevard	1947
383 Niagara Falls Boulevard	1947
389 Niagara Falls Boulevard	1946
395 Niagara Falls Boulevard	1947
399 Niagara Falls Boulevard	1947
405 Niagara Falls Boulevard	1947
409 Niagara Falls Boulevard	1947
415 Niagara Falls Boulevard	1946
423 Niagara Falls Boulevard	1947
429 Niagara Falls Boulevard	1947
435 Niagara Falls Boulevard	1947
443 Niagara Falls Boulevard	1947
453 Niagara Falls Boulevard	1947
459 Niagara Falls Boulevard	1947
465 Niagara Falls Boulevard	1947
479 Niagara Falls Boulevard	1948
483 Niagara Falls Boulevard	1947
489 Niagara Falls Boulevard	1948
495 Niagara Falls Boulevard	1948
505 Niagara Falls Boulevard	1948
513 Niagara Falls Boulevard	1946
519 Niagara Falls Boulevard	1949
523 Niagara Falls Boulevard	1948
529 Niagara Falls Boulevard	1947
535 Niagara Falls Boulevard	1947
543 Niagara Falls Boulevard	1948
549 Niagara Falls Boulevard	1948
553 Niagara Falls Boulevard	1948
559 Niagara Falls Boulevard	1948
563 Niagara Falls Boulevard	1948
569 Niagara Falls Boulevard	1948
579 Niagara Falls Boulevard	1948
593 Niagara Falls Boulevard	1947
599 Niagara Falls Boulevard	1947
605 Niagara Falls Boulevard	1939
613 Niagara Falls Boulevard	1952
619 Niagara Falls Boulevard	1948
625 Niagara Falls Boulevard	1950

Address	Year Built
633 Niagara Falls Boulevard	1947
639 Niagara Falls Boulevard	1947
643 Niagara Falls Boulevard	1948
649 Niagara Falls Boulevard	1948
653 Niagara Falls Boulevard	1948
659 Niagara Falls Boulevard	1948
663 Niagara Falls Boulevard	1947
665 Niagara Falls Boulevard	1948
669 Niagara Falls Boulevard	1948
673 Niagara Falls Boulevard	1948

2.4.4 Boulevard Mall

2.4.4.1 *Narrative Description of Property*

Boulevard Mall is located in the southeast quadrant of the intersection of Niagara Falls Boulevard and Maple Road in Amherst, New York, approximately eight miles northeast of downtown Buffalo.

Completed in 1962 and opened in October of that year, the mall, which initially consisted of six single-story buildings and one two-story building, has undergone many changes since it was initially built. Originally the buildings consisted of larger department or service stores with roughly square footprints and flat roofs linked by climate-controlled areas that allowed customers to proceed from store to store without exiting, with a few exceptions.

Alterations to original areas and large modern additions to the south obscure the historic site plan. Materials have been altered in an attempt to create a more cohesive exterior appearance. A comparison of photographs of the mall upon its completion show that the current mall bears no resemblance to its historic appearance. Today, the overall boxlike forms survive in altered states; some have had additional floors added, but the flat roofs prevail. Glass display windows have been replaced by large expanses of smooth wall surfaces. At the northern end, the original portion of the mall's exterior is clad in precast concrete panels as well as cast-in-place units in certain areas, unifying but homogenizing the once-disparate facade. Entrances are articulated by slightly projecting bays with covered areas supported by square piers. The exterior transitions to darker concrete with aggregate, alluding to a pebble-dash finish, in stores that are to the south. Entrances here have been more recently replaced with curved porticos with round columns and partial-height projecting bays.

To the south of this area is a modern, recently constructed section with synthetic cement siding that also serves as insulation. Parapets of various forms advertise the stores that populate this area. Signs for businesses, most of which are national chains, are the only unique details. Over time the mall has lost its unique appearance and it has taken on the appearance of numerous retail centers throughout the United States.

Vast parking lots surround the mall. The only landscaping consists of a small number of deciduous trees and grass panels that separate the mall property from the roadways.

2.4.4.2 *Narrative Description of Significance*

During the planning phases, the new \$10 million shopping center was referred to as Amherst Mall, but by 1962, the developers chose the official name Boulevard Mall for the new shopping complex. Prior to opening in October 1962, 95% of the retail space was rented to merchants and it was to be the state's only all-enclosed shopping center. Upon opening, the mall features seven main stores, six of which were connected. Despite opening in 1962, the true first phase of construction was not completed until 1966, when the build out for J.C. Penney was completed.

In addition to J.C. Penney, approximately sixty tenants included the anchor stores Sattlers and Jenss and smaller shops such as Singer Sewing Machine Co., Morrison's Cafeteria, Kresge's, and Gray Drugs were established by 1966. Upon completion, the estimated value of land and buildings was \$13 million with projected annual earnings of \$1.25 million.

Boulevard Mall's interior featured terrazzo floors and fountains whose waters streamed amid colored lights in the more prominent shared mall areas, while individual stores had more modest finishes such as vinyl flooring, painted concrete block walls, and acoustical tile ceilings. Exterior finishes were brick with either pre-cast granite or tile bases with aluminum and steel plate-glass windows, which was a holdover from earlier downtown department store design that allowed shoppers approaching stores from the exterior to peer into the store, rather than the inward-facing customer experience of other more modern mall designs such as the widely recognized 1965 Northpark Mall in Dallas, Texas, which was the largest climate-controlled retail establishment in the world at that time. Northpark features solid expanses of walls on the exterior with spare, Modernist lines and interior open space to display the developer's fine art collection, which was incorporated into the design.

Boulevard Mall has undergone numerous alterations since its initial construction. J.C. Penney added a three-story addition in 1970 for retail, office, and storage space. A southern addition was constructed in 1978, a food court was added to the mall in 1994, and a major renovation occurred three years later in 1997. Finally, a new Sears store was added in 2000. These changes substantially altered the original mall design and materials. The Boulevard Mall is not addressed in the 2011 Survey.

2.4.4.3 Architect Lathrop Douglass

The architect for Boulevard Mall was Lathrop Douglass, who passed away in 1981 at the age of 73 after designing more than 30 department stores and 50 office buildings, as well as the 1950 Cross County Shopping Center in Westchester County, New York; it was the first shopping center in the east. He also designed Tysons Corner in Virginia and the Parly II near Paris. Douglass' early shopping center designs were utilitarian in nature, but over time, he used more elaborate finishes and decorative touches, such as marble floors, sculptured plaster ceilings, fountains, and air-conditioning.

Douglass was born in Kansas City, Missouri, and went on to received degrees two bachelor degrees from Yale (1929 and 1932, respectively) and study at the Ecole des Beaux Arts in Fontainebleu, France. During the New Deal era, Douglass worked as a site planner and designer for several federal agencies in Washington, DC, then went on to work for the Housing Board for the State of New York. During World War II, he transitioned to working for the military and was in charge of the design for repair of bases, hospitals, and utilities in Africa and the Middle East. After a short stint working for John W. Harris Associates, Douglass established his own firm in 1947. His son, Lathrop Howe Douglass continued the firm in his hometown of Seattle, where it remains a prominent practice today.

2.4.4.4 SRHP and NRHP Evaluation

Boulevard Mall is one of many commercial establishments associated with both mid-century shopping centers and malls as new kinds of retail experiences that served suburban residents after downtown shopping areas were either abandoned or became less prestigious as Americans left urban areas for more spacious homes and yards in the suburbs in the post-World War II era.

During research, it became apparent that local tradition ties the mall to some superlatives that have been disproven. While Boulevard Mall was the first enclosed shopping mall in New York State, it was neither the largest in the country nor the only or first climate-controlled or enclosed mall. The

first time the term “mall” was used appears to be Northgate Mall in Seattle, established in 1950. It was an open-air mall with rows of shops facing each other; renovations in the 1970s enclosed the shopping center. The first enclosed climate-controlled mall was Southdale Center in Edina, Minnesota, which opened in 1956. North Park Mall in Dallas, which opened in 1965, was twice the size of Boulevard Mall when its true initial phase of construction was completed the following year in 1966.

Historic photos of Boulevard Mall in 1966 show an interesting and notable design that blended the familiarity of the downtown shopping experience and shopping centers with the new form of an enclosed mall. Display windows on the exterior allowed shoppers to see inside the stores, a feature that soon went out of favor with tightly enclosed malls that either had no exterior display windows; smaller windows than those of earlier downtown department stores; or windows with enclosed backs that focused on showcasing the items as isolated objects only and did not permit views into the retail spaces themselves.

Although the historic Boulevard Mall photographs are black-and-white, it's clear that upon opening, multi-colored panels highlighted many stores' entrances and unique light features served the same purpose. These areas are completely unrecognizable now, having been enclosed with concrete panels and smooth wall surfaces in shades of white and pale grey with noticeably less glazing.

Boulevard Mall was evaluated for significance using the Criteria for Listing in the State Register of Historic Places (SRHP) found at 9 NYCRR 427.3. The Criteria for Listing are nearly identical to the federal NRHP Criteria for Evaluation. However, they do not have numbers or letters identified with each criterion, so the NRHP's approach will be used below. Additional guidelines for evaluating properties are described in the NRHP Bulletin “How to Apply the National Register Criteria for Evaluation.”

Boulevard Mall is associated with mid-twentieth century shopping trends as shopping centers and then malls replaced downtown department stores as the primary shopping option for suburbanites. However, these shopping centers and malls were ubiquitous at this time. While Boulevard Mall was reportedly the first fully enclosed mall in New York State, malls in other states were fully enclosed by this time; HVAC technology allowed for this design in both cold and hot climates and research did not indicate that the mall was influential locally or regionally. Therefore, Boulevard Mall is not significant under Criterion A, association with events that made a significant contribution to the broad patterns of United States history.

Research did not indicate an association with persons significant in the past. Therefore, Boulevard Mall is not eligible under Criterion B.

Boulevard Mall is not eligible under Criterion C, properties that embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction. By the time Boulevard Mall was constructed, shopping centers and malls were commonplace retail establishments nationwide. Although designed by prominent architect Lathrop Douglass, the mall's exterior design was initially more of a series of linked anchor stores that were a blend of earlier downtown store features and shopping center design than a truly innovative regional shopping mall that embraced an enclosed, modern shopping experience.

Furthermore, the original buildings have been substantially altered and materials have been removed and replaced with omnipresent finishes installed over time; they are no longer recognizable as the 1960s stores that were present at the mall's opening. The mall's interior design limited its more prominent shared spaces and even those were fairly restrained, with stores featuring vinyl flooring and acoustic tile ceilings. As a result of the lack of pioneering initial design and the subsequent changes that diminish integrity, the mall no longer conveys its 1960s construction era and is not eligible under Criterion C.

Boulevard Mall was not evaluated under Criterion D as part of this assessment.

Therefore, Boulevard Mall is not eligible for listing in the NRHP.

Figure 13. Boulevard Mall



2.4.5 North Bailey

The 2011 Survey described suburban development in the vicinity of North Bailey beginning around 1938 following the establishment of Sheridan Drive and Millersport Highway.⁸⁵ The survey further describes the subdivision:

The [North Bailey] subdivision was located to the north of Sheridan Drive, and south of Meyer Road between Niagara Falls Boulevard and Sweet Home Road, and is characterized by curvilinear streets. The area of this subdivision to the west of Delta Road and Alberta Drive was demolished when the Boulevard Mall was built in ca. 1962. The main roads remaining in the subdivision are Delta Road, Alberta Drive, Carmen Road, North Bailey, Clifford Heights, Hilton Boulevard, Woodcrest Drive, Hillcrest Drive, Emerson Drive, and Argosy Drive.

Erie County aerial images from 1926-1929 indicate that the portion of the North Bailey neighborhood comprising Homecrest Drive, Woodcrest Drive, Manser Drive, Emerson Drive, Delta Road, Albert Drive, Carmen Road and Sweet Home Road was laid out before the end of the 1920s although remained undeveloped. Sweet Home Road existed in the Town of Amherst since the 1830s and remains one of the oldest roads in the town.⁸⁶

Residences in North Bailey and within the APE vary in year built date from 1929 through 1972 and lack integrity due to substantial alterations. Residences comprise a variety of one-and-two-story forms and lack discernible architectural styles. The neighborhood's long development date has resulted in a variety of residential designs, particularly along the north side of Homecrest Drive, that do not relate to a particular time period and lack the cohesion seen in most postwar subdivisions. The 2011 Survey did not determine any properties in this area to be individually significant and did not identify any potential historic districts.

⁸⁵ Survey, 4-1.

⁸⁶ Adam D. Gibbons, *Notes on Early Roads in the Town of Amherst, New York* (Getzville, New York: 1997).

Figure 14. North Bailey



Table 10. North Bailey Properties within APE

Address	Year Built
300 Homcrest Drive	1961
304 Homcrest Drive	1958
308 Homcrest Drive	1972
312 Homcrest Drive	1917
320 Homcrest Drive	1941
324 Homcrest Drive	1941
336 Homcrest Drive	1941
344 Homcrest Drive	1940
356 Homcrest Drive	1930
364 Homcrest Drive	1956
372 Homcrest Drive	1942
380 Homcrest Drive	1940
384 Homcrest Drive	1943
388 Homcrest Drive	1942
392 Homcrest Drive	1942
404 Homcrest Drive	1929
418 Homcrest Drive	1950
422 Homcrest Drive	1937
426 Homcrest Drive	1960
430 Homcrest Drive	1940
442 Homcrest Drive	1960
450 Homcrest Drive	1954
454 Homcrest Drive	1957
1012 Sweet Home Road	1935
1015 Sweet Home Road	1935

2.4.6 Skinnerville Cemetery and Church

The 2011 Survey described the Skinnerville Cemetery and Church as the only historic ecclesiastic property within the survey subarea that comprised the northern portions of Amherst. Located at 129 Frontier Road, the Skinnerville Cemetery and Church were established in ca. 1873 according to the 2011 Survey.⁸⁷

2.4.6.1 *Narrative Description of Property*

The cemetery is located on both the northeast and southwest sides of Frontier Road. According to maps and visual inspection, the cemetery section on the southwest side of Frontier Road contains the oldest burials. Burials comprise rows with mortuary art in this section containing several columns, obelisks, and urns indicating pre-World War II placement; however, the majority of burials feature simple headstones. The cemetery section on the northeast side of Frontier Road is adjacent to the church. Its headstones are noticeably more modest; visual inspection confirmed that the section contains more recent burials. Like the older burial section, headstones are arranged in rows.

The modest church is located east of the cemeteries. It is a one-and-one-half-story, symmetrical, rectangular-plan chapel oriented perpendicular to Frontier Road. The church sits atop a stone foundation, is clad with vinyl siding, and is covered by a front-gabled roof clad with asphalt shingles. An asphalt path from Frontier Road leads to a wooden staircase and ramp that provides access to a small projecting entry vestibule on the facade. The entry's metal, replacement entry door features a classically inspired surround. Windows throughout are not original and feature one-over-one, double-hung sash configurations and modest surrounds with arched hoods; one window is located on the vestibule's east and west elevations and are also found on the facade flanking the vestibule. A single window is located in the upper story above the entry vestibule. Six windows are located on the church's east and west elevations. A square, stacked cupola with pyramidal roof and finial adorns the roof's south end. An exterior chimney is located on the church's south end. A small vinyl-clad shed is located north of the church and an asphalt parking area is located east of the church. The area around the church is wooded although four-laned John James Audubon Parkway is located west of the church and cemeteries.

2.4.6.2 *Narrative Description of Significance*

A sign at the Skinnerville Cemetery notes that the burial ground was established in 1846, and the church and cemetery are identified on maps as early as 1880. The church served the rural community of Getzville which maintained a village center and New York Central Railroad depot at the Dodge Road-Campbell Boulevard intersection.

Both the cemetery and church appear to have suffered from substantial alterations over the years. Burials from Amherst's "Old French Burying Ground" and Free Church/Union Church were reinterred at the Skinnerville Cemetery beginning in the 1950s. Headstones and monuments moved to the Skinnerville Cemetery were repaired if salvageable, and each body reinterred received a

⁸⁷ 2011 Survey, 2-2.

granite marker. In addition, a monument erected at that time pays tribute to all unknown persons reinterred at Skinnerville.⁸⁸

In the 1970s, construction of the University at Buffalo's North Campus brought development pressure to Skinnerville Cemetery. Although located on university land, the university ultimately decided to keep the cemeteries intact to avoid removal costs and designed the campus around the cemetery. The church (also referred to by the university as the White Chapel), after a period of abandonment and vandalization, was substantially renovated and used by architectural firm Davis-Brody Associates during campus construction. Throughout the 1970s, cemetery plots were purchased and burials continued unabated by campus construction.⁸⁹

The University at Buffalo currently owns plots within the cemetery for those who wish to be interred in designated University Cemetery plots; these plots are used by those who donate their cadavers to the Jacobs School of Medicine and Biomedical Sciences.⁹⁰ The Skinnerville Cemetery Association maintains the premises.

2.4.6.3 SRHP and NRHP Evaluation

Skinnerville Cemetery and Church was evaluated for significance using the Criteria for Listing in the State Register of Historic Places (SRHP) found at 9 NYCRR 427.3. The Criteria for Listing are nearly identical to the federal NRHP Criteria for Evaluation. However, they do not have numbers or letters identified with each criterion, so the NRHP's approach will be used below. Additional guidelines for evaluating properties are described in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation." Because the property is religious and contains a cemetery, Skinnerville Cemetery and Church must meet the following Criteria Considerations in addition to meeting the regular requirements under one of the four Criteria for Evaluation and possess integrity: Criteria Consideration A, a religious property deriving primary significance from architectural or artistic distinction or historical importance, and Criteria Consideration D, a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

Skinnerville Cemetery and Church is not significant under Criterion A, association with events that made a significant contribution to the broad patterns of United States history. Although the church and cemetery served the rural Getzville community during the nineteenth century, both have been substantially altered and no longer are able to convey that significance. Therefore, Skinnerville Cemetery and Church is not significant under Criterion A.

Research did not indicate an association with persons significant in the past. Therefore, Skinnerville Cemetery and Church is not eligible under Criterion B.

⁸⁸ "Resolution 2017-1191 of the Amherst Town Board," Vertical Files at the Buffalo Niagara Heritage Village. "Old Cemetery to Be Abandoned," *Amherst Bee*, August 16, 1956; "Past Revealed as Cemetery is Exhumed," [Newspaper Unknown], Vertical Files at the Buffalo Niagara Heritage Village.

⁸⁹ Harlan Abbey, "100-Year-Old Skinnersville Cemetery Will Stay on New UB Amherst Campus," *Courier-Express*, January 27, 1973.

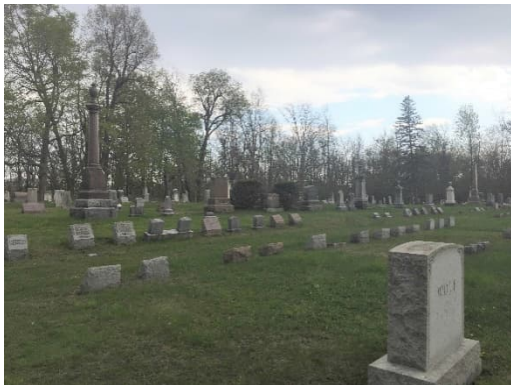
⁹⁰ Thanya Theogene, "Skinnersville Cemetery on North Campus Provides Resting Place for Donated Bodies," *The Spectrum*, October 21, 2015; "Visit the Cemetery," University at Buffalo Website, accessed August 14, 2019, <http://medicine.buffalo.edu/agp/family/cemetery.html>.

Skinnerville Cemetery and Church is not eligible under Criterion C, properties that embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction. Both the cemetery and church are substantially altered examples. The cemetery suffered from mid-twentieth century changes due to reinternment of burials not original to the cemetery. The cemetery also lacks high artistic values in its mortuary art. Similarly, the church was long abandoned and neglected, later succumbing to unsympathetic renovations that used inappropriate materials and obscure the church's original workmanship. Therefore, Skinnerville Cemetery and Church is not eligible under Criterion C.

Skinnerville Cemetery and Church was not evaluated under Criterion D as part of this assessment.

Because the church and cemetery do not meet the Criteria for Evaluation, it is not eligible for listing in the NRHP and no evaluation under Criteria Considerations A and D are required.

Figure 15. Skinnerville Cemetery and Church



2.4.7 University at Buffalo North Campus

For the purposes of this evaluation, it is important to note that only a small portion of the project's APE includes buildings located within the University at Buffalo North Campus and all built resources that are within the APE are less than 45 years of age. Campus buildings within the APE include Cooke Hall (1977); Lockwood Library (1977); Furnas Hall (1977); Bell Hall (1977); Slee Hall (1981); Jacobs Management Center (1985); Park Hall (1986); and Hadley Village (1999).

The buildings within the APE are not yet of an age where evaluation would be required, and none of the buildings within the APE appear to be exceptionally significant and therefore individually eligible. Based on this information, the project's architectural historians concluded that the most diligent approach would be to consider the campus as a whole for eligibility, while focusing architecturally on the buildings that could be affected by the project, i.e., those that are within the APE.

2.4.7.1 *Narrative Description of Property*

The collection of buildings that comprise the University at Buffalo North Campus are an interesting but incongruent collection of buildings dating primarily from the last thirty-five years of the twentieth century. The earliest buildings date to circa 1972, with construction continuing through the present day. Residential buildings are generally on the outlying areas of the campus' perimeter and academic buildings are located in the central core with supporting services and dining opportunities interspersed throughout the central core. Arts and athletics venues are clustered in the southeast quadrant of the campus. The campus is nearly all contained within an amoebic oval oriented on an east-west axis and contained within the Millersport Highway; John James Audubon Parkway and North Forest Road; some administrative buildings are to the southwest of the main campus. A network of irregular, curvilinear roads dominates within this exterior loop of roads. Sidewalks are present throughout the campus, connecting buildings for pedestrians, usually laid out to minimize walking distance. Parking lots surround the academic building core. In one of the more thoughtful design features on the entire campus, the parking lots to the south of the Jacobs Management Center are slightly depressed in the topography, making them less visually prominent when looking outward from the campus.

Within this disparate collection of buildings, 1970s and 1980s boxlike brick towers of varying heights prevail; some building exteriors incorporated concrete while others feature varying shades of red or brown brick throughout. Buildings found within the APE demonstrate design tenets that infiltrated many types of buildings from this era, including public and institutional buildings such as courthouses, post offices, and libraries, as well as office buildings and academic buildings on campuses throughout the United States. During this era, fenestration was also often minimized to imitate the International Style utilizing horizontal bands of windows or include comparatively small, evenly spaced square or rectangular single-pane windows; in both cases, windows were generally not operable. These buildings were designed to be built quickly, efficiently, and inexpensively with an eye toward energy efficiency. Buildings no longer incorporated ornamentation, and expensive materials such as granite or marble were abandoned due to expense.

A few buildings on the campus are designed by recognized Modern master architects. For example, the Governors Residence Complex, comprising Clinton, Dewey, Lehman, and Roosevelt Halls and outside of the APE, was designed by I.M. Pei and built in 1972. Pei passed away in 2019 and his

entire canon of realized work can now be considered and objectively evaluated. Similarly, Ketter Hall (1981), also not in the APE, and Bell Hall (1977), which is within the APE, are designed by Marcel Breuer & Associates in 1981 (the year of Breuer's death). Each displays some of the master architect's signature Brutalist designs with Expressionist features, such as canted concrete panels and concrete screens that rely on negative space for design impact, which Breuer used in multiple designs throughout his career. However, these designs suffer by being dwarfed and proximate to buildings that lack design distinction or form a cohesive group or even an acceptable setting.

Other buildings are less interesting or inspired, but attempt to derive some elements from mid-twentieth-century Modernist movements, although they do not embody the stylistic ideals or design tenets in their entirety and tend to be more imitative than innovative. With only a few exceptions, the buildings themselves also do not benefit from being built with an eye for architectural appeal or consistency and the lack of symmetry and spatial organization contributes to a sense of disorganization. Identifying main entrances and facades is difficult and the rear elevations of many buildings are overtly visible from roadways and sidewalks.

2.4.7.2 *Narrative Description of Significance*

SITE SELECTION

The establishment of the University at Buffalo's North Campus, augmenting the South Campus, was a long and complex process involving numerous organizations and personalities, usually with disparate interests and goals. Both selecting the exact campus location and determining academic offerings resulted in an arduous process that ultimately shaped both campuses. The well-researched book *Location Location Location: A Special History of the University of/at Buffalo* by William R. Greiner and Thomas Headrick, published in 2007, gives a detailed account of the decision-makers and situations surrounding the site selection and establishment of the new university campus. Note that dates for buildings in this report are derived from this scholarly work rather than online sources, which give widely varying, incongruent, and inconsistent dates.

The State University at Buffalo has its first roots in an 1832 effort to establish a state university in Western New York. Although this effort ultimately faltered, discussions reconvened in the 1880s and by the 1890s, Charles Norton established a campus focused on medical curricula. By 1909 and after several relocations, this school transitioned into the University at Buffalo's Main-Bailey Campus, also referred to as the South Campus after the establishment of the University at Buffalo's North Campus during the 1960s and 70s. Main-Bailey continued to grow from the 1920s, particularly in the post-World War II era when returning troops filled not only the rosters, but also campus residence halls making it more of a residential university than a commuter school. By the 1950s, the need for expanded space was apparent to administrators, staff, and students.

In 1962, the State University at Buffalo merged with the State University of New York (SUNY) system under the guidance of Clifford Furnas, the last chancellor of the University at Buffalo and the first President of the State University of New York at Buffalo, as well as the direction of Governor Nelson Rockefeller. One of the first orders of business was determining whether the expansion would occur adjacent to the Main-Bailey campus or elsewhere. Plans to cobble together sufficient acreage near Main-Bailey from the Grover Cleveland City Park and land and houses, would require demolition from surrounding neighborhoods and reallocation of public park land, both highly controversial strategies.

At the same time, university officials investigated expanding into the nearby town of Amherst, and after briefly considering acquiring a golf course there amid much community protest, decided on undeveloped land along the Millersport Highway. They considered various options that included closing Main-Bailey and consolidating all disciplines and activities on a new campus or splitting out logical courses of study, such as science and medicine, on Main-Bailey and concentrating all other fields of study on a new campus. University officials engaged the well-regarded firm of Skidmore, Owings, and Merrill (SOM)—including arguably its best planner and architect, Gordon Bunshaft, a Buffalo native—to assist in decision-making. However, SOM interpreted its role to be extremely general while the university expected more detailed input; SOM essentially confirmed the options that officials previously developed regarding the potential ongoing role for Main-Bailey vis-à-vis the new Amherst campus. There was no SOM master plan for the new campus.

Also at this time, university officials were considering a waterfront campus in Buffalo. This option would have represented an effort to revitalize a declining 380-acre area in Buffalo while keeping the campus in the city proper. The proposed site was bounded by Lake Erie and the Blackrock Ship Canal, Porter Avenue, and a proposed but never built elevated highway arterial road to Richmond Avenue. Eventually, this option was dismissed when research revealed that no other known college or university campus had at the time effectively served to economically reinvigorate a downtown city to the extent needed in Buffalo, and the site offered little in the way of available land for immediate development. In fact, planners conceded that the area was not the typical scene of urban blight usually identified for urban renewal programs.

In 1964, the university's trustees finally decided to purchase approximately 1200 acres in Amherst, most of it unencumbered and also largely undeveloped with the exception of some abandoned houses and some light industrial enterprises.

PLANNING AND BUILDING THE NORTH CAMPUS

Site preparation began immediately. The newly selected land was very flood-prone, so planners determined that several large lakes on campus would serve as drainage retention ponds while also providing a perceived degree of aesthetic appeal.

Despite the earlier misunderstanding, SUNY ultimately retained SOM and Bunshaft to plan the new North Campus. However, SOM's decisions were guided by administrative choices for academic program locations and functions and continued misunderstandings. SOM assumed that it was retained to master plan the campus and design its buildings; however, SUNY only wanted a site plan from SOM and intended to engage many firms to simultaneously design buildings and expedite campus development. When Bunshaft presented a modern and innovative design for a mile-long megastructure to house multiple functions including academic spaces, libraries, amenities, and parking spaces, SUNY rejected it and clarified that this was not what they expected to see from SOM. Bunshaft expressed disappointment with SUNY's reception of his idea and leaked it to the press. Public reception was not much better, and SUNY rejected Bunshaft's plan and reinforced SOM's limited role in the process, forcing the firm to design a more mundane and less innovative campus site plan. Bunshaft consequently quit the project and his SOM colleagues delivered an uninspired plan in 1968, after which SOM then left the project.

After some public relations mitigation, the university retained Sasaki, Dawson, and DeMay, a well-known Boston-based firm, which revised elements of the SOM plan with an overall uninspired

appeal. An east-west central spine of buildings extended across the campus. However, nothing particularly innovative or groundbreaking was demonstrated, and instead missed another opportunity to realize vibrant and innovate Modernist planning approaches.

Trustees retained Davis Brody and Associates from New York and local Buffalo firm Milstein, Wick, Davis and Hamilton to design six academic buildings, contradicting the initial university approach of spreading work to numerous firms to expedite construction. Later, St. Louis firm Hellmuth, Obata, Kassabaum was retained to design an additional building. After slow starts and unclear responsibilities, the campus' design was underway by mid-1968 with a planned campus opening during the mid-1970s, still years away.

However, this momentum was short-lived. After groundbreaking in October 1968, student activism and unrest, which was common across the nation at this time, resulted in a construction moratorium until the university committed to provide jobs for minority workers and integration of the construction trades during campus construction. After the state government negotiated with trade unions to address student concerns, the issues were favorably resolved and construction commenced after a two-year delay.

The campus buildings vary in function. The earliest buildings constructed demonstrate the multiple needs required to be met to establish an operable new university campus. During the 1970s, officials oversaw the construction of ten academic buildings, five office/support buildings, and five student services and residential buildings. The 1980s were another decade of steady construction with seven academic buildings, two student service buildings, and two student services buildings plus a stadium in the main building campaign. The 1990s and 2000s demonstrated a concerted effort to attract students to live on campus rather than commute, with construction of five new residential communities and a new student union, as well as five academic buildings, a service building, and a new stadium.

Like many campuses, University at Buffalo North Campus evolved over time; however, its expansive and excessive surrounding campus land inadvertently highlights the visual incongruity within the campus' central core. Buildings do not relate to each other with thoughtful design or even siting; although the university engaged in master planning, there is a randomness to the campus resulting from the luxury of sheer acreage despite efforts to plan the campus. Groupings of uses appear to be the most successful component of planning, while the siting and orientation of the buildings in relationship to each other and the overall visual appeal of the campus as a whole is less successful. I.M. Pei, an internationally lauded architect, was retained to design campus housing, but the resulting Governors Complex, was a copy of a design that was built at Fredonia State College, reinforcing how state government officials, university trustees, and other decision-makers prioritized speed over good new design.⁹¹

2.4.7.3 SRHP and NRHP Evaluation

The University at Buffalo North Campus was evaluated for significance using the Criteria for Listing in the State Register of Historic Places (SRHP) found at 9 NYCRR 427.3. The Criteria for

⁹¹ The majority of information was obtained from the University Archives, University at Buffalo and includes 8/9/997, Amherst Campus Clippings; 8/1/552, Capital Budget Requests and Campus Master Plan Files, 1968-1979; 8/9/993, The Amherst Campus of the State University of New York at Buffalo: A Historical Perspective, Masters Project by Angeline Janetakos; 8/9/1090, North Campus Construction Clippings, 1971-1979; and 8/9/1375, Amherst Campus Site Resolution, Maps, and Memoranda.

Listing are nearly identical to the federal NRHP Criteria for Evaluation. However, they do not have numbers or letters identified with each criterion, so the NRHP's approach will be used below. Additional guidelines for evaluating properties are described in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

The University at Buffalo North Campus is associated with mid-twentieth century higher education. When post-World War II population growth forced the University at Buffalo to address space limitations on the South Campus, the state and university decision-makers opted to locate a sizeable portion of university activities north to a large, undeveloped area. The University at Buffalo was one of many college and universities that expanded during the 1970s, many of which, like the University at Buffalo, became commuter campuses. Research did not indicate that the campus was influential on other institutes of higher learning locally or regionally. Therefore, the University at Buffalo North Campus is not significant under Criterion A, association with events that made a significant contribution to the broad patterns of United States history.

Local and state leaders in the fields of education and government were involved in the site selection and establishment of the University at Buffalo North Campus including Governor Nelson Rockefeller. Many other men in roles at the state and local levels of education cycled through various roles without a single long-term champion emerging. The campus does not necessarily convey those associations because it is not the site most strongly associated with their productive lives or the reasons that they are remembered in history; many of these people made decisions throughout the state of New York or Buffalo as part of carrying out the duties of their jobs and the site selection process for the university is not significant. Buildings named for these men are honorary in nature and not directly associated with their importance. Therefore, the University at Buffalo North Campus is not eligible under Criterion B.

The University at Buffalo North Campus is not eligible under Criterion C, properties that embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction. The plan and individual buildings of the University at Buffalo North Campus suffer greatly and visibly from confusions in planning and a desire for fast and generic construction to compensate for delays. Although some master architects were involved, their work was stifled because of confusion, shared efforts, expedited work, or in some cases, being integrated with less notable designs in an overall plan that is uninspired. The campus is not a good example of Modernist planning principals and lacks the cohesiveness generally seen in better examples of mid-century university planning that was more and better practiced in the western United States. Therefore, the campus is not eligible under Criterion C.

The University at Buffalo North Campus was not evaluated under Criterion D as part of this assessment.

Therefore, the University at Buffalo North Campus is not eligible for listing in the NRHP.

2.4.7.4 *Conclusions and Recommendations for the University at Buffalo North Campus*

Although at this time the qualified architectural historians have determined that the campus is not eligible for NRHP listing, buildings that are not within the APE may be individually eligible. Many are also less than 50 years of age and may benefit from more objective evaluations of Modern-era architecture upon reaching that recommended milestone.

However, it is worth noting that I.M. Pei's Governors Residence Complex constructed in 1972 outside of this project's APE and comprising Clinton, Dewey, Lehman, and Roosevelt Halls, could be objectively evaluated after Pei's passing in 2019. Similarly, Ketter Hall, designed by Marcel Breuer & Associates in 1981 (the year of Breuer's death) displays some of the master architect's signature Expressionist features, and may merit individual evaluation.

While the project team believes individually evaluating buildings that are not within the APE is out of the scope of the current project, the team does encourage architectural historians on future project teams to consider the eligibility of these buildings and complexes as appropriate to their projects. Furthermore, reconsidering the campus as a whole when the newer buildings have reached 50 years of age could also yield a different assessment. However, currently, the campus does not convey significance or exceptional importance necessary for NRHP eligibility as an entity that is less than 50 years of age.

Figure 16. University at Buffalo North Campus



Table 11. University at Buffalo North Campus Properties within APE

Address	Year Built
Cooke Hall	1977
Lockwood Library	1977
Furnas Hall	1977
Bell Hall	1977
Slee Hall	1981
Jacobs Management Center	1985
Park Hall	1986
Hadley Village	1999

2.4.8 Individual Residential Properties in the Town of Amherst

Several residences within the project APE in the Town of Amherst are located outside of planned developments or subdivisions. These residences are located within a commercial section of Niagara Falls Boulevard or near the John James Audubon Parkway.

The residences at 43 Kenmore Avenue (1915), 116 Marion Road (1960), 194 Marion Road (1960), 789 Niagara Falls Boulevard (1902), 847 Niagara Falls Boulevard (1964), 861 Niagara Falls Boulevard (1940), and 865 Niagara Falls Boulevard (1947) also appear to have been dramatically affected by encroaching commercial growth along Niagara Falls Boulevard which resulted in limited residential growth along that street or conversion of residential properties to commercial use. Similarly, the modest residence at 2477 North Forest Road (1948) is adjacent to a large, contemporary office building constructed on the John James Audubon Parkway. Commercial and industrial development in this section of Amherst also stunted traditional residential growth patterns, leading to large subdivision tracts constructed beginning in the late-1970s. None of these properties were identified as significant in the 2011 Survey.

At the north end of the APE are a number of residences located to the west and outside the hamlet of Getzville, which is located at the Campbell Boulevard-Dodge Road intersection. The hamlet developed after 1866 and its collection of nineteenth and early twentieth-century buildings were determined to be significant and recommended as a historic district. The residences excluded from the district include 250 Dodge Road (no date), 270 Dodge Road (1930), 300 Dodge Road (1895), 311 Dodge Road (1920).

These residences appear to be modest and altered examples lacking significance and integrity for NRHP eligibility. These residences are included in a summary table located in Appendix B.

2.4.9 Individual Non-Residential Properties in the Town of Amherst

Restaurants, motels, and other businesses established themselves along the wide Niagara Falls Boulevard throughout the early twentieth century. By the 1950s, as a result of significant residential growth in Tonawanda and Amherst, Niagara Falls Boulevard's businesses began to focus more on the needs of its nearby suburban residents. Churches, strip malls, and services flanked the road and its major cross streets. In Amherst, commercial development occurred near the University at Buffalo South Campus on Kenmore Avenue and north of Longmeadow Road. Suburban commercial development continues along Maple Road, Sweet Home Road, and John James Audubon Parkway. All extant commercial buildings within the APE post-date World War II and are examples of modest, quickly constructed suburban commercial buildings that met the needs of the growing Buffalo suburbs; many appear substantially altered. These properties lack the significance and integrity required for NRHP eligibility and are included in the summary table in Appendix B.

3 Summary

As part of investigations supporting compliance with Section 14.09 of the SHPA and Section 106 of the NHPA as part of the NFTA Amherst-Buffalo Corridor Light Rail Extension Project, qualified architectural historians established an APE and confirmed the presence of three previously identified historic properties: University at Buffalo South Campus, University Park Historic District, and Capen Boulevard Historic District. An additional ninety properties that are forty-five years of age or older, including individual buildings and districts, were identified, evaluated, and determined not eligible.




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Appendix A: APE Map Set


Appendix B: APE Survey Summary Table

No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
BUFFALO						
		University at Buffalo South Campus	Buffalo	1865-1966	Eligible	The University at Buffalo South Campus was previously determined eligible under Criterion C due to its axial plan by E.B. Green and Albert Hopkins and its Georgian Revival and Neoclassical style campus architecture. Its period of significance is 1856-1966.
		Allen Hall (formerly Baird Hall) University at Buffalo South Campus	Buffalo	1956	Not Eligible	Allen Hall is a two-story performance hall and recording studio with a square footprint and flat roof. Its facade faces northwest toward Main Street and appears as an interpretation of the International Style. Allen Hall is located outside of the University at Buffalo South Campus district boundaries.
		University Park Historic District	Buffalo	1913-1941	Listed	University Park Historic District is a wedge-shaped district bound by Main Street and Kenmore Avenue listed in the NRHP under Criterion C for its architecture, community planning and development, and landscape architecture. Comprising the district are 494 contributing buildings, sites, and structures and 27 noncontributing buildings. Common architectural styles and forms found throughout the district include Tudor Revival, Colonial Revival, Craftsman, bungalow, and American Foursquare.


No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		48 Capen Boulevard	Buffalo	1920	Not Eligible	48 Capen Boulevard is a two-and-one-half story residence adjacent to and outside the boundaries of the NRHP-listed University Park Historic District that faces east toward Capen Boulevard. The residence's first story is clad in brick while its upper stories are covered with vinyl; it sits atop a concrete foundation and the clipped-gable roof is covered with asphalt shingles. Although the asymmetrical residence is distinguished by its large, off-center front-gable and first-story canted bay window, it has no discernible architectural style and appears substantially altered with replacement windows and materials throughout. Only modest stylistic elements are retained and include an original off-center, arched entry and window sashes on the projecting bay windows. The building is flanked by residences and is located in a suburban, mixed use area with residential, commercial, and institutional buildings nearby.
		56 Capen Boulevard	Buffalo	1940	Not Eligible	56 Capen Boulevard is a single-story residence proximate to and outside the boundaries of the University Park Historic District that faces north toward Kenmore Avenue. The residence is clad in brick and sits atop a concrete foundation; its hipped roof is covered with asphalt shingles. It is a modest example of the Ranch style and exhibits an asymmetrical low, horizontal profile with low-pitched roof. The residence's off-center entry is reached by a concrete staircase. Flanking the entry are fixed picture windows that vary in size and contain brick sills; windows throughout vary in configuration and size. West of the entry is a ground-level garage with projecting vestibule that contains an additional entry door. The building is flanked by a residence and church and is located in a suburban, mixed use area with residential, commercial, and institutional buildings nearby.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		85 Allenhurst Road	Buffalo	1955	Not Eligible	85 Allenhurst Road is a one-and-one-half story residence adjacent to and outside the boundaries of the NRHP-listed University Park Historic District. The asymmetrical residence's first story is clad in brick while its upper story is covered with composite siding; it sits atop a concrete foundation and the side-gabled roof with off-center cross gable is covered with asphalt shingles. The modest residence has no discernible architectural style. Its central entry is covered by a metal awning and is located within the cross gable and reached by a concrete stair. South of the entry is a picture window with flanking sidelights covered by a metal awning. Above is a one-over-one window. North of the entry, a partial-width porch is setback from the facade and is covered with a metal awning supported by decorative iron posts. The building is surrounded by residences and is located in a suburban, mixed use area with residential, commercial, and institutional buildings nearby.
		94 Allenhurst Road	Buffalo	1959	Not Eligible	The property at 94 Allenhurst Road is a two-story, substantially altered commercial building that appears generally residential in nature but lacks a discernible architectural style or form due to major modifications. The linear building is located parallel to Kenmore Avenue and sits atop a concrete foundation, is clad with vinyl, and is covered with a gable roof. Fenestration throughout is irregular. Its north-facing facade features a single-story section at its center that contains two paneled entry doors. East of the doors is a picture window with flanking sidelights; a similar window is located in the second story above and is adjacent to a single-light window. A projecting single-story, gabled section is located east of these windows. The building's west end features a garage door. No other openings are present on the building and a decorative patterned motif has been applied to the exterior in some locations. The building is adjacent to the University Park Historic District and is located within a residential and commercial area.



No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		139 Niagara Falls Boulevard	Buffalo	1950	Not Eligible	The building at 139 Niagara Falls Boulevard is a substantially altered, one-and-one-half story, front-gabled former residence adjacent to and outside the boundaries of the NRHP-listed University Park Historic District. The modest, generally symmetrical residence displays no discernible architectural style. Its first story is clad in brick while its upper story is covered with vinyl siding; it sits atop a concrete foundation its roof is covered with asphalt shingles. The building faces west toward Niagara Falls Boulevard and is accessed by a concrete staircase that leads to a projecting vestibule that contains an entry door. Flanking this entry is a picture window to the north and a one-over-one, double-hung sash window to the south; window configurations vary throughout and most are flanked with inoperable shutters. Above the entry vestibule are paired one-over-one, double-hung sash windows. The building is accessed from Kenmore Avenue by an additional side entry on its north end that is located within a small addition. The building's rear contains a single-story, side-gable addition clad with vinyl siding and connected to the main, brick-clad building by a small ell. Facing north toward Kenmore Avenue, the addition contains two bay windows. The addition's east elevation contains an entry door covered by a gabled overhang and two one-over-one, double-hung sash windows. An asphalt parking area is located east of the addition, at the building's rear, and is reached by Kenmore Avenue as well as an asphalt driveway from Niagara Falls Boulevard. The building is generally surrounded by residences and is located in a suburban, mixed use area with residential, commercial, and institutional buildings nearby.




No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		136 Niagara Falls Boulevard	Buffalo	1963	Not Eligible	The building at 136 Niagara Falls Boulevard is a two-story, hipped roof, Split-Level style residence located adjacent to and outside the boundaries of the NRHP-listed University Park Historic District. The modest, asymmetrical residence contains a single-story southern section and two-story northern section. The first story is clad with brick and board-and-batten siding while its upper story is clad with composite siding. The residence sits atop a concrete foundation and its roof is covered with asphalt shingles. The building faces east toward Niagara Falls Boulevard. Its single-story section contains the main entry which is accessed by a small porch with concrete floor and shed roof. South of the entry door is a projecting bay window with two-over-two, double-hung sash windows; windows throughout follow this configuration. Decorative trimwork has been applied to the bay window's base. The residence's two-story section contains two windows on both the first and second stories; the stories are divided by a projecting shed roof that connects to the entry porch roof. The parcel features a concrete driveway along the building's north, side elevation that provides access to a garage and side entry door. The building is generally surrounded by residences and is located in a suburban, mixed use area with residential, commercial, and institutional buildings nearby.



No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		142 Niagara Falls Boulevard	Buffalo	1961	Not Eligible	The building at 142 Niagara Falls Boulevard is an altered, single-story office building that sits atop a concrete foundation, is clad with brick, and is covered by a flat roof with wide overhang. The building displays no discernible architectural style but instead makes modest reference to modern stylistic elements as seen in the flat, overhanging roof and intentional lack of ornamentation. An off-center building entry is accessed by a concrete staircase from Kenmore Avenue. The entry comprises a single, solid door with sidelight and infilled transom. East of the door are paired, single-light windows within a recessed, vertical band clad with stucco. A basement window within the vertical band is infilled with glass blocks. Windows on the building's east elevation follow this configuration, while a single picture window is located on the west elevation. A small, asphalt-paved parking area is located west of the building and is accessed by Kenmore Avenue; an asphalt driveway is located at the building's rear and connects to Niagara Falls Boulevard. The building is generally surrounded by residences and is located in a suburban, mixed use area with residential, commercial, and institutional buildings nearby.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		121 Larchmont Road	Buffalo	1957	Not Eligible	The building at 121 Larchmont Road is a single-story, hipped roof residence located adjacent to and outside the boundaries of the NRHP-listed University Park Historic District. The modest, generally symmetrical residence displays no discernible architectural style and is clad with brick on its west, Larchmont Road-facing facade and composite siding on all other elevations. It sits atop a concrete foundation and its roof is covered with asphalt shingles. An off-center entry provides access to the residence from Larchmont Road. It is accessed by a concrete staircase clad with brick. South of the entry is a tripartite window; window configurations vary throughout. Its north, Kenmore Avenue-facing elevation contains a side entry door and picture window with flanking side lights to its west. East of the entry door are two windows. The building is generally surrounded by residences and is located in a suburban, mixed use area with residential, commercial, and institutional buildings nearby.



No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
TOWN OF TONAWANDA						
		Kenilworth Park	Tonawanda	1915-2000	Not Eligible	The section of Kenilworth Park surveyed contains 139 residential buildings, the majority which are single-family homes, and numerous outbuildings that include garages and sheds constructed over a period of several decades beginning in 1915. The residences generally display no discernible style with only subtle references to architectural styles popular at the time of construction. Later infill construction further dilutes the subdivision's cohesiveness.
		11 Kettering Drive	Tonawanda	1939	Not Eligible	The building at 11 Kettering Drive is a one-and-one-half-story, front-gabled residence located between Kenilworth Park and Lincoln Park. The modest and altered asymmetrical residence displays no discernible architectural style and is clad with brick, sits atop a concrete foundation, and its roof is covered with asphalt shingles. An off-center entry provides access to the residence from Kettering Drive. It is reached by a wood staircase leading to a full-width wood deck lined with timber balusters. The entry door is covered by a gable roof overhang and flanked by decorative, fluted pilasters. South of the entry are paired, one-over-one, double-hung sash windows with inoperable shutters. The centrally located upper story windows follow this configuration beneath a vinyl-clad gable. The residence's south elevation contains two one-over-one, double-hung sash windows flanking a central, infilled window; its north elevation contains paired, one-over-one, double-hung sash windows. An asphalt driveway along the north elevation provides access to Kettering Drive. The building is generally surrounded by residences and is located in a suburban, residential area with commercial and institutional buildings nearby.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		49 Kettering Drive	Tonawanda	1932	Not Eligible	The building at 49 Kettering Drive is an altered one-and-one-half-story, side-gabled residence with front gable located between Kenilworth Park and Lincoln Park. The asymmetrical residence displays elements of the Tudor Revival style, including a dominant front gable, steeply pitched roofs, and decorative entry door surround; however, the residence appears substantially altered with replacement windows throughout and unsympathetic additions. The residence is clad with brick, sits atop a concrete foundation, and its roof is covered with asphalt shingles. An off-center entry located within a projecting, front-gabled vestibule is reached by a concrete staircase and provides access to the residence from Kettering Drive. The replacement entry door and sidelights are lined by a decorative surround with small keystone. South of the entry is a nonoriginal, fixed multi-light window with flanking six-over-six, double-hung sash windows; windows throughout follow this configuration.. Above, the upper story contains paired windows within the gable as well as a vinyl-clad dormer. The residence's north and south elevations contain several windows; the south elevation features a prominent exterior brick chimney. The rear, east elevation contains a large second-story addition clad with vinyl siding. A concrete drive along the residence's north elevation provides access from Kettering Drive to a rear multi-car garage clad with vinyl siding. The building is generally surrounded by residences and is located in a suburban, residential area with commercial and institutional buildings nearby.
		Lincoln Park Village	Tonawanda	1946-1951	Not Eligible	The section of Lincoln Park Village surveyed contains 62 residential buildings, all of which are single-family homes built in relatively short time period between 1946 and 1951. Residences feature modest stylistic elements and uniform setbacks reflecting post-war, mass-produced housing; many examples, particularly along Niagara Falls Boulevard, have been substantially altered.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		Curtis Park (includes Curtis Park United Presbyterian Church)	Tonawanda	1937-1970	Not Eligible	The section of Curtis Park surveyed contains 31 residential buildings, comprising single-family homes, numerous outbuildings that include garages and sheds, and one church. These buildings were built over a period of several decades beginning in 1937, ten years after the subdivision's first residence was built. By the 1960s, nearly all lots had been developed. Buildings generally feature familiar building forms with modest stylistic elements and uniform setbacks; however, the residences vary widely throughout the neighborhood due to numerous construction periods, design choices, and alterations that include changes to exterior materials, replacement windows, and porch additions.
		Marvin Gardens	Tonawanda	1950-1957	Not Eligible	The section of Marvin Gardens surveyed contains 32 residential buildings, all of which are single-family homes built in a relatively short time period between 1950 and 1957. Constructed in response to housing demand following World War II, residences are modest, uniform, and lack ornamentation, reflecting post-war, mass-produced housing. All residences feature similar floorplans with box-like building shapes derived from an established set of exterior designs and many have been altered.
		244 Niagara Falls Boulevard	Tonawanda	1940	Not Eligible	The property at 44 Niagara Falls Boulevard is a modest, single-story, one-part-block commercial building with concrete block construction that sits atop a concrete foundation, has a brick veneer on the facade, and is covered with a flat roof. It has no discernible architectural style. The east-facing facade is generally symmetrical and features two storefront entrances comprising metal-framed glazed curtain walls with horizontal and vertical mullions. Within each curtain wall are single, glazed entry doors. The facade is covered by a full-width canvas awning that contains the business name. A small parking lot provides access to the building. The business is located in a residential area with few commercial buildings nearby.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		354 Niagara Falls Boulevard	Tonawanda	1960	Not Eligible	The property at 354 Niagara Falls Boulevard is a modest one-and-one-half story, front-gabled commercial building with an appearance and scale that appears residential. It sits atop a concrete foundation, is clad with brick, and its roof is covered with asphalt shingles; the facade gable is filled with vinyl siding. The building has no discernible architectural style. Its asymmetrical, east-facing facade features a chamfered southeast corner that contains the building entrance comprising metal-frame, glazed double doors. North of the entry are four regularly placed storefront windows. Above these windows is signage for the business. The gable features a single six-over-six, double-hung sash, vinyl window. A small parking lot surrounds and provides access to the building. It is located in a residential area with few commercial buildings nearby.
		440 Niagara Falls Boulevard	Tonawanda	1960	Not Eligible	The property at 440 Niagara Falls Boulevard is a modest single-story, one-part-block commercial building constructed with concrete block and featuring a stone veneer. It sits atop a concrete foundation and is covered by a flat roof. The building has no discernible architectural style. The off-center entry features a metal-framed, glazed entry door; flanking the door are regularly placed, metal-framed storefront windows that vary in width. The windows and entry are inset in stucco to offset the entry from the building's stone-clad facade. The building's box-like cornice provides a wide overhang over the entry and across the facade and contains the business name. The building is reached by a small parking lot and is located in a mixed-use commercial and residential area.


No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		450 Niagara Falls Boulevard	Tonawanda	1960	Not Eligible	The property at 450 Niagara Falls Boulevard is a simple single-story, one-part-block commercial building constructed of concrete block with a brick veneer. It sits atop a concrete foundation and is covered by a flat roof lined by a neo mansard roof along the east-facing facade. The building has no discernible architectural style. A centrally located entry comprises a glazed, metal-framed door with modest surround. It is flanked by storefront windows that extend the length of the facade and divided by irregularly placed vertical mullions. The neo mansard roof overhangs the facade and is supported by decorative posts and brackets on the facade's north and south ends. The building is accessed by a small parking lot and is located in a mixed-use commercial and residential area.
		474 Niagara Falls Boulevard	Tonawanda	1960	Not Eligible	The property at 474 Niagara Falls Boulevard is a modest two-story, split-level, one-part-vertical-block office building clad with brick that sits atop a concrete foundation and is covered by a flat roof. The building has no discernible architectural style but borrows from contemporary aesthetics: its north and south elevations extend beyond the facade with angled wing walls covered by an overhanging roof extension that covers the entry. The symmetrical east-facing facade features a central entry reached by a concrete staircase and comprising metal-framed, glazed entry doors covered by a wide transom. The entry is flanked by six regularly placed windows on each side with three windows appearing in each story. Windows vary in configuration and comprise square, single-lights or two-light, sliding-sashes. The building is reached by a small parking lot and is located within a mixed-use commercial and residential area.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		500 Niagara Falls Boulevard	Tonawanda	1970	Not Eligible	The property at 500 Niagara Falls Boulevard is a modest single-story, one-part-block commercial building that sits atop a concrete foundation, is clad with stucco, and is covered by a flat roof. The building has no discernible architectural style. The east-facing facade features a nearly full-length, metal-framed, glazed curtain wall that contains an off-center, projecting entry vestibule with metal-framed, glazed door. Above, the building's flat roof projects over the facade with a modest overhang and contains the business signage. A small parking lot provides access to the building, and it is located in a mixed-use residential and commercial area.
		512 Niagara Falls Boulevard	Tonawanda	1956	Not Eligible	The property at 512 Niagara Falls Boulevard is a simple single-story, one-part-block commercial building constructed of concrete block with a brick veneer on its facade. It sits atop a concrete foundation and is covered by a flat roof. The building has no discernible architectural style. An off-center enclosed entry porch provides access to the building's entrance. South of the entry are slightly recessed storefront windows divided by vertical mullions. centrally located entry comprises a glazed, metal-framed door with modest surround. It is flanked by storefront windows that extend the length of the facade and divided by irregularly placed vertical mullions. Above the windows is the business' signage. The building is accessed by a small parking lot and is located in a mixed-use commercial and residential area.



No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		532 Niagara Falls Boulevard	Tonawanda	1946	Not Eligible	The property at 532 Niagara Falls Boulevard is a modest single-story, one-part-block commercial building clad with brick that sits atop a concrete foundation and is covered by a composite-siding-clad neo mansard flat roof. The building's east-facing facade features a central entry comprising metal-framed, glazed double doors flanked by large storefront windows that extend the length of the facade. Additional businesses located north and south of the central entry are similarly configured. The building's neo mansard roof provides a wide overhang that extends the length of the facade and continues along portions of the north and south elevations. A small parking lot provides access to the building, and it is located in a mixed-use residential and commercial area.
		546 Niagara Falls Boulevard	Tonawanda	1958	Not Eligible	The property at 546 Niagara Falls Boulevard is a modest single-story, one-part-block commercial building clad with stucco that sits atop a concrete foundation and is covered by a shingle-clad neo mansard flat roof. The building displays no discernible architectural style. The building's east-facing facade features an off-central entry on its chamfered, northeast corner comprising a paneled wood door with central light and flanking storefront windows over paneled bulkheads. South of the entry is a single storefront window. A small parking lot provides access to the building, and it is located in a mixed-use residential and commercial area.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		796 Niagara Falls Boulevard	Tonawanda	1959	Not Eligible	The property at 796 Niagara Falls Boulevard is a single-story, one-part-block commercial building constructed of concrete block with a facade covered by a brick veneer. It sits atop a concrete foundation and is covered by a flat roof. The building has no discernible architectural style and lacks ornamentation. The east-facing, symmetrical facade features a central metal-framed, glazed entry door flanked by identical storefront windows divided by vertical mullions. A sign with the business name is located above the entry. The building, which is nearly identical to 800 Niagara Falls Boulevard, is accessed by a small parking lot and is located in a mixed-use residential and commercial area.
		800 Niagara Falls Boulevard	Tonawanda	1950	Not Eligible	The property at 800 Niagara Falls Boulevard is a single-story, one-part-block commercial building constructed of concrete block with a facade covered by a brick veneer. It sits atop a concrete foundation and is covered by a flat roof. The building has no discernible architectural style and lacks ornamentation. The east-facing, symmetrical facade features a central metal-framed, glazed entry door flanked by identical storefront windows divided by vertical mullions. Above the entry, a canvas awning extends the length of the facade and contains the business name. The building, which is nearly identical to 796 Niagara Falls Boulevard, is accessed by a small parking lot and is located in a mixed-use residential and commercial area.


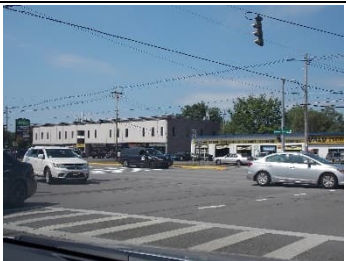
No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		804 Niagara Falls Boulevard	Tonawanda	1960	Not Eligible	The property at 804 Niagara Falls Boulevard is a modest single-story, one-part-block commercial building constructed with concrete block. It sits atop a concrete foundation and is covered by a flat roof. The building has no discernible architectural style and lacks ornamentation. The off-center entry features metal-framed, glazed double doors; south of the door are regularly placed, metal-framed storefront windows above metal panel bulkheads. The windows and entry doors are slightly inset from the building's façade and are framed by brick pilasters. An additional brick pilaster is located at the building's southeast corner. The building's box-like cornice provides a wide overhang over the entry and across the facade and contains the business logo. The building is reached by a small parking lot and is located in a mixed-use commercial and residential area.
		838 Niagara Falls Boulevard	Tonawanda	1954	Not Eligible	The property at 838 Niagara Falls Boulevard is a two-story, two-part-block commercial building with a single-story, one-part-block wing that extends to the north. Both sections sit atop concrete foundations, are clad with brick, and feature neo mansard flat roofs covered with asphalt shingles. The building displays no discernible architectural style. The two-story section contains a central entry with apparent sidelights flanked by large, square storefront windows; however, details are obscured by alterations and paint. Above, the building's second-story comprises the neo mansard roof overhangs the first story and features two inset sixteen-light casement windows. The building's single-story wing contains an off-center metal-framed, glazed entry door with transom flanked by identical two-light storefront windows vertically divided. The neo mansard roof across the facade provides a modest overhang over the entry. The building is accessed by a small parking lot and is located in a mixed-use residential and commercial area.


No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		860 Niagara Falls Boulevard	Tonawanda	1953	Not Eligible	The property at 860 Niagara Falls Boulevard is an altered two-story office building constructed of concrete blocks with a brick veneer on its east-facing facade. The building sits atop a concrete foundation and is covered by a flat roof with wide, overhanging eaves. It displays no discernible architectural style and lacks ornamentation. The facade's north end features the main entrance comprising an entry door with flanking pairs of one-over-one, double-hung sash windows. South of the entry are three garage bays; however, the bay nearest to the main entrance is infilled with an additional entry door and one-over-one, double-hung sash window while the other bays contain paneled garage doors. Above, a wide stringcourse separates the first and second stories. Second story windows above the main entrance comprise identical one-over-one, double-hung sash windows with flanking inoperable shutters. South of these windows are tripartite windows above each garage bay that feature central one-over-one, double-hung sash windows with flanking fixed lights. A small parking lot provides access to the building, and the building is in a mixed-use residential and commercial area. A large telecommunications tower is located at the property's rear.




No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		874 Niagara Falls Boulevard	Tonawanda	1948	Not Eligible	The property at 874 Niagara Falls Boulevard is a substantially altered, single-story commercial building that services as an auto repair business. Its east-facing facade is dominated by seven garage bays with only a small office area on its north end. The building sits atop a concrete foundation, is clad with stucco, and is covered with a flat roof. The building displays no discernible architectural style and ornamentation is minimal and appears to have been added at a later date. The building's main entrance is accessed via an enclosed entry vestibule on the building's north end. A square picture window is located adjacent to the entry. South of the entry are the seven garage bays, irregularly spaced across the facade. Above the garage bays, the upper portion of the facade features a decorative stucco panel with incised horizontal and vertical lines intersecting at low-relief squares. The business is accessed by a parking lot and is located in a mixed-use residential and commercial area.
		900 Niagara Falls Boulevard	Tonawanda	1960	Not Eligible	The property at 900 Niagara Falls Boulevard is a single-story, L-shaped commercial building that sits atop a concrete foundation, is clad with brick, and is covered by a flat roof. The building displays modest characteristics of modern, mid-twentieth century architecture in its lack of ornamentation, horizontality, and use of ribbon windows that give the building the scale and appearance of residential architecture. The east-facing facade features a band of ribbon windows and a projecting building section to the north. The building entrance is accessed on the south elevation and in the ell beneath an entry porch supported by metal poles. A metal-framed curtain wall contains the entry door and vestibule that is slightly taller than the surrounding building. The north, side elevation features an additional long ribbon window. A lawn separates the building from Niagara Falls Boulevard and a small parking lot provides access to the building. The building is located in a mixed-use residential and commercial area.




No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		910 Niagara Falls Boulevard	Tonawanda	1946	Not Eligible	The property at 910 Niagara Falls Boulevard is a modest and altered single-story, one-part-block commercial building constructed of concrete blocks and partially clad with vinyl siding. It sits atop a concrete foundation and is covered by a flat roof. It displays no discernible architectural style. The asymmetrical, east-facing facade features two entrances. On the facade's north end is a single metal-framed, glazed entry door flanked by a storefront window to the north and a small window to the south infilled with glass blocks. Above is a canvas awning that covers the entrance and windows. The facade's south side features a single metal-framed entry door with sidelight and includes a canvas awning over the entry. A small side addition projects from the north elevation and is clad with vinyl siding and contains a single door. The building is accessed by a small parking lot and is located in mixed-use residential and commercial area.
		920 Niagara Falls Boulevard	Tonawanda	1957	Not Eligible	The property at 920 Niagara Falls Boulevard is a two-story, two-part-block commercial building clad in brick with minimal ornamentation. It sits atop a concrete foundation and is covered by a flat roof. The building displays no discernible architectural style. The symmetrical east-facing facade features two entrances comprising metal-framed, glazed entry doors flanked by large storefront windows with prominent sills. A stringcourse divides the first and second story which contains four evenly placed tripartite windows with prominent sills. Bricks colored and arranged to appear like shutters flank these second-story windows. A wide band of trim extends along the roofline. The building is accessed by a parking lot and is in a mixed-use commercial and residential area.




No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		926 Niagara Falls Boulevard	Tonawanda	1954	Not Eligible	The property at 926 Niagara Falls Boulevard is a substantially altered, single-story commercial building with an oversized decorative cornice that is not original. The building sits atop a concrete foundation, is clad with stucco, and is covered by a flat roof. It displays no discernible architectural style. The east-facing facade contains a main entrance on its north end comprising metal-framed, glazed double doors with a transom and sidelights. South of the entry are large storefront windows. Above, the wide, prominent cornice projects from the facade and is stylized with banding and a central rounded arch. The business name is located within the cornice and the decorative banding continues on the building's side elevations. A small parking lot provides access to the building which is located in a mixed-use residential and commercial area.
		1120 Niagara Falls Boulevard	Tonawanda	1965	Not Eligible	The complex at 1120 Niagara Falls Boulevard is a two-story, substantially altered motel. The complex comprises a wide, U-shaped building that contains the check-in area and guest rooms as well as a linear building that contains only rooms. The two buildings are oriented perpendicular to Niagara Falls Boulevard and surround a central parking lot. The buildings display no discernible architectural style and have concrete foundations, are clad with stucco, and are covered with flat roofs. The exterior stucco has been scored and painted to provide prominent, wide banding, and decorative towers that serve no function have been added as additional ornamentation and feature pyramidal roofs and square piers. Square piers also line the interior elevations of the buildings where rooms are accessed. A port cochere attached to the office provides cover for vehicles during check-in. The motel is located in a mixed-use suburban residential and commercial area.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		1280 Niagara Falls Boulevard	Tonawanda	1966	Not Eligible	The building at 1280 Niagara Falls Boulevard is a commercial building that serves as an auto repair shop. The L-shaped building faces east and features a series of garage bays that abut a reception area that extends forward from the bays. The building sits atop a concrete foundation, is clad with brick, and is covered by a flat roof. It displays no discernible architectural style. The office area features a corner entrance with a metal-framed, glazed door and transom set within a glazed curtain wall. Set back and south of the entry are additional glazed double doors with a transom overhead and five garage bays. Above the bays and wrapping around the building is a wide, prominent cornice that projects slightly from the building along the roofline. The cornice contains signage and service information for the business. The building is accessed by a parking lot and is located within a mixed-use residential and commercial area.
		1330 Niagara Falls Boulevard	Tonawanda	1972	Not Eligible	The property at 1330 Niagara Falls Boulevard is a two-story, two-part-block commercial building with a series of first-story storefronts punctuated by an off-center entry that provides access to the offices on the second story. The building sits atop a concrete foundation, is clad with stucco, and is covered by a flat roof; it displays no discernible architectural style. The building's first story contains seven recessed storefronts featuring a metal-framed, glazed entry door and storefront windows. Decorative blocks form a band beneath the windows along the facade and wood paneling fills the spaces above windows and between storefronts. Business signage is located above each set of windows. An off-center, two-story glazed entry with double doors provides access to the offices located on the second story. The second story overhangs the first story and features vertical scoring and single-light rectangular windows generally arranged in groups of three. Along the roofline is a stepped, decorative cornice. A parking lot provides access to the building, and the building is located within a mixed-use residential and commercial area.



No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		1346 Niagara Falls Boulevard	Tonawanda	1945	Not Eligible	The property at 1346 Niagara Falls Boulevard is a modest single-story commercial building that serves as an auto repair shop. Its east-facing facade features five garage bays and an office on its north end. The building sits atop a concrete foundation, is clad with concrete, and is covered by a flat roof. A recessed entry on the facade's north end provides access to an office with large storefront windows on its northeast corner. South of the entry are five garage bays; the southernmost bays are taller and appear to be a later addition. The building's flat roof features overhanging eaves. The business is accessed by a parking lot and is located in a mixed-use residential and commercial area.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
TOWN OF AMHERST						
		39 Kenmore Avenue	Amherst	1948	Not Eligible	The property at 39 Kenmore Avenue is a modest, single-story, one-part-block commercial building that sits atop a concrete foundation, is clad with concrete blocks and bricks, and is covered by a flat roof. It displays no discernible architectural style. The south-facing facade features two building entrances comprising metal-framed, glazed entry doors with adjacent storefront windows. A canvas awning extends the length of the facade over the entries and a centrally located business sign is found above the awning.
		43 Kenmore Avenue	Amherst	1915	Not Eligible	The property at 43 Kenmore Avenue is a one-and-one-half story, gable-front-and-wing former residence now used as a commercial building. The building is clad in vinyl, sits atop a concrete and brick foundation, and its roof is covered with asphalt shingles. The building has no discernible architectural style, appears substantially altered with replacement windows and materials throughout, and is devoid of ornamentation. It faces south toward Kenmore Avenue with an entry with flanking sidelights reached by set of concrete stairs on its wing. The building's gable-front section features a canted bay window beneath an upper-story picture window. The building is flanked by commercial buildings and is located in a suburban, mixed use area with residential, commercial, and institutional buildings nearby.
		47 Kenmore Avenue	Amherst	1951	Not Eligible	The property at 47 Kenmore Avenue is a symmetrical single-story commercial building that sits atop a concrete foundation and is clad with stucco. It is covered by a neo mansard-styled flat roof designed to provide an Asian appearance. The symmetrical, south-facing facade features a central, metal-framed, glazed double door entry with transom. A decorative entry surround forms a flared, front gable over the doors and includes signage for the business. The entry is flanked on each side by three evenly spaced fixed, single-light windows.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		Windermere Boulevard	Amherst	1927-1957	Not Eligible	The portion of Windermere Boulevard surveyed includes eight residences, some featuring small outbuildings, that comprise a mix of altered and modest Tudor Revival style residences and mid-twentieth century forms that reflect the street's changing development over the course of several decades.
		63 Kenmore Avenue	Amherst	1955	Not Eligible	The property at 63 Kenmore Avenue is an asymmetrical, two-story, split-level commercial building with a side entry. It features a concrete foundation and is clad with brick and composite siding; the roof is flat and forms a modest overhang over the facade. The south-facing facade contains a brick ground story and overhanging second story clad with composite siding. Both stories feature horizontally oriented, multi-light, metal-framed windows. A canvas awning covers the second story windows. A decorative, vertical projection is located on the facade's west end and contains signage for the business. The building is accessed on its east elevation through a central entry door with flat overhang that is accessed from a parking lot. Irregular placed windows flank the entry on both stories.
		71 Kenmore Avenue	Amherst	1958	Not Eligible	The property at 71 Kenmore Avenue is a simple two-story brick-clad building that sits atop a concrete foundation and is covered by a flat roof. Its south-facing facade features two off-center, two-light, sliding-sash windows on its each story. The windows feature a raised brick surround that forms a single box around each pair of windows. West of the windows is an empty wall space that contains signage for the business. The building is accessed by a side entry and parking lot.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		Capen Boulevard Historic District	Amherst	1920-1930	Eligible	Ten properties within the Capen Boulevard Historic District are located within the APE. In total, the district contains 67 contributing and 21 noncontributing buildings featuring a variety of architectural styles that include Tudor Revival, Colonial Revival, Spanish Eclectic, and Craftsman as well as bungalow and American Foursquare forms.
		Allenhurst-Niagara	Amherst	1923-1957	Not Eligible	Allenhurst-Niagara contains 139 properties, comprising single-family residences and occasional outbuildings. The majority of residences were constructed after World War II; only residences closest to Kenmore Avenue in the southwest corner of the Town of Amherst pre-date World War II and were constructed to take advantage of proximity to streetcar routes. Architectural styles vary with early examples featuring interpretations of the Tudor Revival and Prairie styles and later examples displaying interpretations of the Minimal Traditional or Ranch styles.
		Oxford Village	Amherst	1946	Previously Determined Not Eligible	Oxford Village is a multi-building apartment complex located between Oxford Avenue and Longmeadow Road that was previously determined not eligible.



No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		20 Longmeadow Road	Amherst	1950	Not Eligible	The building at 20 Longmeadow Road is an altered, single-story office/commercial building that sits atop a concrete foundation, is clad with concrete blocks, and is covered by a neo mansard roof with wide overhang. The symmetrical building faces south toward Longmeadow Road, displays no discernible architectural style, and features replacement windows throughout. A central projecting section contains the main entry which is accessed by a small porch covered by a neo mansard roof and supported by vinyl posts. The entry door is flanked by window openings with brick sills infilled with glass blocks. Paired single-light sash windows with inoperable shutters are found to the east and west of the central entry section. Window openings on all elevations feature both glass blocks as well as paired, single-light sashes. The building is located in a suburban, mixed use area with residential, commercial, and institutional buildings nearby.
		116 Marion Road	Amherst	1960	Not Eligible	The building at 116 Marion Road is a modest two-story, hipped roof residence with a single-story, partial-width section that projects from the facade. The asymmetrical residence displays no discernible architectural style and lacks ornamentation, is clad with brick, sits atop a concrete foundation, and its roof is covered with asphalt shingles. The central entry is located on a projecting, partial-width section which is covered by a hipped roof and is accessed by a concrete staircase. South of the entry and on the projecting section is a tripartite window comprising three single-light sliding sashes; windows throughout follow this configuration or are hung in pairs. A tripartite window is located north of the projecting section while the facade's second story contains paired and tripartite windows. A concrete drive along the residence's south elevation provides access from Marion Road to a multi-car garage that extends from the building's south elevation and is set back from the facade. The residence is located in a suburban, mixed use area with residential, commercial, and institutional buildings nearby.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		194 Marion Road	Amherst	1960	Not Eligible	The building at 194 Marion Road is a two-story, hipped roof, Split-Level style residence. The modest, asymmetrical building contains a single-story northern section and two-story southern section that contains a garage beneath a modest second-story overhang. The first story is clad with brick while its upper story is clad with vinyl siding. The residence sits atop a concrete foundation, and its roof is covered with asphalt shingles. The building faces east toward Marion Road with the main entry located at its center and within the two-story section. A concrete stair leads to the entry; south of the entry are two garage doors. Above the entry, the second story contains a picture window with flanking one-over-one, double-hung sash sidelights. South of the picture window is a single one-over-one, double-hung sash window; windows throughout generally follow this configuration. Both upper story windows are covered with fabric awnings. The facade's single-story section, located north of the entry, contains a single four-light bow window comprising four vertically oriented fixed windows. On other elevations, fenestration is irregularly placed. A concrete driveway leads from Marion Road to the garage. The building is located in a suburban, mixed use area with residential, commercial, and institutional buildings nearby.
		681 Niagara Falls Boulevard	Amherst	1958	Not Eligible	The property at 681 Niagara Falls Boulevard is a modest single-story, one-part-block commercial building that sits atop a concrete foundation, is clad with brick, and is covered by a flat roof. The building displays no discernible architectural style and lacks ornamentation. The west-facing facade features three storefronts beneath a projecting, flat-roofed canopy supported by metal poles. Each storefront contains metal-framed, glazed entry doors with large storefront windows separated by vertical mullions. Business signage is located above the canopy and against the building facade. A small parking lot provides access to the building which is located in a mixed-use residential and commercial area.



No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		Trinity United Methodist Church, 711 Niagara Falls Boulevard	Amherst	1957	Not Eligible	The property at 711 Niagara Falls Boulevard comprises three connected church buildings that form a U-shape complex that opens west toward Niagara Falls Boulevard. The complex's buildings sit atop concrete foundations, are clad with brick, and feature both barrel (arched) and flat roofs. The complex displays no discernible style and is characterized by its use of square windows arranged in grid-like patterns as well as extensive use of metal-framed, glazed curtain walls. At its north end, the complex features an approximately two-story church sanctuary with glazed curtain walls separated by brick piers on its north and south elevations between the grid-like window arrangement. It is covered by a barrel roof. At its rear, east end it connects to a single-story building oriented parallel to Niagara Falls Boulevard with central glazed curtain wall and glazed double doors between window grids. This single-story building connects to an approximately two-story building that appears smaller in size than the sanctuary but is similarly designed and contains a multi-purpose hall. The church complex is located in a mixed-use residential and commercial area and is accessed by parking lots on its south and east sides.
		733 Niagara Falls Boulevard	Amherst	1953	Not Eligible	The property at 733 Niagara Falls Boulevard is a single-story commercial building used as an auto repair shop. The modest building sits atop a concrete foundation, is clad with concrete blocks, and is covered by a flat roof. The building displays no discernible architectural style and is utilitarian in nature. Its west-facing facade features an off-center, glazed entry door. North of the door is a storefront window. South of the door are two garage bays. The building's flat roof overhangs the facade. A parking lot provides access to the building which is located in a mixed-use residential and commercial area.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		751 Niagara Falls Boulevard	Amherst	1962	Not Eligible	The property at 751 Niagara Falls Boulevard is a single-story, one-part-block commercial building with an off-center entry and flanking storefront windows. The building sits atop a concrete foundation, is clad with bricks, and is covered by a flat roof; it displays no discernible architectural style. The entry comprises metal-framed, glazed double doors which are off-set by brick piers that support a false gable. A metal canopy covers the entry. Flanking the entry are storefront windows divided by vertical mullions. Above, a wide cornice band contains the business name. The building is accessed by a parking lot and is located in a mixed-use residential and commercial area.
		Christian Fellowship Baptist Church, 765 Niagara Falls Boulevard	Amherst	1962	Not Eligible	The property at 765 Niagara Falls Boulevard is an approximately two-story church that sits atop a concrete foundation, is clad with brick and is covered by a front-gabled roof with asphalt shingles. The church displays no discernible style but contains ornamentation with subtle references to classically inspired elements including articulated cornices, quoins, and inset decorative panels. Oriented perpendicular to Niagara Falls Boulevard, the west-facing facade features a central projecting section with a central, circular low-relief panel and corner quoins covered by front-gabled roof. The church's name is located beneath the panel. North and south of the projecting section are two-over-two, double-hung sash windows beneath rectangular panels. This motif and window arrangement is generally carried throughout the church. A south-projecting ell located near the building's rear contains double doors that provide access into the church. The church roof is covered by a steeple with a vented, square base. The building is accessed by a side and rear parking lot and is located in a mixed-use residential and commercial area.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		785 Niagara Falls Boulevard	Amherst	1961	Not Eligible	The property at 785 Niagara Falls Boulevard is an altered, and modest single-story motel that forms a U-shape complex around a central parking area. The complex sits atop a concrete foundation, is clad with stucco, and is covered by a side-gabled roof with asphalt shingles interrupted by periodic cross gables. The motel lacks ornamentation and displays no discernible architectural style. Its northwest corner features the motel office which contains entrances on its west-facing facade and interior-facing south elevation. The facade entry is located adjacent to a one-over-one, double-hung sash window; windows throughout follow this configuration. The office's south elevation features a large, nine-light picture window with wide muntins. The office's east elevation abuts the motel rooms, all which feature a single entry door and window. A small landscaped area separates the motel office building from Niagara Falls Boulevard. The motel is located in a mixed-use residential and commercial area.
		789 Niagara Falls Boulevard	Amherst	1902	Not Eligible	The residence at 789 Niagara Falls Boulevard is a substantially altered one-and-one-half-story building that sits atop a concrete block foundation, is clad with vinyl siding and is covered by a clipped-gable roof with asphalt shingles. The residence displays no discernible architectural style, lacks ornamentation, and modifications obscure original details. The west-facing facade features a projecting, single-story, full-width enclosed former porch with two replacement two-light, sliding sash windows. The former porch is covered by a hipped roof. Above and beneath the clipped gable are similarly configured windows hung in a pair. Irregular fenestration continues along the north elevation which features a central, clipped gable dormer with similarly configured window. The south elevation features single and triple replacement windows irregularly placed. The residence is located in a mixed-use residential and commercial area although this portion of Niagara Falls Boulevard has developed into a commercial zone.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		797 Niagara Falls Boulevard	Amherst	1955	Not Eligible	The property at 797 Niagara Falls Boulevard is a substantially altered commercial building that sits atop a concrete foundation, is constructed of concrete blocks with stone and brick veneers, and is covered by a flat roof. It displays no discernible architectural style. Its west-facing facade features projecting entry vestibules on its north and south ends. The entries comprise metal-framed, glazed entry doors with decorative, broken pediment surrounds. The north half of the building features a haphazardly applied brick and stone veneer treatment to the exterior and a single horizontal storefront window, while the south half of the building appears painted and contains no windows. The building is accessed by a parking lot and is located within a mixed-use residential and commercial area.
		803 Niagara Falls Boulevard	Amherst	1960	Not Eligible	The property at 803 Niagara Falls Boulevard is an altered, single-story, one-part-block commercial building oriented perpendicular to Niagara Falls Boulevard. It sits atop a concrete foundation, is clad with stucco, and is covered by a flat roof; it displays no discernible architectural style. The building's facade faces north toward Betina Avenue and features a central entry vestibule flanked by two-light fixed windows within recessed vertical wall segments. East of the entry are two garage bays. The building's flat roof features a box-like cornice that wraps around its west, north, and east elevations. The business is accessed by a parking lot and is located in a mixed-use residential and commercial area.



No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		843 Niagara Falls Boulevard	Amherst	1959	Not Eligible	The property at 843 Niagara Falls Boulevard is a modest and altered two-story, two-part-block commercial building that sits atop a concrete foundation, is clad with stucco, and is covered by a flat roof. It displays no discernible architectural style. Its west-facing facade features an off-center metal-framed, glazed entry door with storefront windows located north of the entry. An additional metal-framed, glazed entry door with transom is located on the facade's south end and likely provides access to the second story. The second story features three two-light, sliding-sash windows. The windows and first story storefront are covered by canvas awnings. The building is accessed by a parking lot and is located in a mixed-use residential and commercial area.
		847 Niagara Falls Boulevard	Amherst	1964	Not Eligible	The building at 847 Niagara Falls Boulevard is a substantially altered single-story, side-gabled former residence with a front-gabled central projecting entry vestibule. The nearly symmetrical residence displays no discernible architectural style and largely follows a Cape Cod form. It lacks ornamentation, is clad with brick, sits atop a concrete foundation, and its roof is covered with asphalt shingles. The central, glazed entry door is slightly off-center within the projecting vestibule and is reached by a concrete stair. Flanking the vestibule are large nonoriginal picture windows. An exterior brick chimney is located on the building's south elevation. Irregularly placed one-over-one, double-hung sash windows are located on the north elevation in addition to a small projecting section at the first story's center. The building appears surrounded by an asphalt parking area which is accessed from Niagara Falls Boulevard. The building is located in a suburban, mixed use area with residential, commercial, and institutional buildings nearby.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		853 Niagara Falls Boulevard	Amherst	1956	Not Eligible	The building at 853 Niagara Falls Boulevard is a substantially altered, single-story, one-part-block commercial building comprising two storefronts that sits atop a concrete foundation, is clad with brick and stone, and covered with a flat roof. It displays no discernible architectural style and lacks ornamentation. The west-facing facade's north end features a storefront covered with a flat canopy with a metal-framed, glazed entry door with sidelight and transom; storefront windows are located north of the entry and divided by a vertical mullion. On the facade's south end is an altered exterior with replacement windows and entry door. The glazed entry door is located south of a series of four, two-light storefront windows. A small parking lot provides access to the building which is located in a mixed-use residential and commercial area.
		861 Niagara Falls Boulevard	Amherst	1940	Not Eligible	The building at 861 Niagara Falls Boulevard is a substantially altered, one-and-one-half story, front-gabled former residence. The modest, generally symmetrical residence displays no discernible architectural style and lacks ornamentation. Its first story is clad in vinyl siding while its upper story is covered with vertically oriented aluminum siding; it sits atop a concrete foundation its roof is covered with asphalt shingles. The building faces west toward Niagara Falls Boulevard and is accessed by a concrete staircase that leads to a partial-width porch and projecting vestibule that contains the entry door. Flanking this entry vestibule are picture windows with sidelights. Above the entry is a single one-over-one, double-hung sash window; window configurations vary throughout. Both the south and north elevations feature irregularly placed windows; the north elevation contains an additional side entry covered by a gable roof overhang as well as an shed-roof dormer. A concrete driveway along the north elevation provides access from Niagara Falls Boulevard to a rear garage. The building is located in a suburban, mixed use area with residential, commercial, and institutional buildings nearby.


No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		865 Niagara Falls Boulevard	Amherst	1947	Not Eligible	The building at 865 Niagara Falls Boulevard is a one-and-one-half-story, front-gabled former residence with an off-center projecting entry vestibule. The modest and altered asymmetrical residence displays no discernible architectural style and lacks ornamentation, is clad with stone and composite siding, sits atop a concrete foundation, and its roof is covered with asphalt shingles. An off-center projecting vestibule contains the main entry and is reached by a concrete stair. South of the entry is a picture window with flanking one-over-one, double-hung sash windows; windows throughout are similarly configured. Above, the upper story contains two windows hung in a pair. Both the north and south elevations contain irregularly placed windows and a centrally located cross gable. An asphalt drive along the building's north elevation provides access from Niagara Falls Boulevard to the parcel's rear. The building is located in a suburban, residential area with commercial and institutional buildings nearby.
		869 Niagara Falls Boulevard	Amherst	1956	Not Eligible	The property at 869 Niagara Falls Boulevard is a modest two-story commercial building that sits atop a concrete foundation, is clad with brick, and is covered by a flat roof. It displays no discernible architectural style and lacks ornamentation. The west-facing facade features three irregularly placed first-story entrances comprising metal-framed, glazed entry doors. Storefront windows are located adjacent to two entrances. Overhanging the first story is a full-width awning. Above, the second-story contains six one-over-one, double-hung sash windows; windows at the north and south ends are hung in a pair. A parking lot provides access to the building which is located in a mixed-use residential and commercial area.



No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		899 Niagara Falls Boulevard	Amherst	1950	Not Eligible	The property at 899 Niagara Falls Boulevard is a single-story, circular-plan commercial/office building with attached rectangular wing. The building sits atop a concrete foundation, is clad with concrete blocks and stucco, and is covered by a flat roof; it displays no discernible architectural style. The building's west-facing facade contains a central projecting entry vestibule with north-facing glazed double doors. Set back from the vestibule, the facade's north section features glazed storefront windows divided by vertical mullions with prominent sills. A decorative cornice lines the facade above the windows and entry vestibule and gives the impression of a roofline parapet. South of the entry is a projecting, circular building section with regularly placed single-light windows and modest sills. A parking lot provides access to the building which is located in a mixed-use residential and commercial area.
		925 Niagara Falls Boulevard	Amherst	1968	Not Eligible	The property at 925 Niagara Falls Boulevard is a single-story commercial building that serves as an auto repair shop. Its northwest-facing facade is distinguished by two front-facing gables that separate the office/reception space on the south from the garage bays on the north. The building sits atop a concrete foundation, is clad with stucco, and is covered by front-gabled roof with rolled asphalt. The building displays no discernible architectural style. The facade's south section projects slightly and includes the office and reception area. It contains metal-framed, vertical storefront windows flanked by entries. Located north of the office and set back is the repair area with three garage bays. The facade's two gables have modest eaves and are supported by steel rafters. A parking area provides access to the building which is located in a mixed-use residential and commercial area.



No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		2131 Eggert Road	Amherst	1964	Not Eligible	The property at 2131 Eggert Road is a single-story commercial building that serves as an auto repair shop. It sits atop a concrete foundation, is clad with concrete, and is covered by a flat roof; the building displays no discernible architectural style. The south-facing facade features a drive-through waiting area with three multi-light storefront windows; interior areas provide access to the office/reception area and an additional office/reception entry is located on the west elevation. Set back from the drive-through waiting area on the facade's east end are two garage bays. The building is accessed from a parking lot and is located in a mixed-used residential and commercial area.
		951 Niagara Falls Boulevard	Amherst	1974	Not Eligible	The property at 951 Niagara Falls Boulevard is a single-story commercial building that serves as a restaurant and typifies easily reproduced, suburban architecture of the late-twentieth century. It sits atop a concrete foundation, is clad with concrete blocks, and is covered by a side-gabled roof with asphalt shingles; the roof features a wide vertical projection along the roof ridge that adds visual interest, hides mechanical equipment, and displays business signage. The building displays no discernible architectural style. Its west-facing facade features a single, metal-framed, glazed entry door on its north end; south of the entry are large storefront windows divided by vertical mullions. Projecting from the facade are four concrete block piers that appear to support the roof's wide overhang. A parking lot provides access to the building which is located in a mixed-use residential and commercial area.


No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		2991 Sheridan Drive	Amherst	1974	Not Eligible	The property at 2991 Sheridan Drive is a single-story, one-part-block commercial building that typifies strip mall construction in the late-twentieth century and houses several businesses. The asymmetrical building sits atop a concrete foundation, is clad with stucco, and is covered by a flat roof. It displays no discernible architectural style. Its north-facing facade exhibits a continuous grid of metal-framed, storefront windows and glazed entry doors. An off-center, triangular building projection and arched entry provide the only ornamentation. Above the windows is a continuous wide stucco band that contains various business names. The building is accessed from a parking lot and is located in a mixed-use residential and commercial area.
		3025 Sheridan Drive	Amherst	1969	Not Eligible	The property at 3025 Sheridan Drive is a single-story commercial building that typifies late-twentieth century suburban construction. The asymmetrical building sits atop a concrete foundation, is clad with brick, and is covered by a metal-clad neo mansard flat roof. It displays no discernible architectural style and lacks ornamentation. Its north-facing facade exhibits a continuous row of metal-framed, storefront windows and glazed entry doors interrupted by vertical brick piers. An off-center main entrance is located beneath a projecting roof section. The building is accessed from a parking lot and is located in a mixed-use residential and commercial area.


No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		995 Niagara Falls Boulevard	Amherst	1966	Not Eligible	The property at 995 Niagara Falls Boulevard is a single-story commercial building that serves as an auto repair shop. Its west-facing facade is distinguished by a projecting section on its north end that includes an office/reception space while its south end contains eight garage bays. The building sits atop a concrete foundation; is clad with brick, stucco, and metal; and is covered by a flat roof. The building displays no discernible architectural style. The office and reception area features a metal-framed curtain wall on its south and west elevations and provides access via glazed single and double doors. Above the curtain walls is a wide band of vertically oriented corrugated metal that wraps around the office space. Set back from the office on the facade's south end are eight garage bays arranged in pairs. Metal doors flush with the exterior walls separate each pair. A wide band of stucco lines the roof above the doors and includes the business signage. A parking area provides access to the building which is located in a mixed-use residential and commercial area.
		1009 Niagara Falls Boulevard	Amherst	1962	Not Eligible	The property at 1009 Niagara Falls Boulevard is a heavily altered, single-story commercial building that resembles typical suburban architecture from the late-twentieth century due to numerous alterations. It sits atop a concrete foundation, is clad with brick, and is covered by a flat roof with a false front gable; it displays no discernible architectural style. A central entry comprising metal double doors is flanked by two two-light, sliding sash replacement windows on each side. The windows are inset in a wood surround and the entry is covered by a canvas awning. A decorative wood cornice lines the roof and false gable that contains the business name. An iron fence with concrete block piers encircles the facade to provide an outdoor seating area. The building is accessed from a parking lot and is located in a mixed-use residential and commercial area.




No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		1061 Niagara Falls Boulevard	Amherst	1958	Not Eligible	The property at 1061 Niagara Falls Boulevard is an altered two-story motel converted into a commercial strip mall. The building forms an L shape around a parking lot and faces west toward Niagara Falls Boulevard. It sits atop a concrete foundation, is clad with stucco, and is covered by flat roof with overhanging eaves. Fenestration throughout is regular and the first story's openings are mimicked in the second story. The building's projecting north section likely contained the motel office; it features a metal-framed, glazed entry door flanked by storefront windows. Set back from the former office, the building's ell is oriented parallel to Niagara Falls Boulevard and features a series of doors with adjacent storefront window. Several locations contain infilled window or door openings. A projecting stringcourse separates the first and second stories and is similar in appearance to the roofline cornice. The building is located in a mixed-use residential and commercial area.


No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		1101 Niagara Falls Boulevard	Amherst	1958	Not Eligible	The property at 1101 Niagara Falls Boulevard is a substantially altered two-story commercial building that appears as two disjointed buildings connected by a continuous awning that extends across several businesses. The west-facing facade's south end features a single-story section that sits atop a concrete foundation, is clad with concrete block walls, and is covered by a flat roof. Its southern corner contains a metal-framed, glazed entry door flanked by storefront windows; north of the entry and windows are two large storefront windows with vertical mullions. North of the single-story section is a two-story building that appears more residential in nature. It sits atop a concrete foundation, is clad with concrete blocks, and is covered by a partial hipped roof with asphalt shingles. Its first story features an enclosed porch space with multiple entrances that forms a continuous facade with the building's single-story section. A canvas awning is located above these entrances and wraps around the building. Above, the second story features single-light windows with metal awnings. The building is accessed by a parking lot and is located in a mixed-use residential and commercial area.
		1167 Niagara Falls Boulevard	Amherst	1954	Not Eligible	The property at 1167 Niagara Falls Boulevard is an altered, single-story commercial building that serves as an auto repair shop. It sits atop a concrete foundation, is clad with brick and concrete blocks, and is covered by a flat roof; the building displays no discernible style and lacks ornamentation. Its west-facing facade features a central garage opening adjacent to metal-framed, glazed entry door covered by a canvas awning and one-over-one, double-hung sash window. North of the central garage opening is an office/reception area with metal-framed, grid-like windows that wrap around the building's northwest corner. An additional garage bay is located on the building's south end and is set back from the facade. A parking lot provides access to the building which is located in a mixed-use residential and commercial area.


No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		1205 Niagara Falls Boulevard	Amherst	1964	Not Eligible	The property at 1205 Niagara Falls Boulevard is a modest, single-story commercial building that sits atop a concrete foundation, is clad with corrugated metal siding, and is covered with a metal hipped roof and flat roof. It displays no discernible architectural style and lacks ornamentation. The west-facing facade features what is essentially a metal-framed, glazed curtain wall of storefront windows separated by vertical mullions with a metal-framed, glazed entry door located on the facade's north end. The curtain walls wrap around to the south and north elevations. At the rear, the building contains no openings and features a drive-through. The building is accessed from a parking lot and is located in a mixed-use residential and commercial area.
		Boulevard Mall/1265 Niagara Falls Boulevard-1267 Niagara Falls Boulevard-3891 Maple Road	Amherst	1962	Not Eligible	Boulevard Mall is a substantially altered, multi-story, multi-use commercial building that contains a shopping mall within a series of connected rectangular-shaped buildings. Its main entrance faces west toward Niagara Falls Boulevard; however, numerous alterations since the time of its construction have resulted in multiple additions, entrances, and changes to exterior materials. The mall is surrounded by a large parking lot and several storefronts appear vacant.


No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		3893 Maple Road	Amherst	1971	Not Eligible	The property at 3893 Maple Road is a single-story commercial building that serves as an auto repair shop. Its construction resembles typical late-twentieth century mass-produced suburban architecture, and the north-facing facade is dominated by multiple garage bay openings. The building sits atop a concrete foundation, is clad with brick in its lower half and stucco above, and is covered by a flat roof. It displays no discernible architectural style. The facade is separated by brick piers and pilasters that project slightly from the building. Its east end features a covered drive-through opening and an office/reception area with metal-framed, glazed curtain walls and entry doors. Five garage bays are located west of the office/reception area. Above these openings is a wide, stucco-clad cornice with slight overhang. A parking lot provides access to the building which is located in a mixed-use residential and commercial area.


No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		3910 Maple Road	Amherst	1973	Not Eligible	<p>The property at 3910 Maple Road comprises two modest buildings. The west building is a simple, single-story commercial building that sits atop a concrete foundation, is clad in stucco, and is covered by a flat roof; it displays no discernible architectural style. The south-facing facade's west end features a metal-framed, glazed entry door with transom and sidelights; east of the entry are three metal-framed storefront windows separated by vertical mullions. The facade's east end features an opening infilled with horizontally oriented corrugated metal containing metal-framed, glazed double doors. A metal canopy extends the length of the facade and provides a modest overhang.</p> <p>The east building is a substantially altered, single-story commercial building that sits atop a concrete foundation, is clad with brick and stucco, and is covered by a flat roof; it displays no discernible architectural style. The south-facing facade features three storefront entrances that differ in appearance. The outer storefronts have brick exteriors with centrally located glazed entry doors flanked by paired storefront windows separated by vertical mullions. The westernmost storefront features decorative arches over its windows and doors. A wide stucco cornice extends the length of the roofline over these business entrances. At its center, the building features an off-center, inset entrance with glazed entry door and glazed curtain wall. The storefront is covered by a canvas awning with a large arched awning over the entrance.</p> <p>The buildings are accessed by a shared parking lot and are located in a mixed-use residential and commercial area.</p>


No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		3999 Maple Road	Amherst	1968	Not Eligible	The property at 3999 Maple Road is a single-story commercial building that sits atop a concrete foundation, is clad with vinyl siding, and is covered by a flat roof. The building displays no discernible architectural style and contains no windows. Its facade faces east toward North Bailey Avenue and contains double doors beneath a large decorative surround that projects from the facade. Its north elevation features an off-center exterior stone chimney. The building is located in a mixed-use residential and commercial area and is accessed from a parking lot.
		Sweet Home Middle School/ 4150 Maple Road	Amherst	1962	Previously Determined Not Eligible	Sweet Home Middle School is a two-story, brick-clad institutional building that was previously determined not eligible.
		North Bailey	Amherst	1917-1961	Not Eligible	North Bailey is a subdivision laid out with curvilinear streets in the 1920s and developed over a period of several decades. Residences comprise a variety of one-and-two-story forms and lack discernible architectural styles. The neighborhood's long development date has resulted in a variety of residential designs, particularly along the north side of Homecrest Drive, that do not relate to a particular time period and lack the cohesion seen in most postwar subdivisions.
		University at Buffalo North Campus (Academic Core)	Amherst		Not Eligible	


No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		Skinnerville Cemetery and Church	Amherst	1846	Not Eligible	<p>Skinnerville Cemetery and Church are located east of John James Audubon Parkway and are within University at Buffalo North Campus property. The property comprises two cemetery sections and a church. The church is an altered one-and-one-half-story, symmetrical, rectangular-plan chapel oriented perpendicular to Frontier Road. It sits atop a stone foundation, is clad with vinyl siding, and is covered by a front-gabled roof clad with asphalt shingles; the roof features a small cupola.</p> <p>The cemetery section on the southwest side of Frontier Road contains the oldest burials. Burials comprise rows with mortuary art in this section containing several columns, obelisks, and urns indicating pre-World War II placement; however, the majority of burials feature simple headstones. The cemetery section on the northeast side of Frontier Road is adjacent to the church. Its headstones are noticeably more modest; visual inspection confirmed that the section contains more recent burials.</p>


No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		2402 John James Audubon Parkway	Amherst	1900	Not Eligible	The property at 2402 John James Audubon is a three-story commercial building located east of John James Audubon Parkway. Although Erie County records indicate a 1900 year built date, only a small portion of the existing building dates from 1900 and has been incorporated into more recent construction. As a result, only a portion of the building is visibly older, as indicated by building and roof shape, but is substantially obscured by the new building. Overall, the property is an asymmetrical, Y-shaped building that opens east toward a large parking lot. It sits atop a concrete foundation, is clad with stucco and vinyl siding, and is covered by a flat or gabled roof with asphalt shingles. The building displays no discernible architectural style although a circular, projecting entry with circular columns appears influenced by Post-Modernism. Most building sections feature regularly placed fenestration that comprises metal-framed windows; other elevations feature metal-framed, glazed curtain walls. The building is set back from John James Audubon Parkway and is located in a mixed-use residential and commercial area.

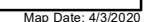
No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		2477 North Forest Road	Amherst	1948	Not Eligible	The building at 2477 North Forest Road is a one-and-one-half-story, side-gabled residence with prominent front gable. The asymmetrical residence displays modest references to the Tudor Revival style, including a dominant front gable with prominent bay window and steeply pitched roofs. Clad with brick, the residence sits atop a concrete foundation, and its roof is covered with asphalt shingles. A centrally located entry within a projecting, front gable is reached by a stone staircase and provides access to the residence and a partial-width facade porch. East of the entry is a canted bay window with one-over-one, double-hung sash windows; windows throughout follow this configuration. Above, the gable features a second-story window. West of the entry and set back from the gable, the facade includes a picture window with flanking sidelights. The residence's east elevation contains a projecting section with windows placed on all elevations that form a band-like appearance. A gravel driveway along the east elevation provides access to a rear garage from North Forest Road. The area around the residence is heavily wooded and it is located in a suburban, residential area with commercial and institutional buildings nearby.

No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		250 Dodge Road	Amherst	(0)	Not Eligible	<p>The property at 250 Dodge Road contains two apparent dwellings and multiple outbuildings. On the parcel's east side and nearest to Dodge Road is a substantially altered one-and-one-half-story, side-gabled residence that is oriented perpendicular to the street and contains a single-story, shed-roof addition on its east side. Views toward the residence were obscured by vegetation; however, the residence displays no discernible architectural style, is clad with asbestos siding, and sits atop a concrete foundation. The roof appears covered with asphalt shingles. The building is accessed by a wood staircase and wood deck on its west elevation; the building's south elevation contains a first-story bay window and two upper-story windows. The single-story addition also contains a bay window on its south elevation.</p> <p>A second residence on the parcel is located to the northwest. It is a one-and-one-half-story, substantially altered Tudor Revival-style residence with multiple front gables, a steeply pitched hipped roof, and extensive use of half-timbering. Views toward the residence were also obscured by vegetation. The residence's foundation is covered by a brick veneer while its exterior walls are stucco and the roof is clad with wood shingles. A central entrance is located beneath a gable overhang and is flanked by horizontally oriented, two-light windows; windows throughout appear to follow this configuration. Above and east of the entry, a second-story gable contains a window. A large, single-story addition is attached to the residence's east elevation. It is clad with vertical boards and covered by a metal side-gabled roof. A small shed and gambrel-roof barn clad with vertical boards are located west of the residence. These buildings are reached by a series of gravel driveways which provide access from Dodge Road. The surrounding area appears as a transitional suburban-rural area with undeveloped land nearby in addition other residential, commercial, and institutional buildings.</p>

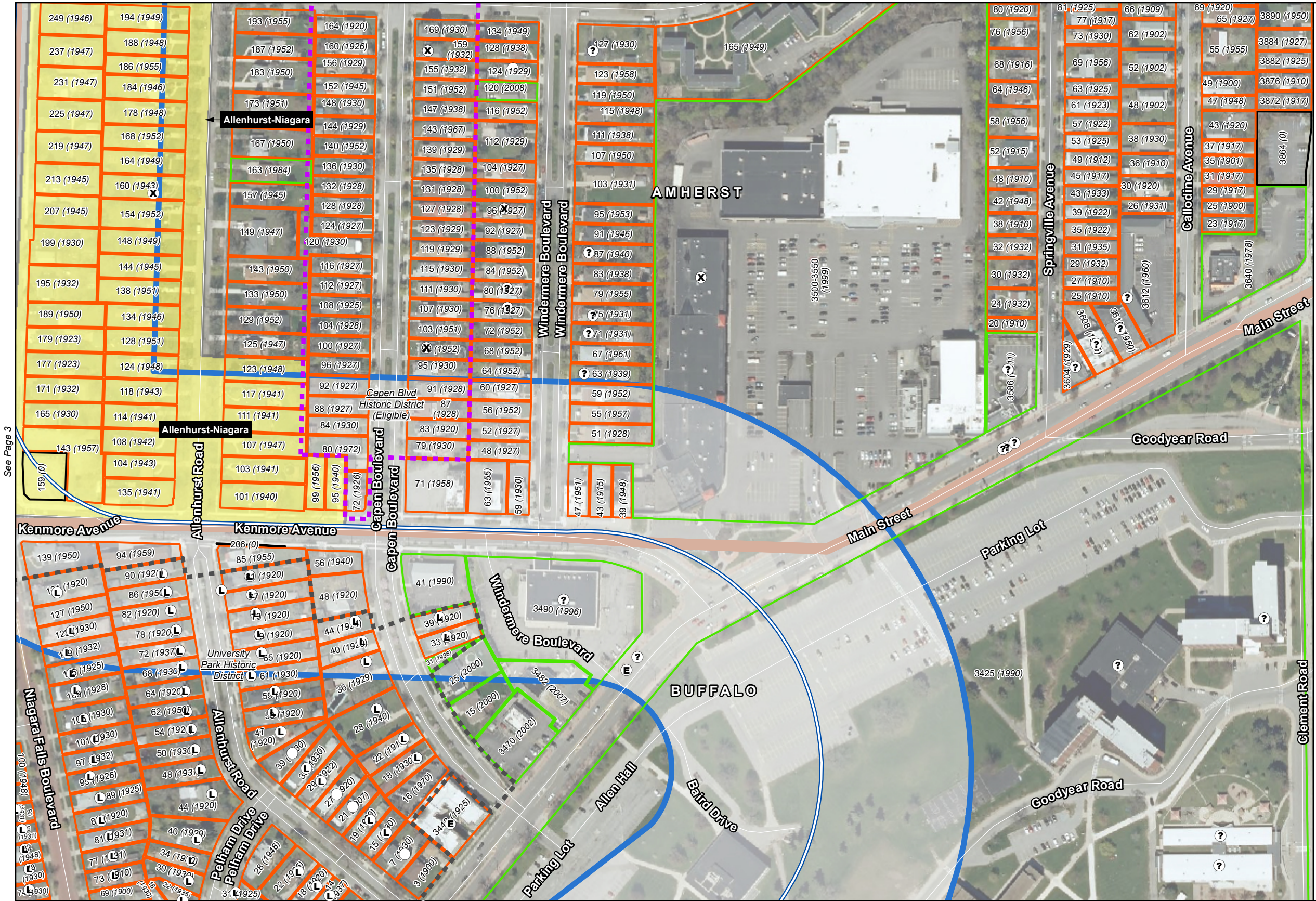
No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		270 Dodge Road	Amherst	1930	Not Eligible	The building at 270 Dodge Road is an altered one-and-one-half-story, front-gabled residence with a single-story, full-width enclosed porch covered by a hipped roof. The modest and altered asymmetrical residence displays no discernible architectural style and has little ornamentation, is clad with brick, sits atop a concrete foundation, and its roof is covered with asphalt shingles. The projecting, enclosed porch contains the off-center main entry and is reached by a concrete stair lined with brick walls. West of the entry are a band of one-over-one, double-hung sash windows; windows throughout follow this configuration and feature prominent sills. Above, the upper story contains three windows hung together. The residence's east elevation contains irregularly placed windows beneath a centrally located cross gable. Both the north and south elevations contain irregularly placed windows and a centrally located cross gable. A gravel drive along the building's east elevation provides access from Dodge Road to the parcel's rear. The surrounding area appears as a transitional suburban-rural area with undeveloped land nearby in addition other residential, commercial, and institutional buildings.

No.	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		300 Dodge Road	Amherst	1895	Not Eligible	The building at 300 Dodge Road is an altered two-and-one-half-story, gable-front residence with two single-story enclosed porches located on the facade and west elevation and a large rear addition. The residence displays no discernible architectural style. It sits atop a stone block foundation, is clad with asbestos siding, and its roof is covered with asphalt shingles. The south-facing facade features a full-width, single-story enclosed porch covered by a hipped roof with two tripartite windows and a side entry on the porch's west elevation. The entry and windows are covered with metal awnings. Above, the facade's second story contains three evenly spaced one-over-one, double-hung sash windows with modest surrounds; windows throughout follow this configuration. In the gable is are two windows hung in a pair. The residence's west elevation contains an additional centrally located single-story enclosed porch covered by a hipped roof. The enclosed porch features a continuous band of windows on all elevations interrupted by a side entry on its west elevation. South of the enclosed porch is an additional side entry. The west elevation's second story contains two evenly spaced windows. At the building's rear is a large addition with shed dormer that projects the west elevation and abuts the enclosed porch. An asphalt drive west of the residence provides access from Dodge Road to the parcel's outbuildings which include a shed and contemporary garage. The surrounding area appears as a transitional suburban-rural area with undeveloped land nearby in addition other residential, commercial, and institutional buildings.

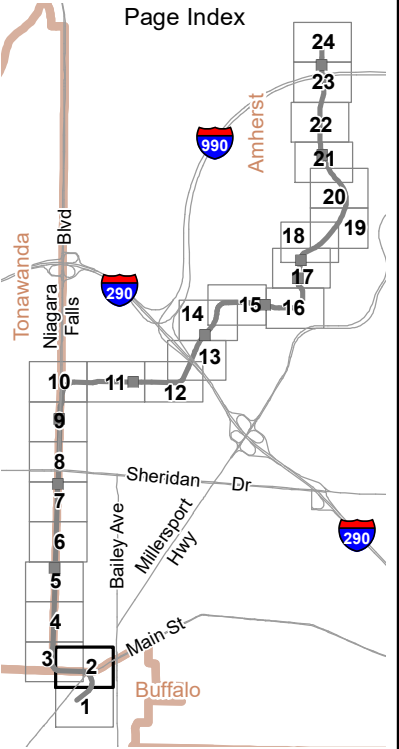
No	Photo	Name	City/ Town	Year Built	NRHP/SRHP Eligibility	Description
		311 Dodge Road	Amherst	1920	Not Eligible	<p>The property at 311 Dodge Road is a one-and-one-half-story, side-gabled, residence with a full-width, engaged facade porch and central gabled dormer. The building contains modest references to the Craftsman style including a low-pitched roof with modest overhang, decorative brackets, and square porch columns with brick bases. It sits atop a concrete block foundation, is clad with asbestos siding, and its roof is covered by asphalt shingles. The residence's entry is reached by a concrete and timber staircase that provides access to the full-width porch lined with a timber balustrade. A centrally located entry door is flanked by one-over-one, double-hung sash windows; windows throughout follow this configuration. The windows east of the entry are hung in a pair while one window is located west of the entry. Above, a central dormer contains a tripartite window comprising multi-light sashes. The residence's west elevation contains three first-story windows and two second-story windows hung in a pair. A gravel drive west of the residence provides access from Dodge Road to the property's garage. The surrounding area appears as a transitional suburban-rural area with undeveloped land nearby in addition other residential, commercial, and institutional buildings.</p>



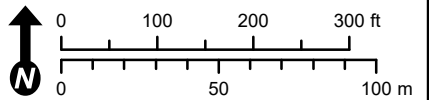
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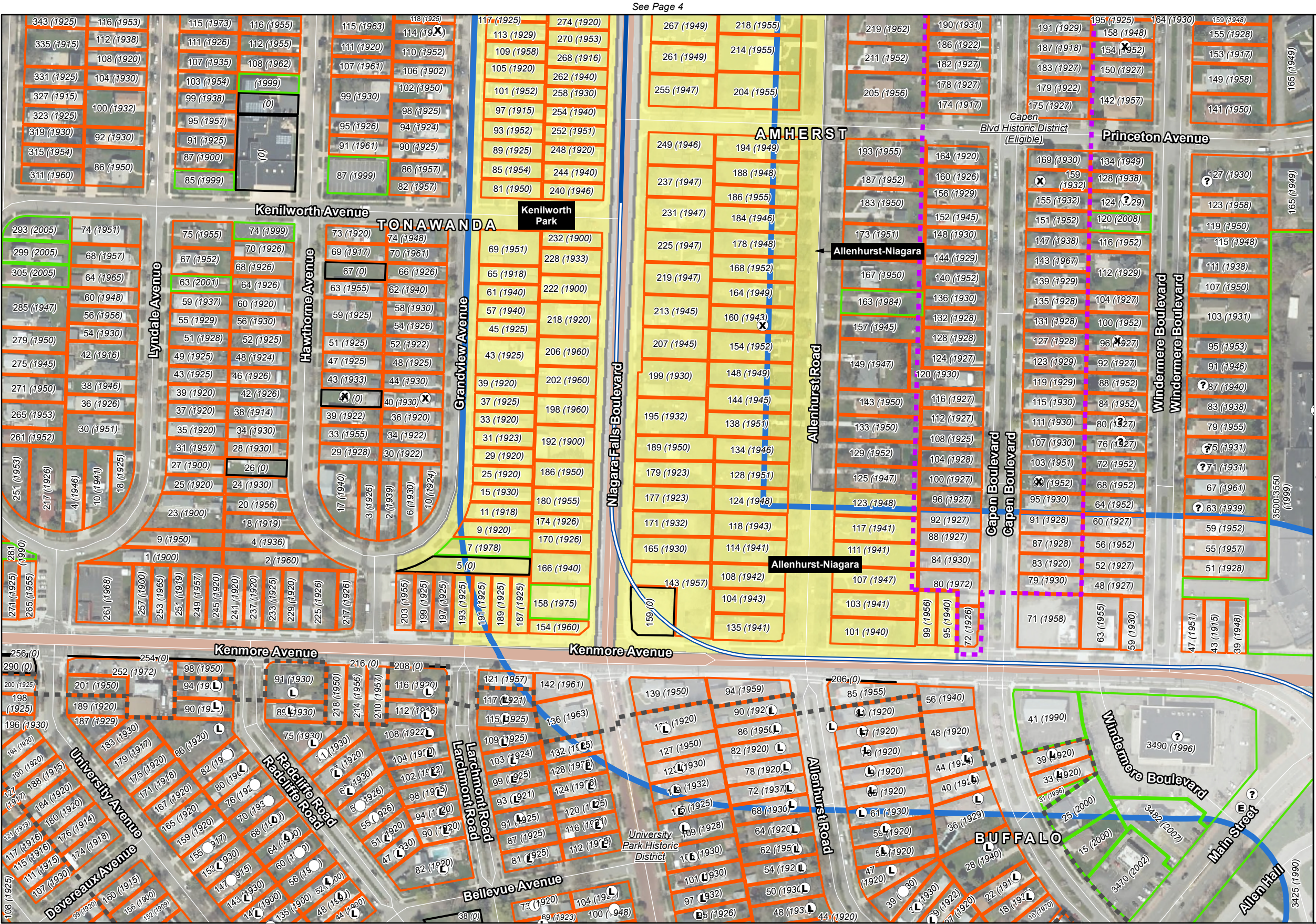
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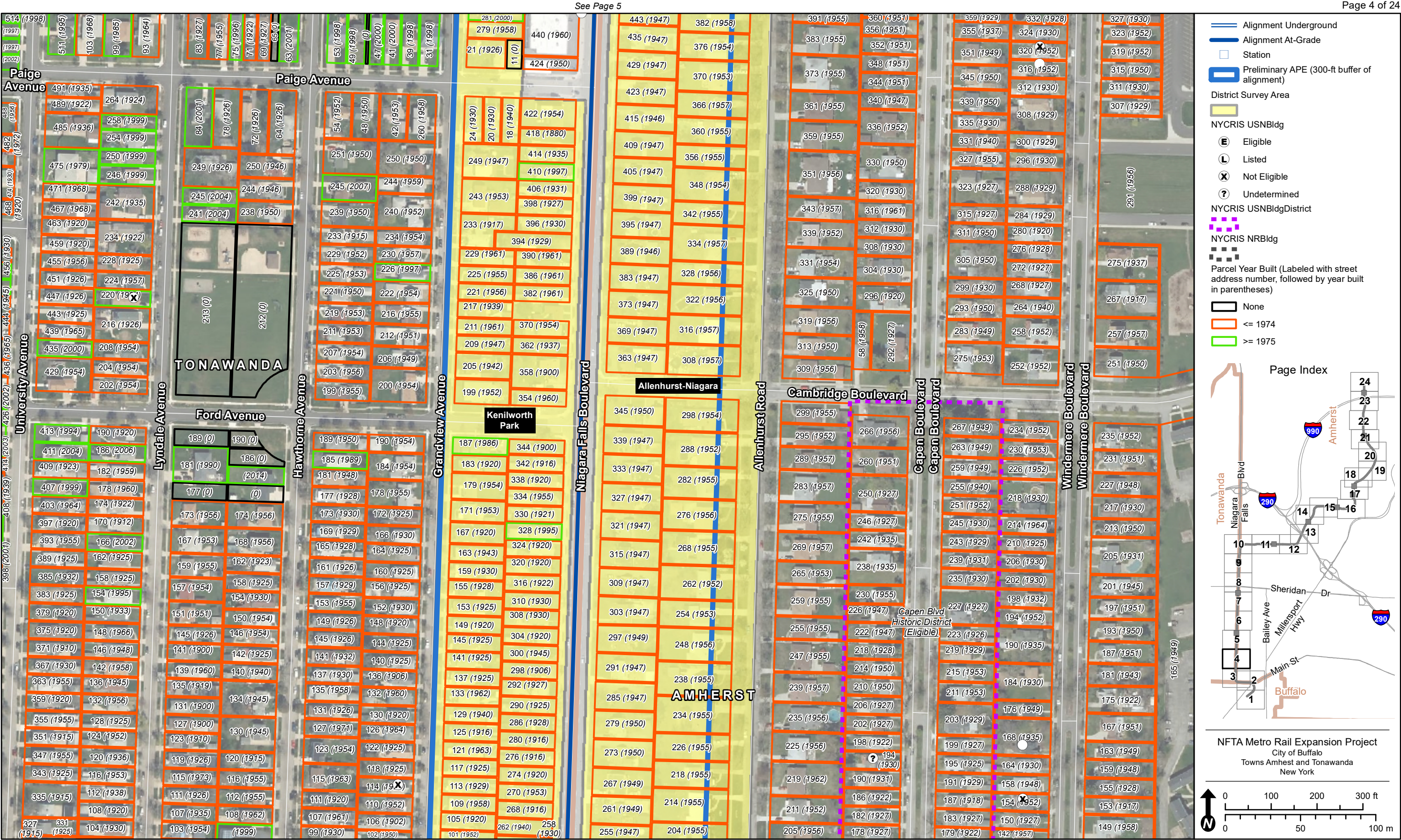
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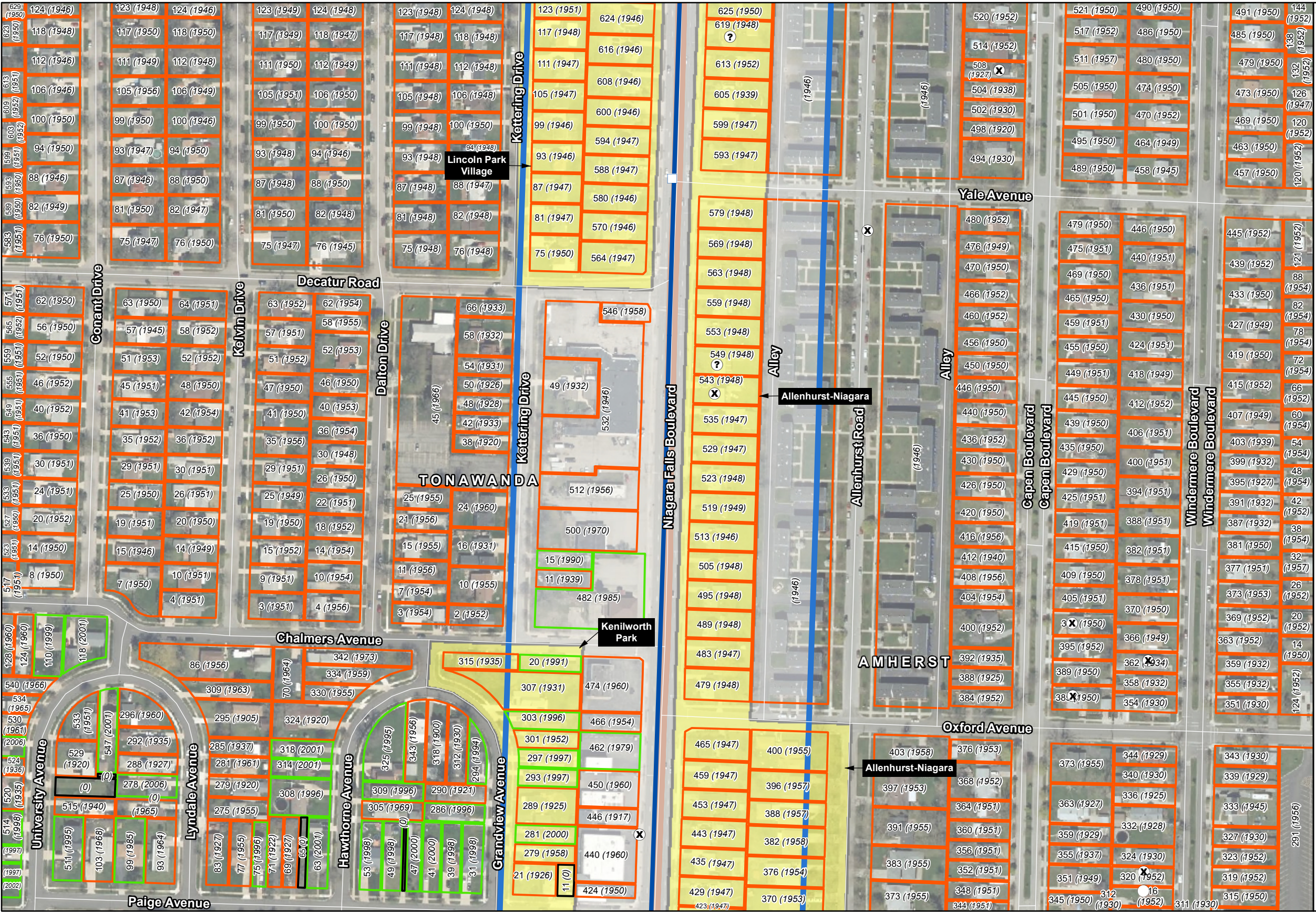
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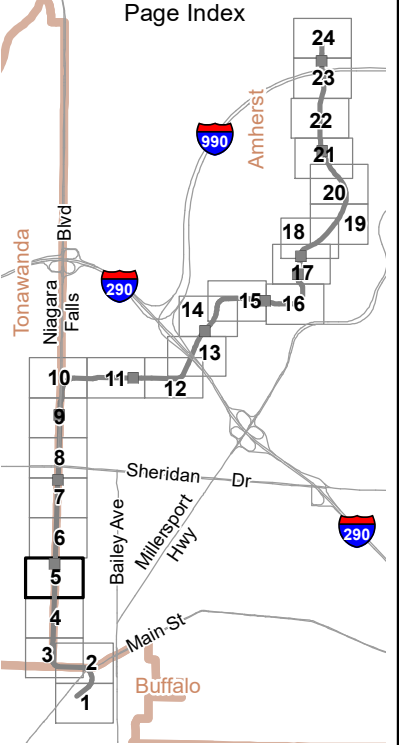
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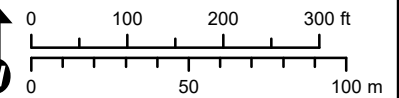
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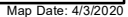
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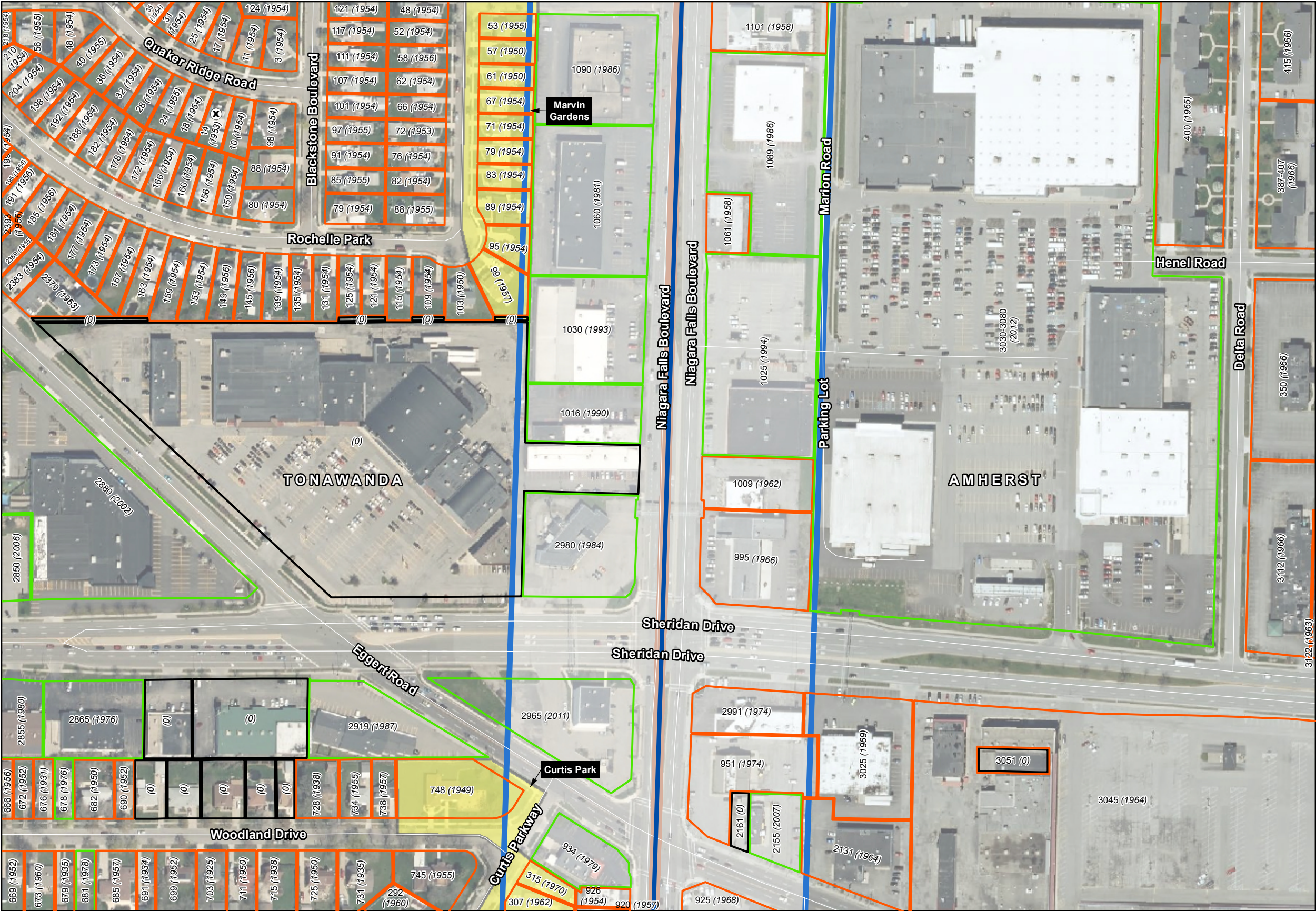
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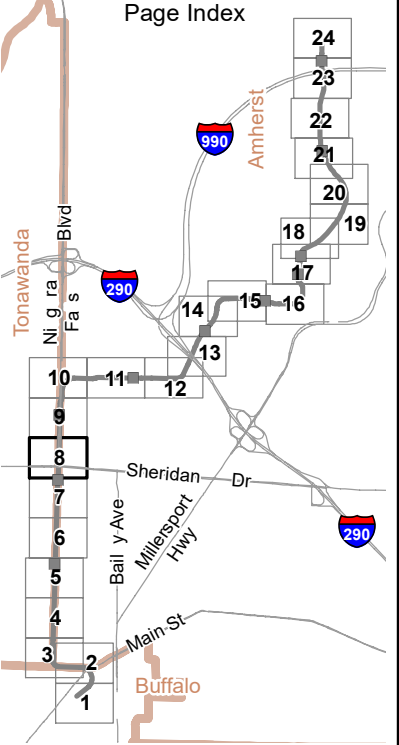


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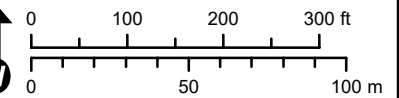
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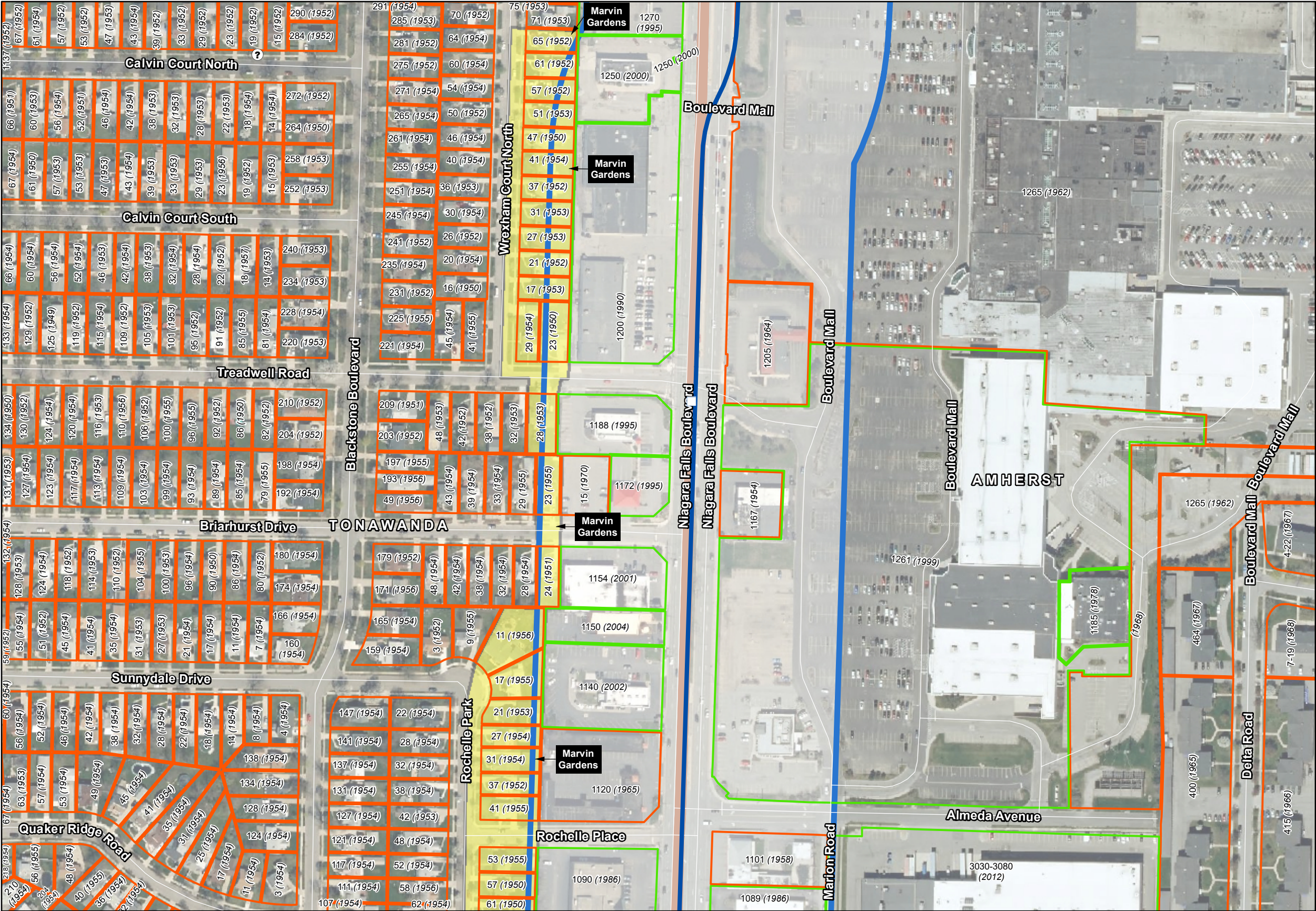
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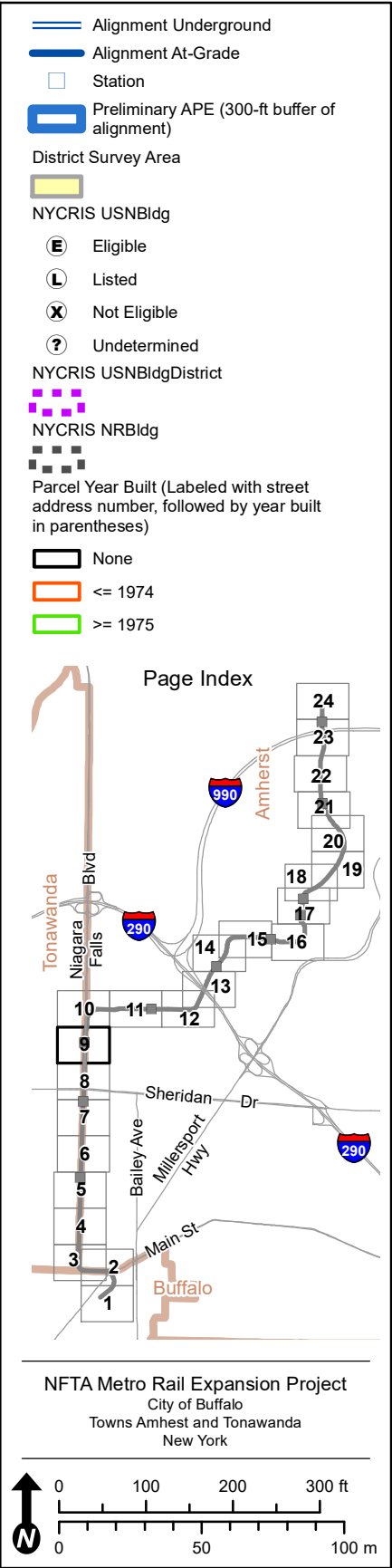


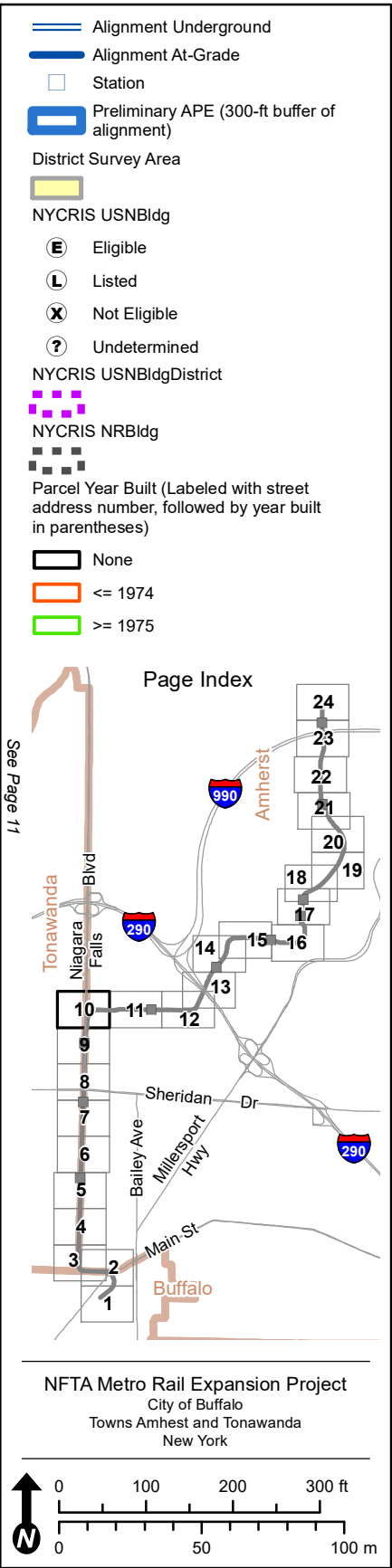
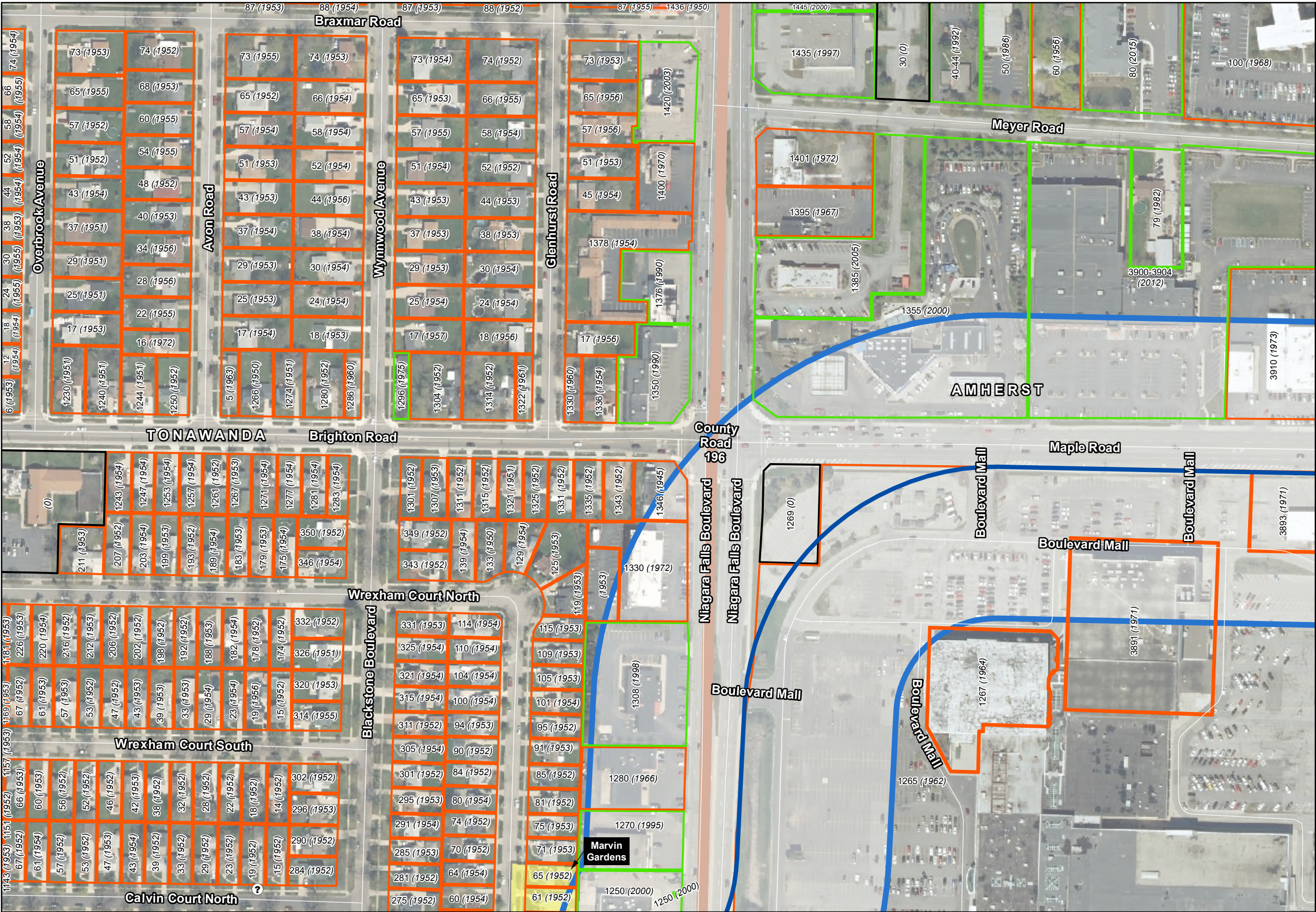
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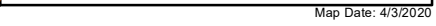


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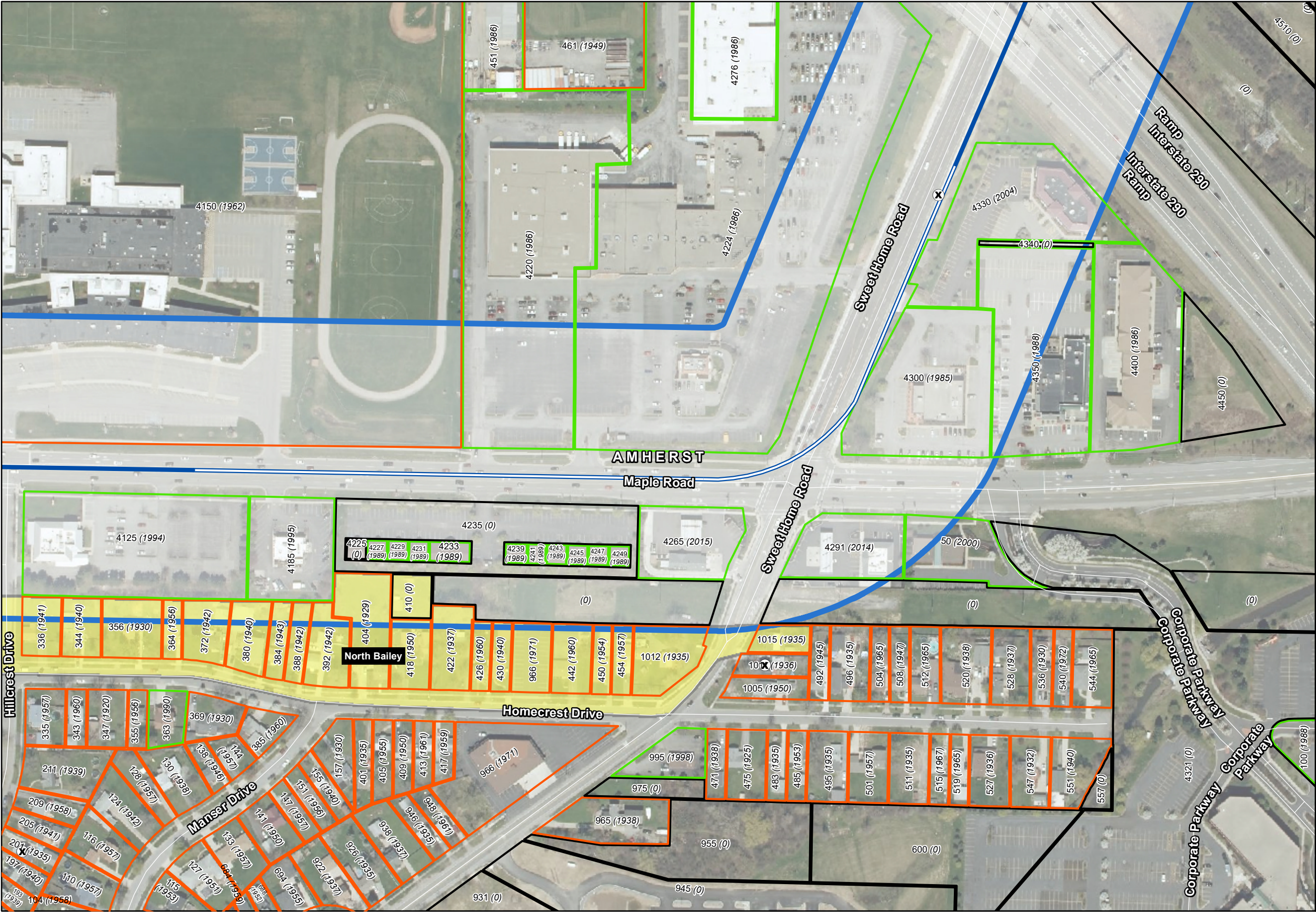






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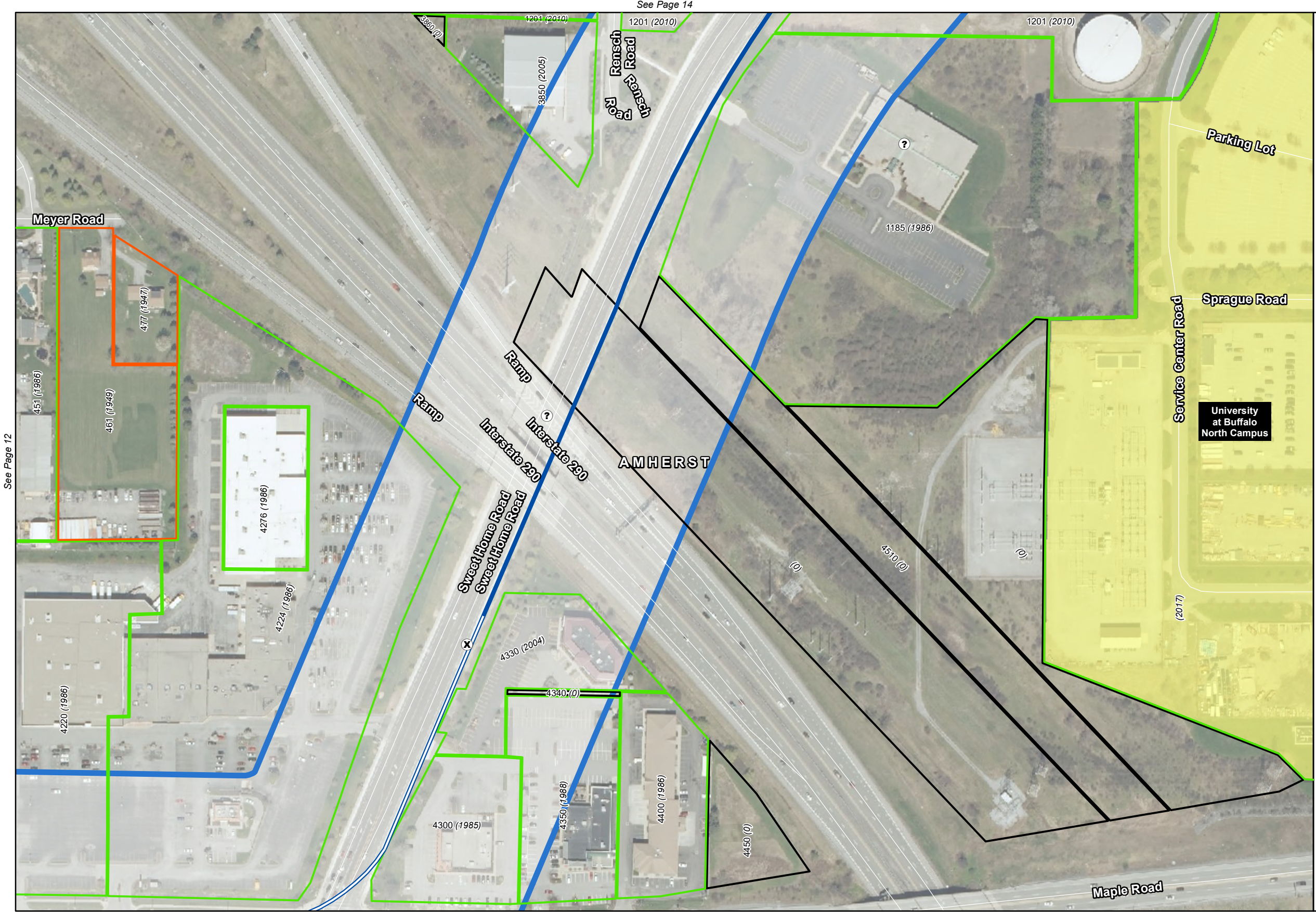
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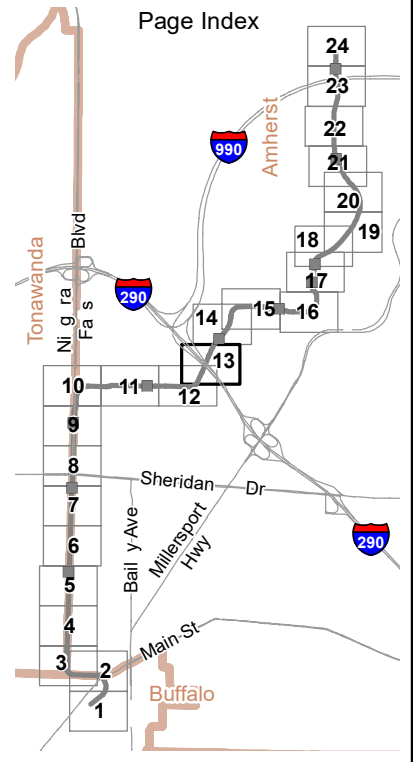
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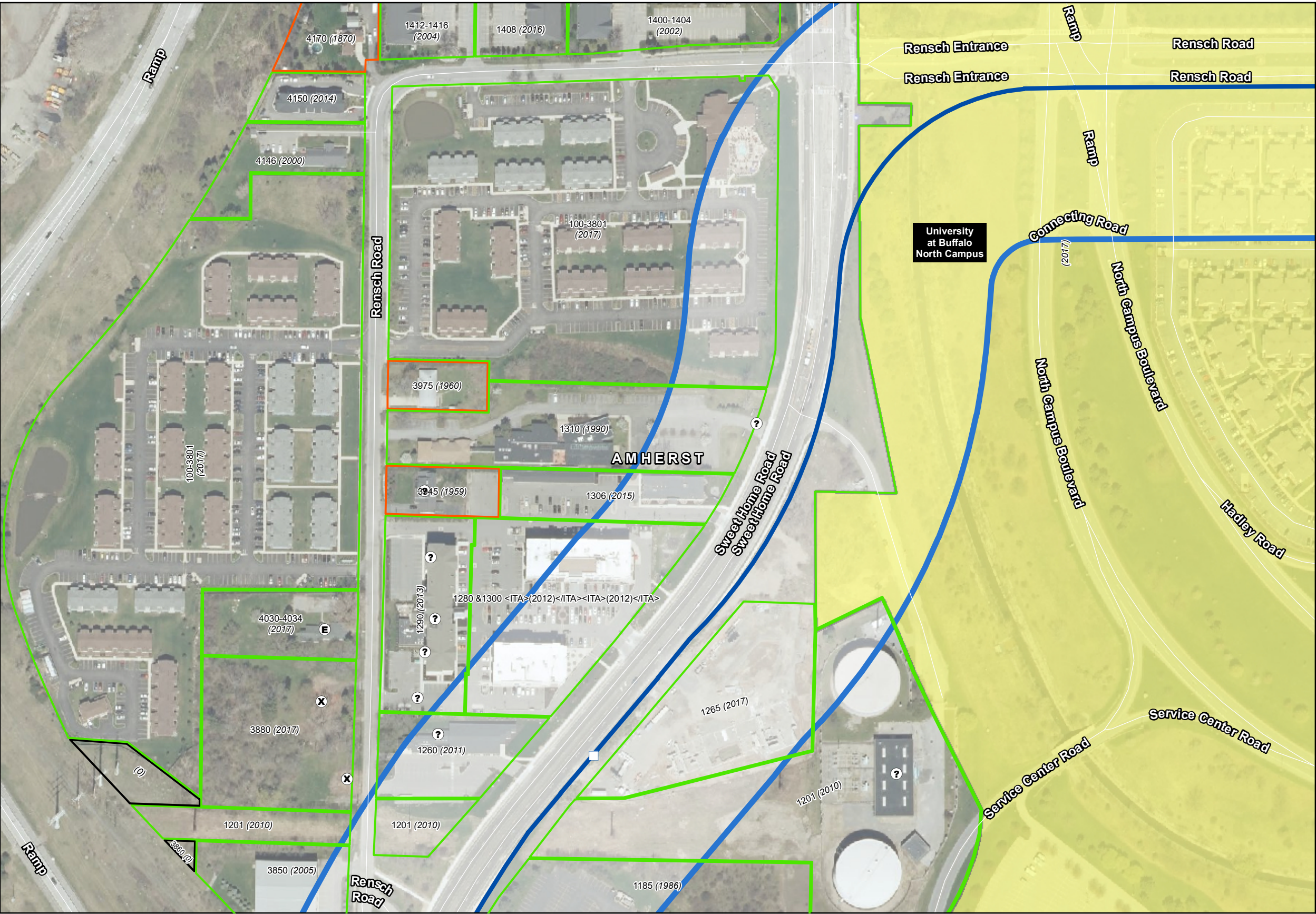
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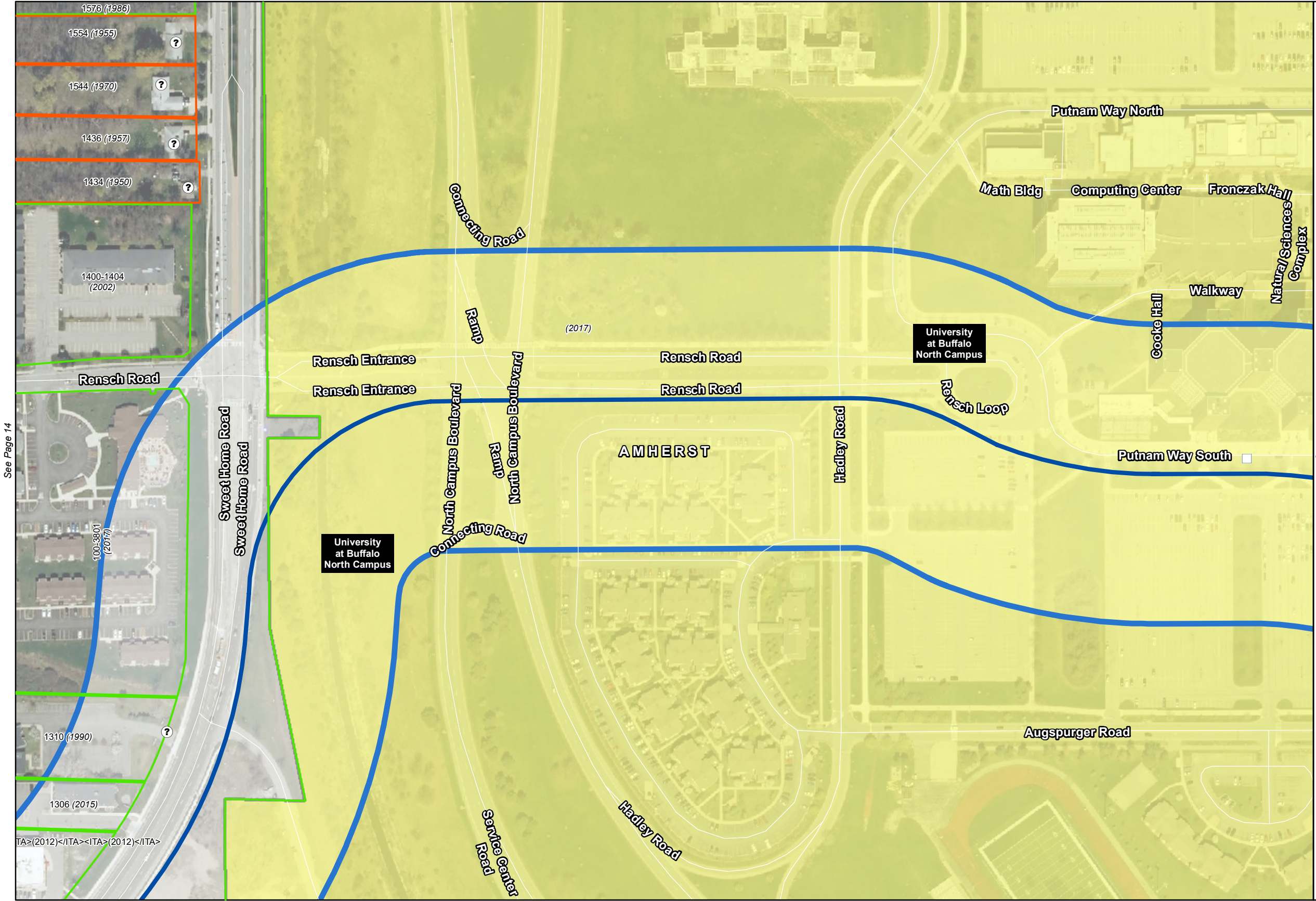
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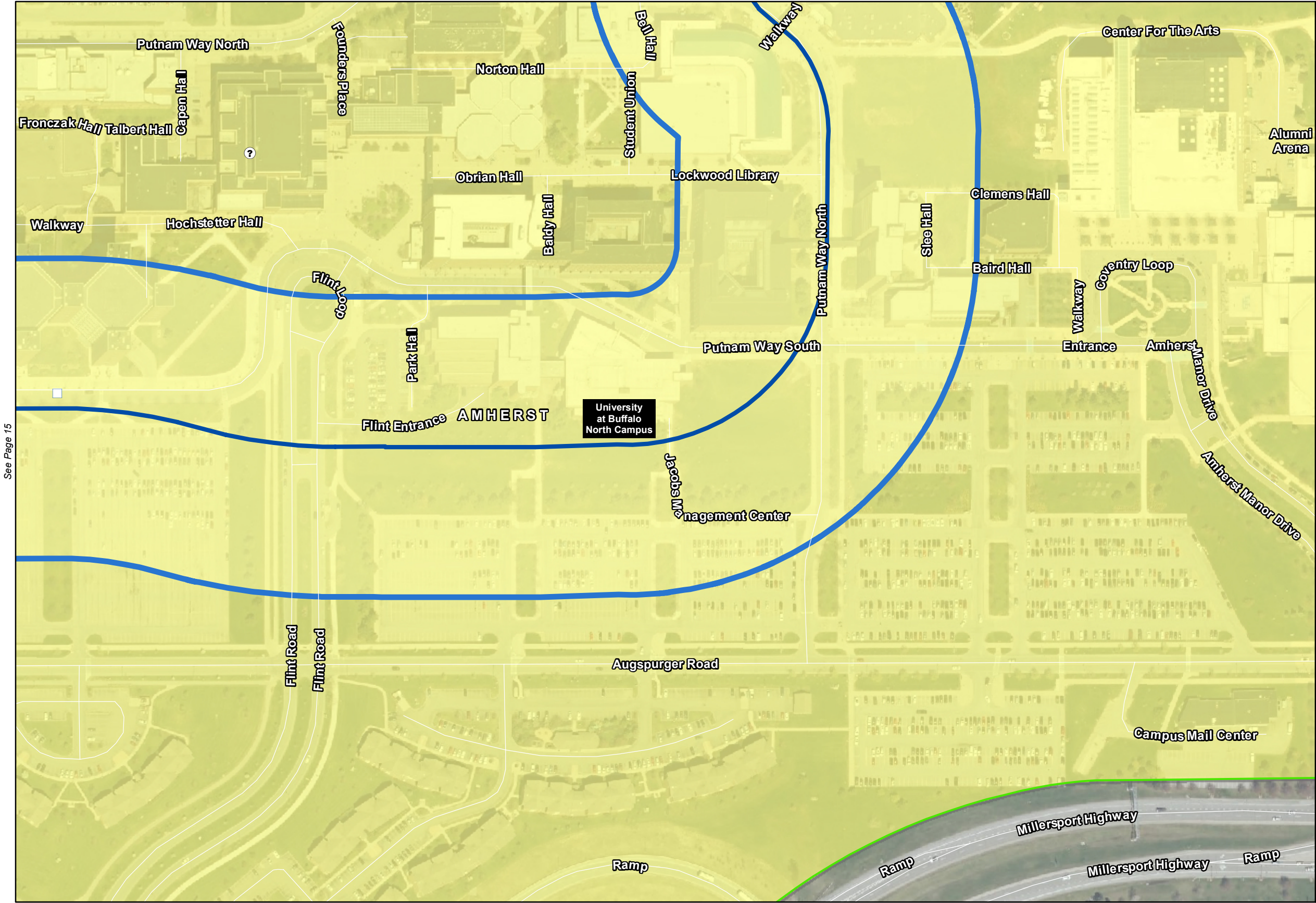
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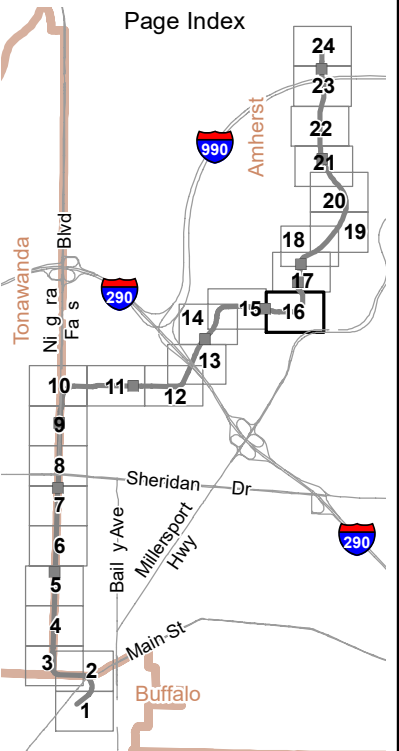
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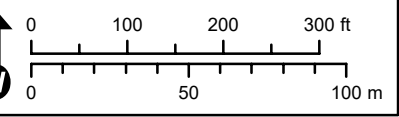
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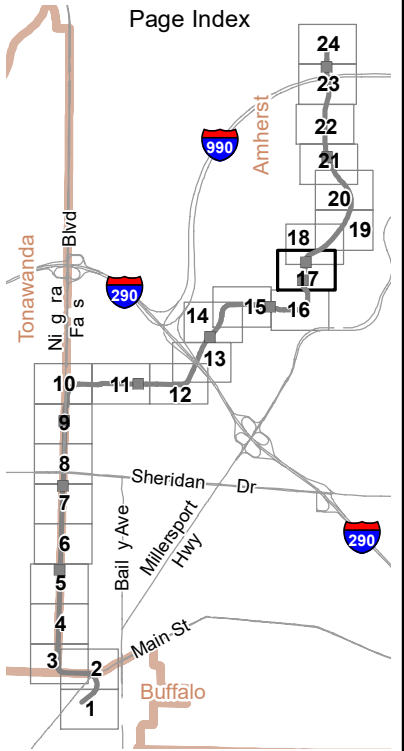
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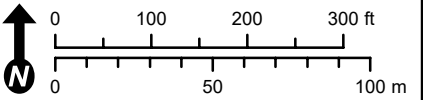
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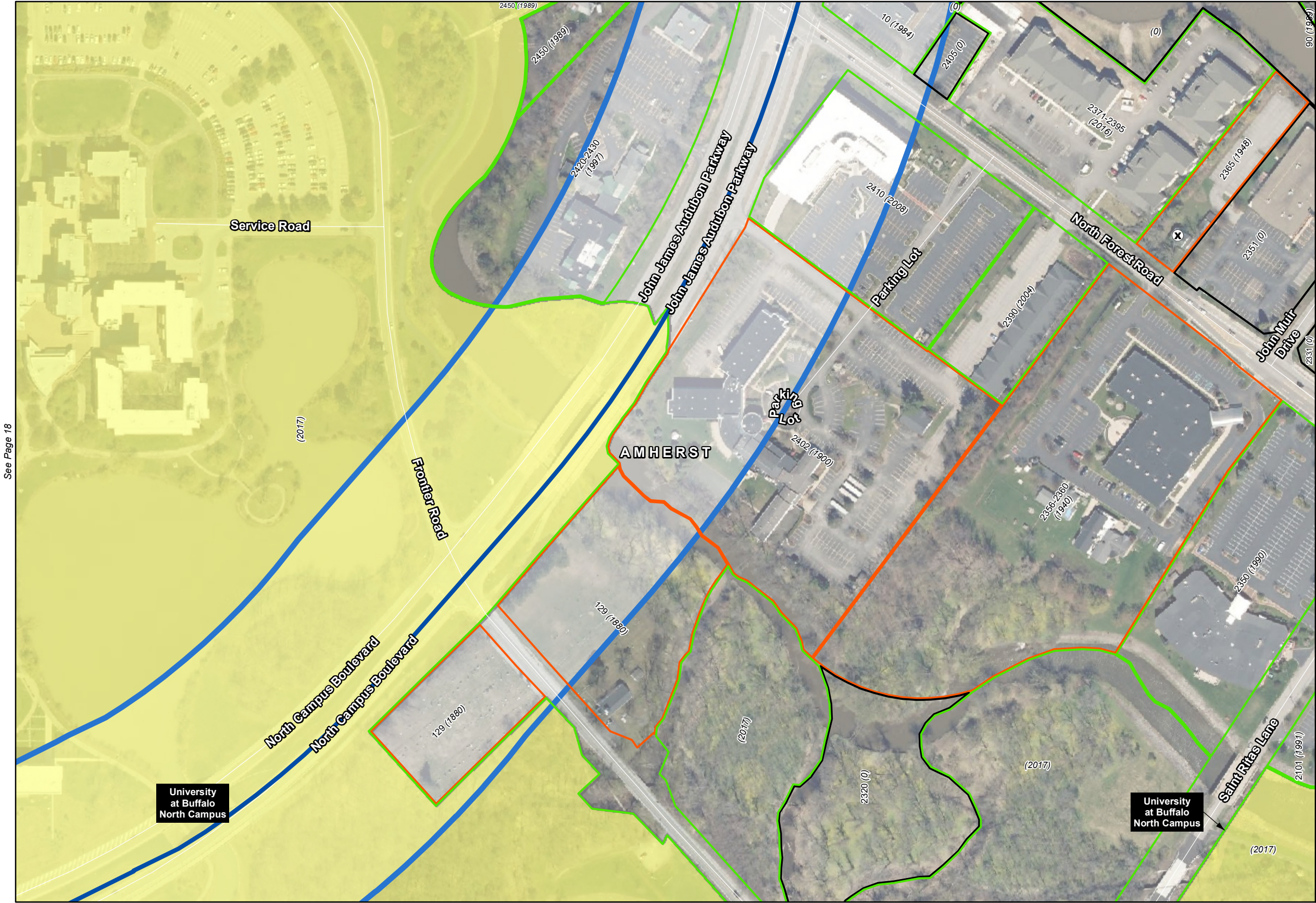
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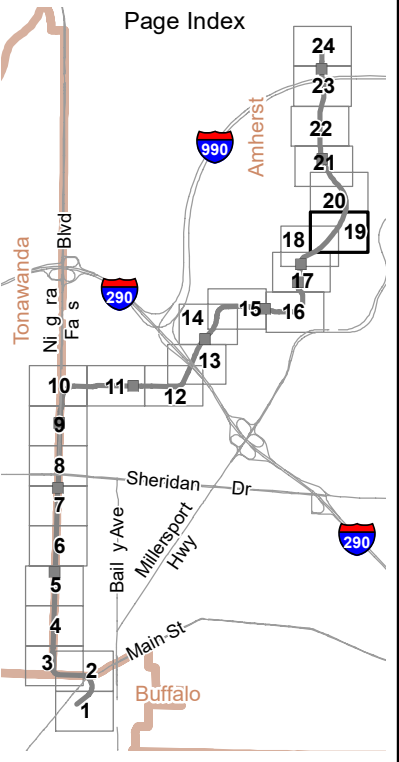
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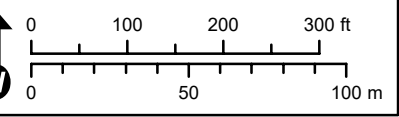
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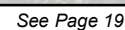


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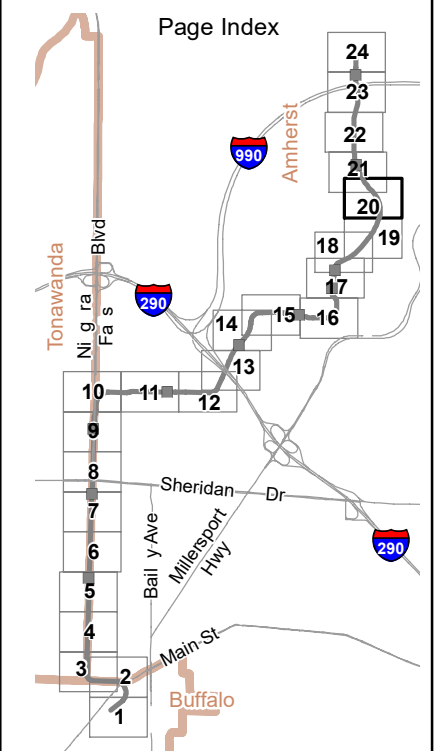
Map Date: 4/3/2020

See Page 18

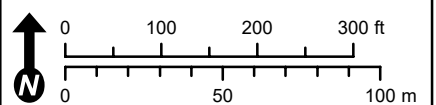


2017 Aerial Imagery, NYS ITS GIS Program Office

Map Date: 4/3/2020



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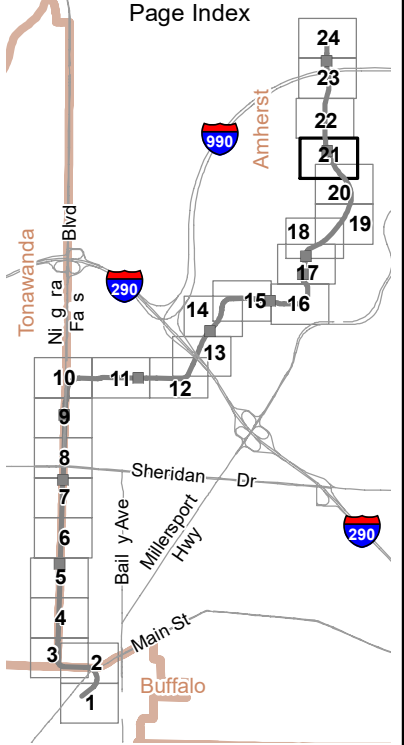


See Page 20

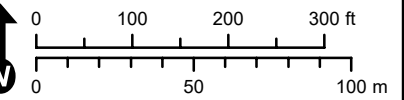
2017 Aerial Imagery, NYS ITS GIS Program Office

Map Date: 4/3/2020

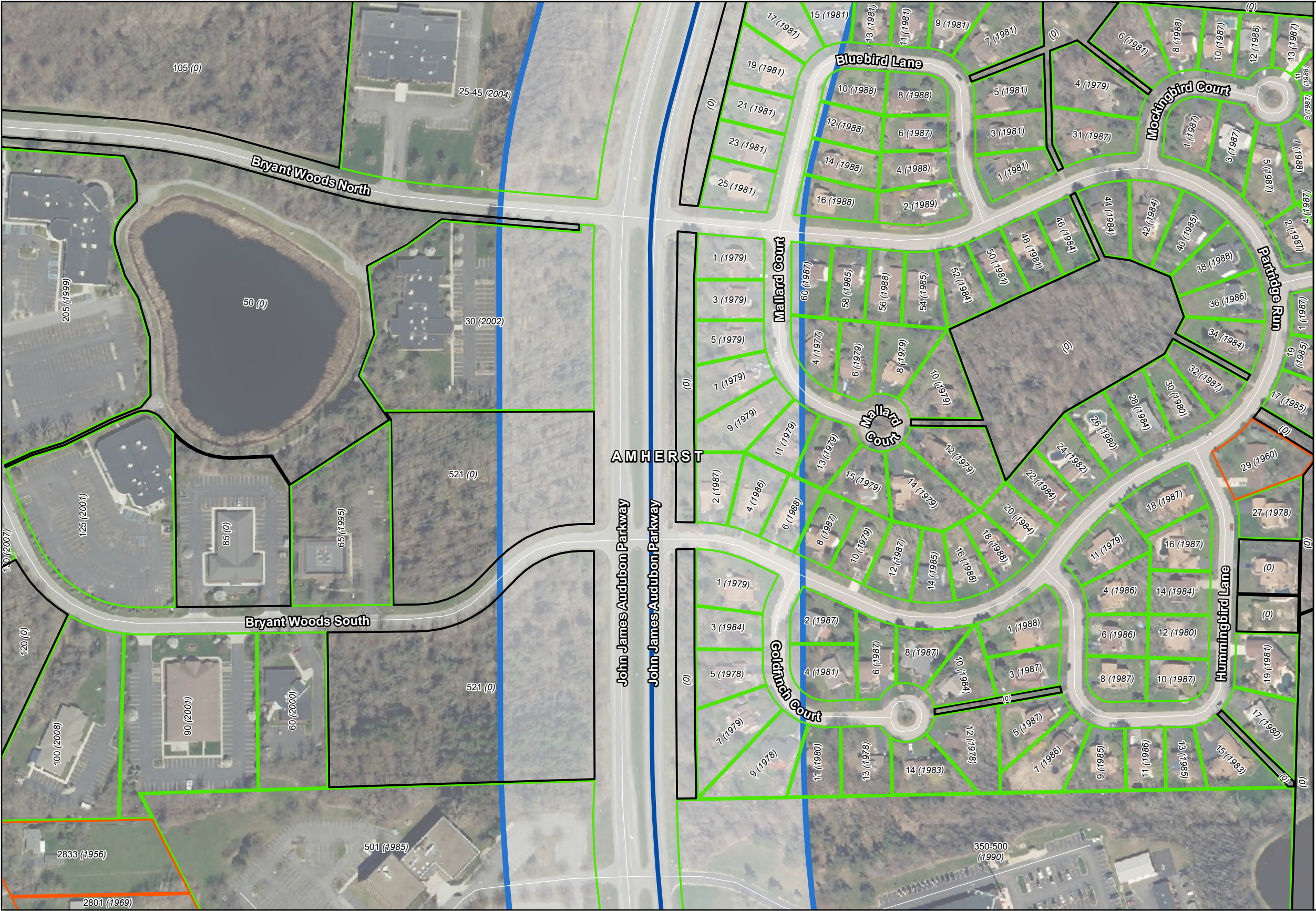
Alignment Underground
Alignment At-Grade
Station
Preliminary APE (300-ft buffer of alignment)
District Survey Area
NYCRIS USNBldg
Eligible
Listed
Not Eligible
Undetermined
NYCRIS USNBldgDistrict
NYCRIS NRBldg
Parcel Year Built (Labeled with street address number, followed by year built in parentheses)
None
≤ 1974
≥ 1975



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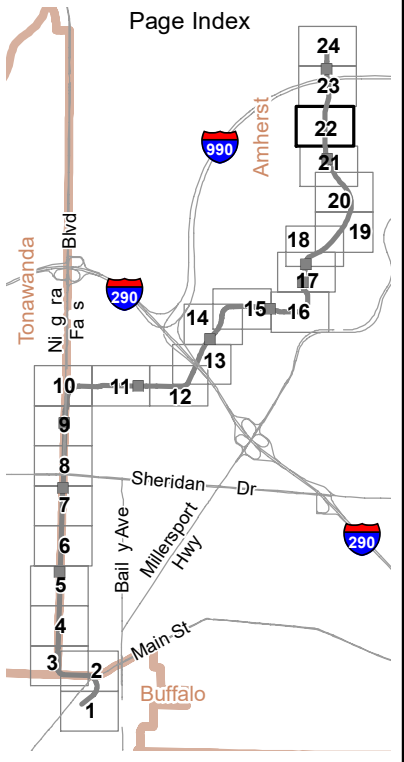


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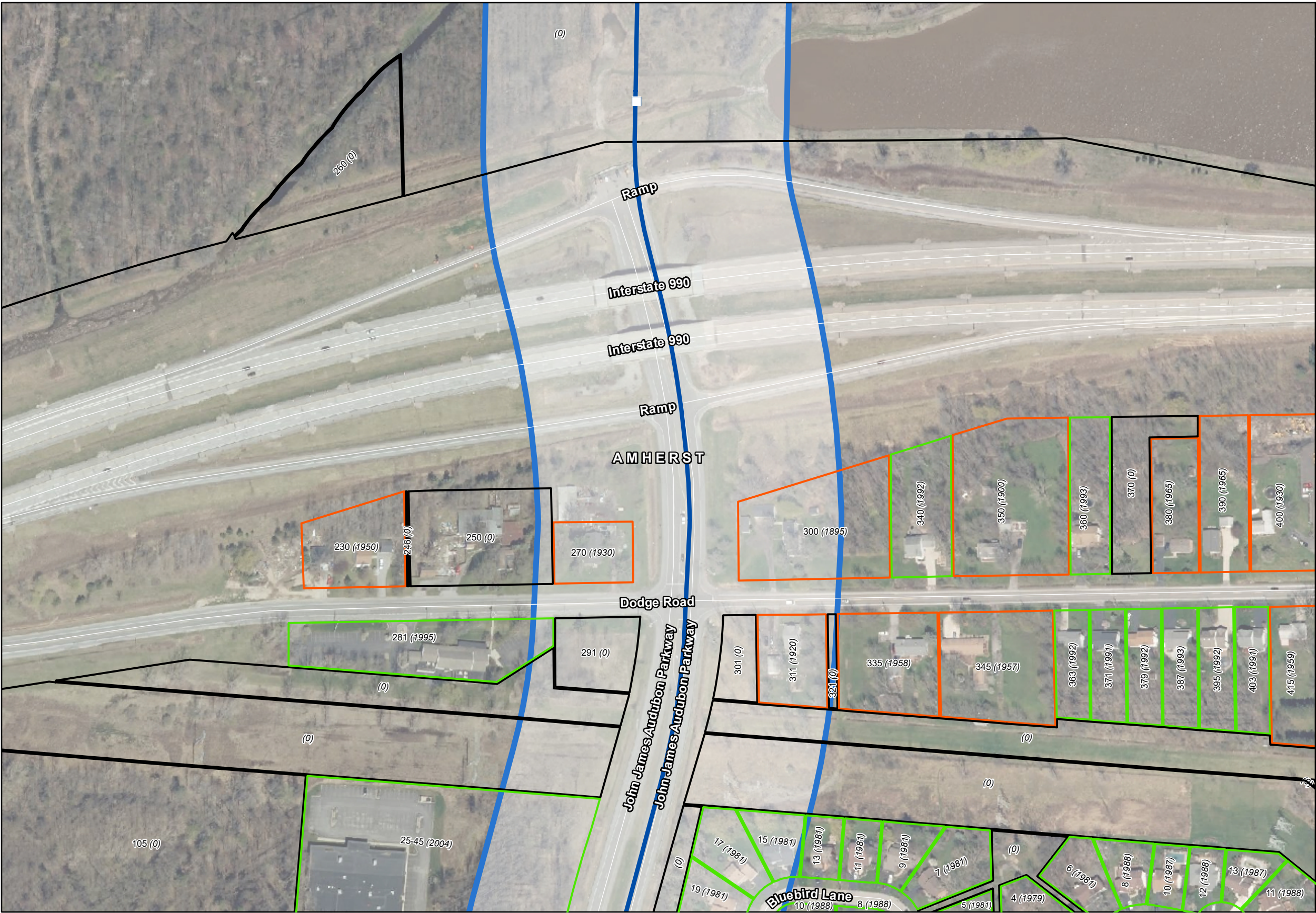
2017 Aerial Imagery, NYS ITS GIS Program Office

Map Date: 4/3/2020

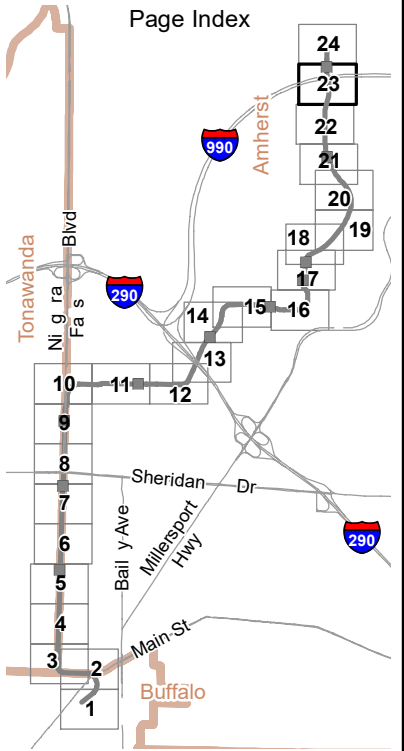
Alignment Underground
Alignment At-Grade
Station
Preliminary APE (300-ft buffer of alignment)
District Survey Area
NYCRIS USNBldg
Eligible
Listed
Not Eligible
Undetermined
NYCRIS USNBldgDistrict
NYCRIS NR Bldg
Parcel Year Built (Labeled with street address number, followed by year built in parentheses)
None
≤ 1974
≥ 1975



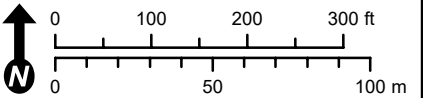
NFTA Metro Rail Expansion Project
City of Buffalo
Towns Amherst and Tonawanda
New York
0 100 200 300 ft
0 50 100 m



- Alignment Underground
- Alignment At-Grade
- Station
- Preliminary APE (300-ft buffer of alignment)
- District Survey Area
- NYCRIS USNBldg
 - Eligible
 - Listed
 - Not Eligible
 - Undetermined
- NYCRIS USNBldgDistrict
- NYCRIS NR Bldg
- Parcel Year Built (Labeled with street address number, followed by year built in parentheses)
 - None
 - <= 1974
 - >= 1975

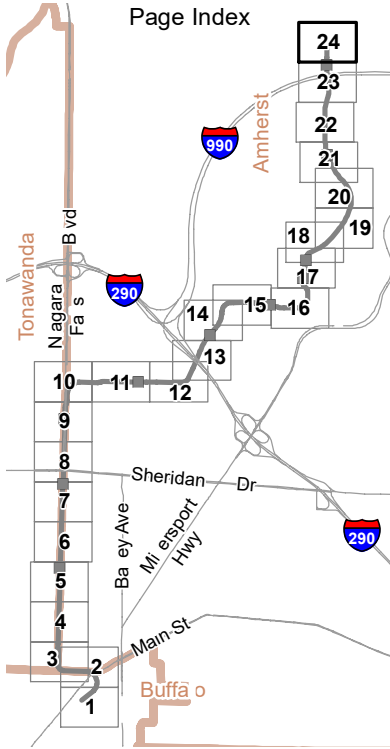


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- Alignment Underground
- Alignment At-Grade
- Station
- Preliminary APE (300-ft buffer of alignment)
- District Survey Area
- NYCRIS USNBldg
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