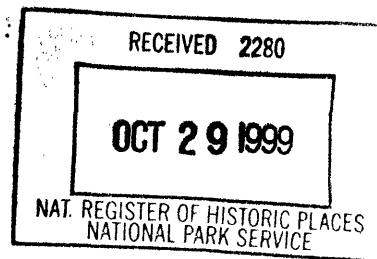


United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form



OMB No. 1024-0018

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

☒ New Submission ☐ Amended Submission

A. Name of Multiple Property Listing

Historic and Architectural Resources of the Village of Lancaster, Erie County, New York

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- I. Initial Settlement and Early Development of the Village of Lancaster (1807-1849)
- II. Socioeconomic Growth and Maturity of the Village of Lancaster (1850-1948)

C. Form Prepared by

name/title David L. Taylor, Principal
organization Taylor & Taylor Associates, Inc. date March, 1999
street & number 9 Walnut Street telephone 814-849-4900
city or town Brookville state PA zip code 15825

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

J.W. Alder, Dep. Comm. for Hist. Preserv. 19 October 99
Signature and title of certifying official Date

State or federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Edson H. Beall 11/30/99
Signature of the Keeper Date

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E. STATEMENT OF HISTORIC CONTEXTS

Introduction The Village of Lancaster lies within the Town of Lancaster, in Erie County, New York, approximately eleven miles east of the center of the City of Buffalo. At the center of the Village, the community's two principal thoroughfares intersect: Broadway (U. S. Route 20), running east-west, intersects with Central Avenue, which runs north-south. Throughout the balance of the Village, most streets are laid out in a random grid. The Village encompasses an area of 2.65 square miles.

Two historic contexts have been identified for the Village. The first, *Settlement and Development of the Village of Lancaster*, begins in 1807, the approximate date of the first permanent European settlement in the area that became the Village of Lancaster. This context continues through 1849, when the village was incorporated and set apart from the Town of the same name. The second context, *Socioeconomic Growth and Maturity of the Village of Lancaster*, begins in 1850 and spans Lancaster's formative years over the next century, during which time the community's social and civic organizations were formed and grew, recreational facilities were developed, an industrial base developed, and the existing land-use patterns of the community became firmly established.

I. Settlement and Development of Village of Lancaster 1807-1849

The Village of Lancaster is situated on lands formerly occupied by the Erie tribe and later the Seneca Nation of Native Americans. Significant non-indigenous settlement in western New York was delayed until the British surrender of western outposts, including the 1796 surrender of Fort Niagara. In 1792 and 1793, a group of Americans representing Dutch entrepreneurs acquired rights to approximately 3.3 million acres from the American Revolution financier Robert Morris (at that time, the Dutch could not hold title in their own names because they were not American citizens). Negotiations occurred with representatives of the Seneca Nation and resulted in the 1797 Treaty of Big Tree, under which the Senecas retained reservation land including the broad swath along what became the southern boundary of the Village of Lancaster.

The Dutch investors--known locally as "Hollanders"--eventually acquired title from their American trustees and the Holland Land Company was born. The "Holland Purchase" was surveyed by Joseph Ellicott who undertook the project on behalf of the Hollanders in 1798 and 1799. No stranger to surveying, Ellicott had assisted his brother in laying out the new national

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capital city at the District of Columbia. Ellicott platted the Holland Purchase into ranges and townships, which were subdivided into sections and farm lots. Lancaster became a portion of Range 6, Township 11. After the survey, the managers of the Holland Land Company named Ellicott to be resident manager for their investment, a post which he held for more than twenty years.

Initial settlement was slow in the area of the Village due to the densely-forested terrain and difficulty which the settlers faced in even reaching their destination. The first settlement on the site of the Village of Lancaster occurred in 1807 on St. Mary's Street when Edward Kearney erected a log house near Aurora Street. In 1808 the Holland Land Company opened a road--little more than a primitive pathway--from Alden to Buffalo, accessing another tier of townships. This artery was initially called Buffalo Road; it later became known as Cayuga Creek Plank Road, then West Main Street, then Broadway. In the first two decades of nineteenth century, settlers to western New York also traveled along the Iroquois Trail (now Route 5) from Batavia, then southward in the Town of Clarence to the area surrounding Cayuga Creek. Improved transportation routes allowed Lancaster to develop as a local trading center for the agricultural community and permitted access to the nearby regional market of Buffalo. Just prior to the War of 1812, a mill, store, and tavern formed the nucleus of the community which developed into the Village of Lancaster. The availability of water power, coupled with the location of the settlement along an important road and the abundance of natural resources, added to the attractiveness of the area for development.

Stagecoach service was initiated in Lancaster in 1827 and was known as the "Pioneer Line," which ran from Buffalo to Lancaster and then onward to the east. Edward Kearney built a tavern on the site of the present-day Municipal Building; eventually known as the American House, Kearney's tavern became a popular stop on the east-west stagecoach route. The hotel was expanded several times prior to its demolition in the 1930s.

The improvement of the new territory was halted temporarily by the War of 1812. Thirty-two of the pioneers were called into service to defend the Niagara Frontier and to cross into Canada to fight the British. In 1813, the British burned the village of Buffalo in retaliation for the Americans' destruction of the Canadian settlement at Newark, known today as Niagara-on-the-Lake. The local militia prepared for a defense at Cheektowaga, just west of the Town of Lancaster, but the British failed to pursue the citizen-soldiers farther inland, thus sparing the Town the ravages of the conflict.

With the peace of 1815, subsistence settlement--primarily by farmers--steadily increased. The Town's first church was organized by the Presbyterians in 1818 and the Post Office was established in 1823 at the settlement which by then was known as Cayuga Creek, taking its name from the stream that meanders through heart of the community at the western periphery of the downtown.

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Milling was the first permanent industry within the area that became the Village of Lancaster. In 1811 Ahaz Allen built a grist mill on Cayuga Creek near the creek's present intersection with Lake Avenue. The topography of this site included both high creek banks and a small falls which facilitated the construction of a dam. Mook's Mill was later built at the intersection of present-day Broadway and Cayuga Creek and in 1821 Jonathan Ball established a plant to produce earthenware. None of these early buildings are extant.

The Town of Lancaster was established by the New York State Legislature in 1833, when the original Town of Clarence was subdivided and the hamlet changed its name from Cayuga Creek to Lancaster. Many of the first settlers were from New England and Pennsylvania. They established a Presbyterian Church and in 1832 erected the present Lancaster Presbyterian Church on Broadway, a transitional Federal-Greek Revival style wood building with clear New England meeting-house antecedents. The New Englanders also established a Methodist Episcopal Church and were joined by German immigrants who arrived in the late 1830s. The first wave of Germans established both a German Methodist and the German Lutheran Church. Additional Germans fled both crop failure and repressive government and came to Lancaster in 1851 and established St. Mary's Roman Catholic Church. These immigrants included craftsmen skilled in woodworking and tanning, which added greatly to the growing prosperity of the community. The Irish Potato Famine of the 1840s resulted an influx of "Famine Irish" who settled at the northern reaches of the Village, which soon became known as "Irishtown."

The railroad entered the area in the early 1840s, north of the present Village line. The first rail service was provided by the Buffalo & Attica Railroad in the fall of 1842, vastly improving the transportation of goods to and from Lancaster and its immediate environs. No railroad-related resources exist from this period.

As manufacturing developed in the beginning of the second third of the century, other industrial endeavors joined milling in the new settlement. In 1849, Bush and Howard's tannery was built to cure leather for the manufacture of saddles and harnesses; it was joined by Hoffeld and Koopman's tannery which was on the banks of Cayuga Creek southwest of the present site of the Lancaster Municipal Building. During these early years, other manufacturing enterprises included Dean and Halsey's iron furnace and the Maute Foundry. Maute's--referred to in an 1866 county atlas as the Lancaster Foundry and Plough Manufactory--dated from 1849 and was located on Plumbottom Creek north of Broadway.

The incorporation of the Village of Lancaster dates from 1849, when five citizens petitioned the Court of Sessions for Erie County for a referendum to set aside a 489½-acre tract of the Town of Lancaster as an autonomous political subdivision. At that time, the petition indicated that within the boundaries of the proposed new Village were 124 families,

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representing a total population of 677. By 1851 there were fourteen brick buildings in the new Village.

In 1849 a major influx of Dutch immigrants settled in the community and provided a significant impetus to the early growth of the fledgling municipality. Generally merchants and manufacturers, they became business and community leaders in Lancaster during its formative years and left names such as Dykstra, Idsardi, Zuidema, and VanPeyma within the heritage of the Village. They emigrated primarily from Friesland, Holland, and began to acquire land at such a pace that land values doubled, rising from \$30 to \$60 per acre. The Hollanders built several early brick buildings in the Village including three sets of nearly identical, locally-distinctive row houses at 83-85-87-89 Central Avenue, the Dykstra Row at 5466 Broadway, and the Bruce-Briggs Brick Block at 5481-5485 Broadway (determined eligible for the National Register under Criterion C). The units at 83 and 89 Central Avenue have been destroyed; 85 Central Avenue has been converted for commercial use, and 87 Central Avenue retains its residential character; the Dykstra Row fell victim to fire in 1970 and was replaced in 1974-75 by the Lancaster Public Library; the Bruce-Briggs Brick Block is intact and is generally original in exterior appearance.

The earliest buildings of Village, including those on the banks of Cayuga Creek, were either lost in floods or were razed and replaced by newer construction. The 1832 Lancaster Presbyterian Church at 5469 Broadway and two homes at 5453 and 5455 Broadway are among the few buildings which have been documented as dating from this early period in the development of the Village.

By the mid-nineteenth century, the Village of Lancaster was a growing community which had become a regional trading center with a tannery, grist mill, and glass factory, as well as several churches and school. The New York Central Railroad connected the town with other parts of the state. The New American Hotel, which does not survive, grew from pioneer Edward Kearney's earlier tavern at the head of Central Avenue.

Historic property types from this context are residences and religious properties. The earliest architecture in the Village was typified by small-scale residential buildings including several executed in vernacular adaptations of the Greek Revival style. Very little remains of the architecture of this period. Major fires in the 1890s destroyed the entirety of the downtown, where many of the earliest buildings were located. The majority of the Village's residential settlement architecture was replaced by more substantial homes executed in the popular design modes of the late 19th early 20th century. Residences extant among the Village's settlement architecture include the wood homes of William Thayer and Joseph Carpenter, located at 5453 and 5455 Broadway, respectively. The Thayer house remains as a residence,

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while the Carpenter house has been converted to office use. The earliest religious property from this period is the Federal-Greek Revival style 1832 Lancaster Presbyterian Church at 5469 Broadway; built in the style of a New England meeting-house of the late eighteenth and early nineteenth century, this property has two large, non-historic additions and is scheduled to undergo substantial interior in the spring of 2000.

II. Socioeconomic Growth and Maturity of the Village, 1850-1949

Following the incorporation of the Village in 1849, the community remained a generally rural settlement with small-scale residential development clustered around a modest central business district along Railroad Street (now Central Avenue) and West Main Street. As in most fledgling communities of the period, local industries supplied local needs. Industrial development retained a primarily agricultural orientation and included a grist mill, a sawmill, a tannery, and a slaughterhouse, all of which were necessary outgrowths of the farming community. Some specialty industries developed during this period, including the Lancaster Machine and Knife Works at the north end of Court Street. Later industrial developments include Rood's Malleable Iron Works, which was located east of Central Avenue between the Delaware, Lackawanna, and Western Railroad and Pearl Street. North of Pleasant Avenue and east of Central Avenue, William J. and Mark W. Palmer operated Palmer's Greenhouse, said to have been the largest greenhouse complex in the world; Palmer's fresh flowers were shipped by rail daily to the New York City markets. Both the Rood and Palmer operations were shown in G. W. Hopkins' 1893 regional atlas.

The Village began its long association with the glass industry in 1849, when Charles Reed and seven other glass blowers from Pittsburgh erected a glass works on a three-acre tract on what became known as Factory Street. Operating under several different names and under a variety of owners, Reed's glass factory was the Village's earliest large industry. It employed about sixty workers and produced glass bottles until 1904. The manufacturing buildings were razed in 1912 and with the development of Como Park to the south, the street was re-named Lake Avenue.

The middle years of the nineteenth century in Lancaster witnessed a slow but steady growth of the local economy. By 1866, the population of the Village had grown to 1,518. Unsuccessful speculators searched for oil but instead found natural gas. Social institutions began to gain permanent footholds within Lancaster as public education became a community concern and several schoolhouses were erected in the area, none of which are extant. The first fire company was organized in 1874. The community weathered the Panic of 1873 and the subsequent depression, and enjoyed renewed growth to the west near the confluence of several railroads. The Village expanded in size and in importance as a result of the increased wealth and business brought by the railroads. In 1884, H. Perry Smith's Erie County history

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described Lancaster:

There are now, in the Village of Lancaster, two flouring mills, one carriage factory, the Lancaster glass works, one iron foundry, three breweries, two planing mills, one tannery, one malt house, one bedstead shop, two cabinet shops, three tin shops, two meat markets, one drug store, four general stores, three grocery stores, two tailor shops, one harness shop, three hotels, four blacksmith shops, one basket shop, and numerous saloons.

The 1880s saw steady but unremarkable growth within the Village. The most significant occurrence of the decade was the increase of rail service to the Village of Lancaster, typified by the May 14, 1883 arrival of first train of the Delaware, Lackawanna, and Western Railroad. Other lines serving Lancaster included the Erie and the Lehigh Valley Railroads. Eventually, the Buffalo & Attica, the Village's pioneer rail line, was joined by seven other lines in the creation of the New York Central (eventually superceded by Conrail, which continues to serve the area at the time of writing). The Village received a significant economic boost in 1893, when the New York Central erected a locomotive works just northwest of the Village corporate limits, in the towns of Cheektowaga and Lancaster. As this area developed, it was named Depew, honoring Chauncey Depew, the New York Central president who also served as one of New York's United States Senators from 1899 to 1911. By the end of 1893, the Gould Coupler Company, the Union Car Company, and the National Car Wheel Company had also opened in Depew. The demographic character of the Village of Lancaster changed considerably with the growth of these nearby industries, when large numbers of European immigrants came to Lancaster to live while they worked in Depew. The Irish, who had arrived with the railroads in the 1840s, were joined by the 1890s immigrants from Poland, Italy, the Ukraine, the Balkans, Hungary, Russia, and the states which eventually became Yugoslavia and Czechoslovakia. This industrial growth brought about improvements in business in general, with which came road improvements and an increase in new residential construction. No historic railroad-related properties are extant within the Village.

Several school buildings were erected in the Village throughout the nineteenth century, but none have survived. The former high school on School (formerly Sport) Street was replaced by a mid-twentieth-century housing complex. The only extant historic educational resource in the Village is the 1924 Lancaster High School (now a middle school) on Aurora Street.

With advent of the twentieth century, the above-mentioned industries flourished with the growth of the railroads and were joined by increased glass production in Lancaster. In 1907 the Lancaster Industrial Glass Company was established and factory buildings were erected on Sheldon Avenue. In 1921 the company was purchased by Dr. William More Decker, under whose leadership it was renamed the Hygeia Glass Co. and became particularly

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significant for its nine-year pioneering production of the Hugeia nursing bottle. Hygeia was acquired by the Hazel-Atlas Company in 1929, which, in turn, became part of the Continental Can Company in 1956, which was succeeded by the Brockway Glass Company in 1963. Production ceased in 1965, ending more than a century of glass-producing heritage in the Village. Throughout these years, heavy industrial development remained in Depew, north and west of the Village of Lancaster.

The Village of Lancaster's earliest identified extant historic industrial resource is the monitor-roofed Safford Bedstead Factory on Aurora Street (mentioned in the 1877 county history cited above). Although presently part of commercial lumber yard, the Safford building provides an important physical link to Village's pre-Civil War industrial heritage. Other historic manufacturing buildings have either been razed or have been altered with a resultant loss of architectural integrity. The only other extant properties associated with Village's manufacturing heritage are residential buildings associated with managers or workers.

The expansion of the local economy during the late nineteenth and early twentieth century led to an increase in the number and architectural elaboration of commercial buildings in the Village. The central business district was impacted in 1894 and 1896 by major fires which destroyed much of the original mercantile architecture of the district. A positive aspect of the fires was that they provided an impetus for the Town to secure available land and to erect the 1894-1896 Lancaster Town Hall, which remains a focal point both of the Village and the downtown area. Another public improvement spurred by the fires was the establishment of a Village-wide water distribution and fire hydrant system, installed between 1896 and 1900.

The balance of late nineteenth century and first years of the twentieth century saw the Village of Lancaster grow and prosper, with new residential development, schools, churches, and industrial expansion. Although the Village of Depew became more heavily industrialized, the Village of Lancaster enjoyed sustained growth during these years. Census data show the Village population to have increased steadily during the balance of the Period of Significance:

1900: 3,750 1910: 4,364 1920: 6,059 1930: 7,040 1940: 7,236

During the late 19th century, modifications in street names reflected the improvement of the community's self-image (e.g., Cayuga Creek Plank Road first became Main Street and then Broadway). Other streets were re-named to suggest their changing destination (Factory Street became Lake Avenue when the glass plant was razed and Como Park was developed), while still others reflected the fluctuating prominence of local community leaders.

As the Village matured, a variety of secular social institutions were established and grew, some of which remain active participants in the life of the community. Among these are the Independent Order of Odd Fellows, who for twenty years maintained their hall in a converted

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residence at 25 Lake Avenue and the Loyal Order of Moose, who converted the Doctor Stratton house of 5337 Broadway for use as their lodge. In 1924 the Benevolent and Protective Order of Elks Lancaster Lodge No. 1478 was built, a Neo-Classical Revival-style facility at 5477 Broadway, which now serves as a church-related social service center. The Village's most imposing fraternal facility, the temple-form Depew Lodge No. 823, Free and Accepted Masons at 5497 Broadway, was begun in 1916, designed by prominent Buffalo architects Hudson and Hudson.

The regional industrialization of the late nineteenth century brought considerable growth in the Village and the housing stock is reflective of this trend. The community's finest Queen Anne-style home, the Grimes-Davis House, build c. 1894 at the intersection of Broadway and Central Avenue, was replaced by a service station about 1935. The Clark-Lester House (c. 1891) at 5454 Broadway, is Lancaster's finest surviving Queen Anne-style residence. Colonial Revival-style architecture within Lancaster dates from the mid-1890s through the 1920s. Two major examples survive. The c. 1895 Dr. Samuel F. Potter House originally stood beside the Grimes-Davis House on Broadway, but to avoid demolition it was relocated to the rear of its lot, rotated 180°, and is now located at 36 Clark Street. For many years it served as the Town library and is presently the Lancaster Town Museum. The Miller-Mackey House of c. 1905 is a rambling Colonial Revival-style residential building at 5440 Broadway which since 1956 has been a boys' and girls' club.

The residential development of the first third of 20th-century included the infill of a number of streets with Bungalows, American Foursquares, and other house types typical of the period. These homes were built in new subdivisions laid out with regularly-shaped lots, sidewalks, and generally uniform setbacks.

Historic recreational resources do not abound within the Village of Lancaster. The Village's sole historic community park is the county-owned Como Park, developed in the 1920s. This 320-acre open area lies along Cayuga Creek, south and east of the downtown, and contains stands of mature trees and a variety of outdoor recreational venues. The ca. 1932 Como Park Lighthouse, a purely decorative feature built of ashlar stone, is the most significant element on the cultural landscape of this Park; its National Register potential has not been evaluated at the time of writing.

With the 1930s and the Great Depression in the Village of Lancaster came the demise of dozens of small businesses as well as traditional economic mainstays such as the American Car Shops and the New York Central works. Typical of all the nation, Lancaster suffered widespread unemployment which continued unabated throughout the decade. The prosperity of the war years of the 1940s ushered in new industrial development around the Village, including the construction of a tank turret-casting plant as part of the Gould operations and the Curtiss-Wright aircraft facility in nearby Cheektowaga.

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During last few years of Lancaster's 1807-1948 Period of Significance, the range of development in the community typified the return to a peace time economy. Some new residential development occurred, but for the most part the character of the Village's residential neighborhoods was already firmly established by this time and, as a consequence, underwent little substantial change. Much the same can be said about the commercial area.

The post-World War II decades witnessed considerably more radical changes in the character of the area. New subdivisions were established, such as the 1953 Como Park Subdivision and the 1961 platting of 74 home sites on Central Avenue by Columbia Builders. Within the downtown, a hotly-debated 1967-1973 urban renewal project resulted in the closing of a portion of West Main Street and the demolition of many properties (including metal-fronted commercial buildings). A new single-story enclosed retail building--presently vacant--was built adjacent to a massive surface parking lot which was created on Pleasant Avenue. A 1998 Redevelopment Plan suggests the reopening of West Main Street, the removal of the retail building, and the development of open space between that area and Cayuga Creek.

Historic property types from this context include *residential architecture, religious architecture, commercial/industrial architecture, and public- and private-sector civic architecture*. Styles evident among these property types reflect many of the popular academic modes of the period, along with vernacular adaptations of each. Both property types and their associated styles are discussed in Section F, below.

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F. ASSOCIATED PROPERTY TYPES

The following property types have been identified within the context of this Multiple Property Documentation Form for the Village of Lancaster:

Property Type I: Residential Architecture

Description: Beginning with the early 1830s and continuing through World War II, historic residential architecture within the Village of Lancaster is the tangible reflection of the physical character of the community, of the citizens' needs and preferences for shelter, and of the economic growth and stability of the community. Except for the industrial areas along the railroad, representatives of this property type are dispersed widely throughout the Village. Lancaster was never excessively wealthy community, yet Lancastrians built dwellings in many of the latest national styles although without the opulence seen in the more affluent urban neighborhoods of nearby Buffalo. Most Lancaster homes stand on small lots and are executed both in wood and brick, with wood predominating. Fenestration varies throughout the community, although the double-hung wood sash set in a flat-topped opening is the dominate form. Roof types vary widely according to the individual styles; most roofs are gabled or hipped; gambrel roof forms are seen on houses executed in the Dutch Colonial Revival style. Some historic homes retain their historic dependencies--garages, carriage houses, and modest barns--which are closely related both physically and architecturally to the property with which they are associated and which are important features on the cultural landscape of Village as a whole. Typical alterations to these properties include the installation of synthetic siding, window replacement, and the removal of significant features such as porches.

Styles represented within the range of Property Type I include:

Greek Revival: The Greek Revival style flourished across America in the years between ca. 1820 and 1860. The most purely-designed Greek Revival style homes incorporate some derivative of the temple form, with a gable-end orientation to the street, partial or full returns on the cornices, and trabeated entrances flanked by glazed sidelights and topped with transom sash. Windows are exclusively flat-topped, often with multi-light double-hung sash; first-story windows may extend completely to the level of the floor.

No pure temple-form Greek Revival-style homes are found within the Village Lancaster. The village's two earliest extant homes, the 1830s Thayer House and the Carpenter House (adjacent to each other at 5453 and 5455 Broadway, respectively), are vernacular adaptations of the Greek Revival style. An upright-and-wing home at 81 Central Avenue is Lancaster's best representative of this

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Greek Revival-style house type. The owner of the Lancaster Glass Factory, Dr. Daniel Stratton, made his home at 5537 Broadway in a five-bay brick residence with a symmetrical facade, a centered entryway with sidelights and transom sash, a one-bay portico, and four-over-four windows. This house has undergone an addition, siding, and conversion as a service club facility. These Greek Revival-style residences along Broadway exhibit a lack of historic integrity that precludes their eligibility to the National Register.

Gothic Revival: The Gothic Revival as it was applied to residential architecture included small cottages as well as larger estate-scale suburban homes. In Lancaster, Gothic Revival-style residential design incorporates lancet-arched motifs and sawn bargeboard in the eaves of the gable ends of small-scale cottages. Few examples of Gothic Revival-style residences can be found in the Village.

Among those within the community's repertoire of residential architecture are two homes at 19 and 52 Church Street.

Italianate: The Italianate style was popular in America during the years immediately following the Civil War through the late 1890s. Its form and detail were based upon vernacular farmhouse designs of northern Italy. Characteristic features include low-pitched roofs and broadly overhanging cornices with brackets under the eaves.

Italianate design in the Village of Lancaster is not common; representative examples include 25 and 35 Church Street, 5622 Broadway, 38 Court Street, the c. 1840/1866 John Richardson House and the Zubrick Funeral Home, both on Broadway in the eastern part of town, and the three-unit Bruce-Briggs Brick Block at 5481-5485 Broadway, dating from c. 1855 and executed in a transitional Greek Revival-Italianate mode. Both the Richardson House and the Brick Block were determined eligible for the National Register under Executive Order 11593.

Eastlake: This name refers to a form of architectural decoration which is applied to homes dating from the 1880s and 1890s. Named for English furniture designer Charles Locke Eastlake, the decorative elements include wood turnings which range from the simple to the elaborate and are generally found on porches and balconies.

Notable local examples of houses employing Eastlake trim include the Albrecht-Rydlewski House at 30 School Street and the Zuidema-Idsardi House at 5556 Broadway, both dating from c. 1880; the latter property was determined eligible for the National Register under Executive Order 11593.

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Queen Anne: The Queen Anne style is a generally eclectic mode of design christened in Britain when country manor houses were built using classical motifs on medieval forms. In America, the style gained popularity as one which employed a variety of forms, materials, massing, roof types, and color. Queen Anne-style buildings also use varied materials or the same material (wood, for example) prepared with a variety of surface textures to simulate a multitude of materials or finishes. Roof lines are often complex, incorporating gables, gablets, dormers, eyebrow windows, and projecting profiles. Balconies and porches are typical of the style, as is varied fenestration, including art glass and multi-light "Queen Anne" window sash.

The Queen Anne style was not a common design mode in the Village of Lancaster. The demolished Grimes-Davis House, with its varied use of brick and stone finishes and round tower, was Lancaster's finest example of the style. The community's best surviving Queen Anne-style home is the c. 1891 Clark-Lester House at 5454 Broadway, the longtime home of a prominent lawyer and of his educator-daughter, which has been determined eligible for the National Register under Executive Order 11593..

Late Nineteenth- and Twentieth-Century Revivals: Just as the Greek war for independence ushered in the Greek Revival in the second decade of nineteenth century, the Centennial of 1876 awakened a nationwide interest in the American Colonial era, including the architecture of the period. The Colonial Revival adapted seventeenth- and eighteenth-century design to contemporary use, sometimes with a high degree of technical accuracy, but more often borrowing forms and details and adapting them to new design. Architecturally, the American Colonial Revival includes buildings executed in the Georgian Revival, Spanish Colonial Revival, and Dutch Colonial Revival, with widespread adaptation within and among each. The Spanish Revival, which produced buildings nearly exclusively of masonry construction and often incorporating stuccoed wall finishes, wrought iron trim, and red tiled roofs, is seen in Lancaster in the 1929 Dr. John Nowak House at 5539 Broadway, built of structural tile and veneered with yellow brick and capped with a red tile roof. The ca. 1905 Miller-Mackey House at 5440 Broadway and the 1895 Potter-Eaton House at 36 Park Street are the Village's most imposing American Colonial derivatives. The Miller-Mackey House and the Nowak House have been determined eligible for the National Register under Executive Order 11593. Scattered throughout the Village are smaller- scaled homes of this style, including a number of gambrel-roofed Dutch Colonial Revival-style homes dating from the years between the first and second world wars.

Bungalow: The Bungalow in its purest form is a modestly-scaled 1½-story home

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which in Lancaster may appear in wood, brick, stone, stuccoed tile, etc. Bungalows generally feature a laterally-oriented gable roof system with a broadly-sweeping integral roof which extends forward over a recessed front porch. Most Bungalows feature a dormer (gabled, shed, hipped, etc.) on the facade, providing additional light and floor space for an otherwise sparse upper story. In the Village of Lancaster, the Bungalow became one of the favorite styles of design during the years between the World Wars when the railroad shops at Depew were in their heyday and improved transportation to and from Buffalo made commuting a far easier endeavor than it had in the nineteenth century and the first decade of the twentieth.

Lancaster's Bungalows are found throughout the Village, most often along streets which developed between c. 1910 and 1930. Representative examples of the style include the houses at 23 Church Street and 5605 Broadway.

American Foursquare: Likely the most ubiquitous residential house form in America, the American Foursquare is more of a house type than an architectural style. They were built continuously for the first forty years of the twentieth century and are found in nearly every community in the nation. Basically square in form, these houses are built of brick, wood, stuccoed tile, and stone. When built of wood, Foursquares may be finished with decorative siding incorporating clapboard, shiplap, and shingling on the same surface. Foursquares are generally two or three bays in width and have flat-topped fenestration and double-hung sash trimmed with modest molded heads. More lavish homes may incorporate art glass at conspicuous places. The hipped roof is most commonly used on the Foursquare, and often includes at least one dormer. American Foursquares usually have a one-story front porch, which is generally hipped-roofed, but may employ gabled or shed forms.

Like the Bungalow, American Foursquares in Lancaster dot the streets which matured between the first years of the twentieth century and World War II. Examples include the houses at 42 Church Street and 5524 Broadway.

Significance: Eligible Property Type I buildings within the Village of Lancaster fall under National Register Criterion C and are significant within both historic contexts. Some may be eligible under Criterion A because of their significance to the settlement patterns and early development of the Village or for their association with specific patterns of socioeconomic development in Lancaster. In a limited number of cases (the Clark-Lester House and the Miller-Mackey House, for example), Criterion B significance may be derived from a residence's association with individuals whose contribution to broader historical and cultural development patterns is of demonstrable consequence. In most cases however, these properties meet requirements for Criterion C as intact, representative examples of specific styles, which reflect

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construction practices and stylistic influences of the nineteenth or early twentieth centuries. Subsequent investigations may identify individually-eligible homes which are important as the work of regionally-prominent architects or prolific master builders or contractors or as examples of production houses drawn from mail-order catalog sources.

Many residential properties throughout the Village retain a high degree of integrity and exhibit distinctive craftsmanship and ornamentation from their period of construction.

Registration Requirements: Property Type I resources must exhibit readily identifiable features of particular architectural styles and/or must be associated with particular development patterns within the Village. In order to qualify for listing, residences must be directly associated with one of village's historic contexts, must have been constructed during the Period of Significance, and must possess architectural features and emblematic of the era of construction. They must possess a high degree of integrity, retaining the form, massing, and detailing which define the individual style of architecture, and additions or alterations must be shown not to have resulted in a loss of those features with define the historic character of the building. Nine residences along Broadway have been identified under Executive Order 11593 as satisfying the requirements for individual listing.

Property Type II: Commercial and Industrial Architecture

Description: The majority of the historic commercial architecture within the Village of Lancaster lies north of Broadway along Central Avenue and West Main Street. Some scattered historic commercial buildings are found along Broadway east of Central Avenue and a few are extant in residential areas. It is estimated that fewer than 75 historic commercial buildings and a dearth of historic industrial buildings are found within the boundaries of the Village. Rather than developing a property type for a single resource, the Safford Bedstead Factory at 37 Aurora Street is included as representative of Lancaster's commercial architecture.

Commercial/industrial buildings vary in height between one and three stories. Multi-story commercial buildings typically have retail space on the first story and residential or office space above. Construction materials vary, but since most of the Village's commercial architecture is along the Central Avenue-West Main Street axis which burned during the 1890s, the majority is of brick. Fenestration on Property Type II buildings varies widely but generally incorporates tall and narrow openings and double-hung sash. Window forms include flat-topped as well as round- and segmental-arched, capped with plain lintels or with brick voussoirs. Most roofs are flat or slope gently from front to rear. Some buildings retain elements from historic cast iron storefronts. The New York SHPO has determined that due to substantial alteration, the central business/commercial area does not satisfy the criteria for National Register listing.

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Modifications typically found on Property Type II buildings include the application of artificial siding, the alteration of fenestration and the replacement of sash, and modifications to storefront areas.

Styles of design of Property Type II buildings include:

Italianate: The predominate architectural style for nineteenth-century commercial design, Italianate buildings are distinctive for tall, narrow window proportions and for the cornice which caps the facade. Cornices are generally of wood, brick, or metal. Representative Italianate-style commercial buildings in the Village of Lancaster include 4 and 5 West Main Street, the Maute Block (43 Central Avenue), and the Cushing Block (33 Central Avenue).

Queen Anne: Like Queen Anne residential architecture, the commercial manifestation of this style employs a variety of forms and finishes in order to develop its distinctive variegated effect. Among these are towers and turrets, multiple wall textures, and an overall irregularity of form. The only example of Queen Anne-style commercial design within the Village is found in the former Central Drug Store building at 22 Central Avenue, which incorporates an Italianate bracketed cornice, a Mansard roof derivative of the French Second Empire style, and a semi-hexagonal oriel tower with a pyramidal roof which is suspended from the upper corner and overlooks both Central Avenue and West Main Street.

Tudor Revival: This picturesque adaptation of English design incorporates the use of stucco and half-timbering into the exterior appearance. The 1930s former Liebler-Rohl Gasoline Station at 5500 Broadway, Lancaster's only commercial example of the style, is an unusual one-story Tudor Revival-style example of roadside architecture from the second quarter of twentieth century.

Significance: Property Type II buildings are generally significant under National Register Criterion C, as representative examples of particular styles of architecture. Typically, Property Type II buildings retain integrity and are distinguished by a high degree of period-specific craftsmanship.

Registration Requirements: Property Type II resources must be shown to be clearly reflective of the pattern of mercantile and industrial development with Lancaster during the Period of Significance. If significance is based upon Criterion C, they must exhibit readily-identifiable characteristics of a particular style or must be the product of a designer or builder whose role in the Village or region is clearly definable. They must possess a high degree of integrity, retaining the form, massing, and detailing with define the individual style of architecture.

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Property Type III: Religious Architecture

Description: Lancaster's religious properties include six church buildings and one church-related cemetery. These properties are dispersed throughout the Village, with several located on Broadway and the balance in other sections of the community. The earliest religious property within the Village is the 1832 Lancaster Presbyterian Church at 5469 Broadway. Other examples of this property type include the 1897 St. Mary's Roman Catholic Church and its adjacent cemetery (established in 1932), the 1874 St. John's Evangelical Lutheran Church, and Trinity Episcopal Church, built in 1880 and remodeled in the 1920s. Church-related residences may be evaluated for their residential architectural qualities and fall under Property Type I.

Alterations to religious architecture in Lancaster are most often confined to the construction of additions to accommodate increased levels of religious programming. Some use of synthetic siding is evident as is abrasive cleaning of historic brick walls.

Architectural styles of Property Type III resources include:

Federal to Greek Revival transitional: This amalgam style is based upon English antecedents from the 18th-century and from ancient forms derived from classical Greece. In America, architects, carpenters, and builders authored "builders guides," which included representations of architectural details (porticos, entrances, windows, entire facades, staircases, mantles etc.), often drawing upon the popular design elements of eighteenth-century England and from other antecedent cultures. Lancaster's sole example of institutional Federal-Greek Revival transitional design style is the Lancaster Presbyterian Church of 1832. Located at 5469 Broadway, the church is designed in the fashion of New England meeting-house and incorporates features derivative of those found in Asher Benjamin's builder's guides.

Gothic Revival: Ecclesiastical Gothic Revival design was a favorite style for nineteenth-century church construction and is associated with Romanticism and the Picturesque movement of the period. Its characteristic feature is the pointed lancet-arched opening and it appealed to some denominations, including Roman Catholics and Episcopalians, because of their medieval traditions. Among Lancaster's Property Type III religious buildings executed in the Gothic Revival style is Trinity Episcopal Church at 5448 Broadway, originally designed with an angled corner bell tower which was replaced with a late Gothic Revival-style gable-end oriented entrance wing in the early 20th-century.

Romanesque Revival: This style draws upon the design motifs of the European Middle Ages and incorporates the round-arched window form of that era. In America, the Romanesque Revival began in the mid-1840s, and replaced the Gothic Revival for a

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variety of reasons, including the expense of construction of the lancet arch.¹ Representative Property Type III buildings of the Romanesque Revival style include St. Mary's Roman Catholic Church, which was built of wood in the 1890s and was brick veneered--likely part of a 1932 remodeling--as well as St. John's Lutheran Church, built in 1874.

Significance: Religious buildings represent important benchmarks in the Village's socio-cultural development, and are of transcendent importance to the understanding of the historical and architectural growth and maturity of the community. Emblematic of the spiritual and ethnic orientation of the community as a whole, most religious buildings within Lancaster are well-executed, locally-distinctive examples of the leading architectural styles which were popular for ecclesiastical design in the nineteenth century. The heritage of each of the various congregations and the pervasive importance of faith in Lancaster's socio-cultural development contribute significantly to both historic contexts.

Registration requirements: Property Type III architecture is eligible under National Register Criterion A, as tangible examples of the patterns of spiritual growth and maturity of the Village, and/or under Criterion C for their architectural importance. Religious architecture must retain the integrity of its essential form in order to be eligible for nomination, must be a readily-identifiable example of a particular architectural style, or must clearly represent the work of an important designer or builder. Criteria Consideration A must be satisfied by religious properties, which must demonstrate broad architectural or historical significance and should retain a high level of integrity on the interior as well as the exterior. At this time, religious properties are not included as individual nominations.

Property Type IV: Public- and Private-Sector Civic Architecture

Description: Throughout the history of the Village of Lancaster, institutional facilities were built to house a variety of public- and quasi-public-sector civic functions, including governance, education, and fraternal endeavors. Resources of this property type offer significant insight into the evolution of social and cultural traditions of the community and are usually of a more imposing scale than is most of Lancaster's domestic architecture. Many of these buildings are located near the center of the community, serve both as physical and philosophical "paperweights" for their respective constituencies, and may contain assembly space used for public and private ceremonial gatherings, performance, or for various functions associated with the governmental process. Lancaster's earliest public and quasi-public buildings are no longer extant. The fires of the 1890s and highway widenings of the 1930s removed significant portions of early- to mid-19th-century Lancaster.

¹ Architectural historian Marcus Whiffen quotes English architect John Nash as exclaiming, "I hate this Gothic style; one window costs more than two houses ought to."

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Buildings of this property type generally undergo limited alterations, since their physical character and their role as community treasures are closely linked. The replacement of window units is the most typical alteration evident on these buildings.

It is estimated that the Village has fewer than ten examples of this property type. Notable examples include several buildings which are paramount importance to the educational, political, governmental, and social heritage of the Village: the 1894 Lancaster Town Hall on Central Avenue, the 1924 Lancaster High School at 148 Aurora Street, the National Register-listed 1938 U.S. Post Office at 5406 Broadway, the 1924 B.P.O.E. No. 1487 Elks Lodge at 5477 Broadway, the 1940 Lancaster Municipal Building at 5423 Broadway, and the 1916 Depew Lodge No. 823, F & A M Lodge Hall at 5497 Broadway. The latter two resources have been determined eligible for the National Register under Executive Order 11593 and the Town Hall was determined not eligible by the State Historic Preservation Officer.²

Property Type IV buildings are built in the following styles:

Romanesque Revival: Generally of large-scale construction, buildings built in this style employ round-arched openings and towers both symmetrically and asymmetrically located, and are generally of masonry construction. Lancaster's finest Romanesque Revival-style Property Type IV resource is the 1894 Town Hall.

Neo-Classical Revival: The Neo-Classical Revival style is the result of a late nineteenth- and early twentieth-century resurgence of interest in architecture from ancient Greece and Rome. This style is generally seen in substantial public and semi-public architecture including governmental buildings, fraternal facilities, and schools, whose design was intended to convey a sense of stability and permanence. Classically-derived features include both formality and symmetry of plan, sometimes temple-form design, and detailing such as porticos and frontispiece entrances, the use of columns and pilasters, etc.

Property Type IV buildings executed in the Neo-Classical Revival style include the Lancaster High School and the Depew Lodge No. 823 F & A M.

Colonial Revival: As with residential architecture, Colonial Revival institutional architecture was indicative of a resurgence of interest in the design of the pre-Revolutionary eighteenth century in America. Public Colonial Revival-style architecture in Lancaster is represented in the National Register-listed U.S. Post Office, built in 1938 and incorporating a symmetrical five-bay Georgian Revival-style facade and a low-pitched hipped roof.

²Despite this 1987 determination, it is the opinion of the preparer of this Multiple Property Documentation Form that the eligibility issue could be re-visited and that a formal determination could be sought from the Keeper of the National Register.

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Art Moderne: This style developed 1920s and had as its heyday the late '20s through World War II. Buildings built in this style incorporate the streamlined decorative elements born of the 1925 Exposition des Arts Décoratifs et Industriels Modernes and are often associated with the Art Deco style.

Within the Village, the 1940 Lancaster Municipal Building is the community's best example of Art Moderne architecture. This property was determined eligible for the National Register under Executive Order 11593; the Determination of Eligibility stated that the building "appears eligible under Criterion C as a good, intact representative example of a small-scale, Moderne institutional building that served important local governmental functions."

Significance: Property Type IV buildings derive their significance from Criteria A and C. With respect to Criterion A, they represent the pattern in governance, education, social/fraternal development, and political life within the Village of Lancaster. The U.S. Post Office at 5406 Broadway was listed National Register on November 17, 1988 as part of the Thematic Resource Nomination, "U.S. Post Offices in New York State, 1858-1943." Property Type IV resources are of further significance under National Register Criterion C as representative examples of particular architectural styles; they may also be important as examples of the work of regionally-prominent architects such as Buffalo designers Hudson and Hudson and Mann and Cook (who were responsible for the Lancaster Municipal Building and the Depew Lodge, respectively) or builders such as Michael Wendel and Charles W. Wing, who built Lancaster High School and the Lancaster Municipal Building, respectively.

Registration Requirements: Property Type IV buildings must possess integrity of design and must retain a clear association with the educational, social, political, and/or governmental heritage of the community. They also represent particular architectural styles, and are closely associated with important periods in the developmental history of the Village. Besides the National Register-listed U.S. Post Office, other Property Type IV buildings on Broadway that have been determined eligible for listing under Criterion C are the Lancaster Municipal Building, and the Masonic Lodge.

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G. GEOGRAPHICAL DATA

The geographical area for this Multiple Property Documentation Form submission is the corporate limits of the Village of Lancaster, Erie County, New York. Initial property nominations are limited to properties along Broadway which were determined National Register-eligible under Executive Order 11593. These nominations may be expanded in the future to include properties throughout the Village of Lancaster.

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H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

This Multiple Property Documentation Form (MPDF) for the Historic and Architectural Resources of the Village of Lancaster, Erie County, New York was prepared under the auspices of the Village's Historic District Commission, the body which is responsible for the administration of the Village's historic preservation ordinance. The Village of Lancaster is a Certified Local Government as defined in the National Historic Preservation Act 1966, as amended. At the recommendation of the New York SHPO, the Commission selected the format of the MPDF since such a process establishes a framework for the subsequent nominations of other resources from within the Village.

The MPDF was prepared by the historic preservation and economic development consulting firm of Taylor & Taylor Associates, Inc., specifically by firm principal David Taylor, a 36CFR61-certified preservation professional. The document is based upon extensive research into the history of the Village using oral interviews and the consultation of published material published dating from the late nineteenth century to the present. Specific reference sources are cited in Section I, below. The New York State Historic Preservation Office, particularly Program Analyst Claire L. Ross of the SHPO Field Services, provided important and valuable editorial oversight for the project.

Documentation began with the initial settlement of the Village and ended with the post-World War II era, corresponding to the fifty-year guideline for National Register designation. In the course of the preparation of the MPDF, other documents were examined as well, including survey data, Determinations of Eligibility made the National Park Service and the New York SHPO, and the National Register nomination for one previously-listed resource within the Village. "Windshield" surveys were undertaken throughout the Village, investigating the range of property types and architectural styles therein; these investigations enabled the detailed consideration of the full spectrum of the history of the Village as manifest in its built environment.

Public records were examined at the office of the Recorder of Deeds of the County of Erie at Buffalo. Published material was consulted at the Lancaster Public Library, the Buffalo and Erie County Public Library, and at the Buffalo and Erie County Historical Society, whose local history collection is among the most complete in the region. *Sanborn Fire Insurance Maps* in the collection of Cornell University were studied in order to define better the patterns of development within the Village.

The preparation of the MPDF also involved the study of documents related to Village's existing cultural resource management program. The Village of Lancaster undertook a partial cultural resource survey in 1987, at which time 182 New York SHPO HP-1 Building/Structure

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Inventory Forms were completed by Debbie Mattice, a 36 CFR 61-qualified consultant.

In 1997, a Cultural Resources Survey Report was prepared by the New York State Department of Transportation for buildings along Broadway (U.S. Route 20) preparatory to a highway construction project. During the multi-year environmental review process for this project, the SHPO had issued Determinations of Eligibility for thirteen properties along Broadway within the proposed NYSDOT project area. Under Executive Order 11593, the National Park Service on Aug. 30, 1993 concurred with the SHPO that these thirteen individual properties on Broadway were eligible for listing in the National Register of Historic Places. The only National Register-listed building within the Village is the U. S. Post Office at 5406 Broadway, listed 1986 as part of a Thematic Resources Nomination entitled, "United States Post Offices in New York State--1858-1943. All these materials were examined carefully and provided justification for the identification of properties which appear to meet National Register Criteria for Evaluation.

Ten National Register nominations--all from the Broadway corridor--were prepared in conjunction with the Multiple Property Documentation Form (see attached list). These properties were chosen for nomination because of their architectural and historical importance to the Village. Among those chosen were resources which illustrate the settlement and/or socioeconomic, cultural, and civic growth of the Village of Lancaster throughout the Period of Significance. Under Criterion C, each nominated property is a representative example of particular architectural style. Some are reflective of Criterion A development patterns, and others are associated with individuals important to the history of the community and the region. All retain architectural integrity, and most retain their original use. As noted above, the properties on Broadway were determined eligible for the National Register as part of the Section 106 environmental review process associated with the proposed widening of that major thoroughfare.

Additional properties will be nominated as soon as a comprehensive inventory of significant buildings has been completed and evaluated by the SHPO.

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- 1 Lancaster Municipal Building, 5423 Broadway
- 2 Miller-Mackey House, 5440 Broadway
3. Clark-Lester House, 5454 Broadway
4. Bruce-Briggs Brick Block, 5481, 5483, 5485 Broadway
5. Depew Lodge No. 823, Free & Accepted Masons, 5497 Broadway
6. Liebler-Rohl Gasoline Station, 5500 Broadway
7. Nowak, Dr. John, House, 5539 Broadway
8. Zuidema-Idsardi House, 5556 Broadway
9. VanPeyma, Herman B., House, 5565 Broadway
10. Richardson, John, House, 5653 Broadway

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