

56-2188

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name WEST END HISTORIC DISTRICT

other names/site number _____

name of related multiple property listing N/A

2. Location

street & number 90-171 West Main St; 24-110 North Central Ave; 17 Park St, 186-244 Franklin St [] not for publication

city or town Springville [] vicinity

state New York code NY county Erie code 029 zip code 14141

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide locally. ([] see continuation sheet for additional comments.)

Roger Daniel Tracy
Signature of certifying official/Title

1/17/18
Date

DSHPD
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] see continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register [] see continuation sheet
- [] determined eligible for the National Register [] see continuation sheet
- [] determined not eligible for the National Register

[] removed from the National Register

[] other (explain) _____

for Alexander Liberman
Signature of the Keeper

3-12-18
date of action

West End Historic District

Name of Property

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5. Classification

Ownership of Property

(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
54	7	buildings
1		sites
		structures
		objects
55	7	TOTAL

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(enter categories from instructions)

DOMESTIC/single dwelling

RELIGION/religious facility

LANDSCAPE/Park

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

RELIGION/religious facility

COMMERCE/TRADE/professional

LANDSCAPE/Park

7. Description

Architectural Classification

(Enter categories from instructions)

MID-19th CENTURY/ Greek Revival, Gothic Revival

LATE VICTORIAN/ Stick, Shingle, Italianate, Queen Anne

LATE 19th & 20th CENTURY REVIVALS/ Colonial Revival

MIXED

Materials

(Enter categories from instructions)

foundation: Stone, Concrete

walls: Brick, Wood Clapboard, Wood Shingle, Aluminum Siding

roofing Asphalt Shingle, Metal

other N/A

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location
- C** a birthplace or grave
- D** a cemetery
- E** a reconstructed building, object, or structure
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance:

(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance:

ca. 1815 -1953

Significant Dates:

ca. 1815, 1834, 1950, 1953

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building Survey # _____
- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: _____

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10. Geographical DataAcreage of Property 18.82 acres**UTM References****SEE CONTINUATION SHEET FOR ADDITIONAL UTM REFERENCES**

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>691328</u>	<u>4709240</u>	3	<u>17</u>	<u>691492</u>	<u>4708977</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>691494</u>	<u>4709057</u>	4	<u>17</u>	<u>691374</u>	<u>4708828</u>

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Jill Nowicki [Edited by Jennifer Walkowski, Kathleen LaFrank, NYSHPO]organization Clinton Brown Company Architecture, pc date December 15, 2017street & number 617 Main Street, Suite M303 telephone (716) 852-2020city or town Buffalo state NY zip code 14203**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's locationA **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with SHPO or FPO for any additional items)

Property Owner (Complete this item at the request of the SHPO or FPO)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)**Estimated Burden Statement:** public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

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WEST END HISTORIC DISTRICT – NARRATIVE DESCRIPTION OF PROPERTIES

The West End Historic District is located within the village of Springville, Erie County, New York, which is located roughly 28 miles south-east of the city of Buffalo. Springville is approximately 3.7 square miles in area within the southeast portion of the town of Concord. Main Street (U.S. Route 39) runs east to west through the center of the village. The overall character is that of a village, more rural than urban. However, Springville is the largest, most concentrated community within the town of Concord, which remains quite rural overall. Spring Brook, the largest spring and the one for which the village is named, runs generally north to south throughout the center of the village, just west of the West End Historic District. Traditionally the east-west route through the village was East Main Street, which was the historic commercial core of the village (East Main-Mechanic Streets Historic District, NR-listed, 2002).

The West End Historic District is a primarily residential neighborhood located on West Main, North Central and Franklin Streets to the west of the center of the village. The neighborhood retains extant examples of buildings reflecting the rise and development of the western portion of the village, beginning during the mid-nineteenth century, when this area was considered outside and remote from the village center, continuing through the late-nineteenth century, when the establishment of the railroad at the west end of the village brought wealth and development, to the slow decline of the area during the post-railroad-boom days. This interweaving of periods and styles over time resulted in a neighborhood with a distinctly different feel than that of Springville's East Hill Historic District (NR-listed, 2015) at the other end of Main Street, which principally features large high-style estates of the most prominent civic and social leaders of Springville.

The boundary of the West End Historic District includes an area of approximately 20-acres along West Main Street, Central Avenue and Franklin Streets. There is a distinct visual break between the commercial architecture of Main Street and the residential fabric near mid-block between Central Avenue and Academy Street. The district begins directly east of Cochran Street and continues east on West Main Street until a few lots past Central Avenue. The residences at 71 West Main Street on the north side and 90 West Main Street on the south form the east boundary. The district continues north on North Central Avenue from West Main Street to 110 North Central Avenue, which is the northern boundary. Beyond this boundary, there is a notable decline of architectural integrity of the buildings. Rear property lines form the north, south and west boundaries, as adjacent streets to the north and south of the historic district developed during a different era and have a different historic context.

SETTING

District lots vary in size but are generally rectangular, with the shorter width fronting the street. Building setbacks vary slightly but the lots typically have front, side and rear yards of varying sizes, mature trees and some paved driveways and parking areas. Earlier and more modest residences tend to be located closer to the

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street; more recently constructed buildings tend to be set further back from the street. This end of the village was originally characterized by pioneer homesteads on scattered sites outside the village proper. These were subsequently subdivided into smaller housing lots as the village grew in population and wealth. Some lots were subdivided for multi-generational family use; thus, the West End Historic District does not reflect the rigid regularity of developer-planned sub-divisions.

West Main Street, the western portion of Main Street (U.S. Route 39), is the west end of the main artery through rough the village. Today, Main Street runs west until it intersects with the Southern Tier Expressway (Route 219), becoming simply Route 39, and east until it intersects with Vaughn Street, also the eastern village limits, where it becomes the Springville Sardinia Highway. Main Street is divided into East and West at Buffalo Street, which is the heart of the village. West Main Street is intersected by Cochran Avenue and North Central Avenue to the north and Waverly Street and South Central Avenue to the south.

Main Street was formed along the line separating lots in the original subdivisions of the Holland Land Company survey and was likely one of the first roads in the settlement. Main Street separated Holland Land Company Lots 3 and 4 to the north and 9 and 10 to the south. Main Street first appears in the map of Springville from 1818 as the southernmost road crossing Spring Brook, and its route has remained largely unchanged since then. As part of a major thoroughfare through Springville, Main Street carried a variety of modes of transportation over time, starting as a pedestrian route and later accommodating wagons, carriages, and eventually automobiles and trucks. This transition is reflected in secondary buildings ranging from barns to carriage houses to automobile garages that accommodated vehicles of each era. In 1912, Main Street and Buffalo Street were the first two streets to be paved with bricks in Springville, suggesting that they were the two main traffic routes in the village.¹ Modern property numbers along Main Street were not established until after 1948.

Intersecting West Main Street, Central Avenue runs directly north until it intersects with the Springville-Boston Rd, and south until it terminates at Spring Brook. Central Avenue is divided into north and south at Main Street. Central Ave was originally named West Street, and formed the western boundary of the village historically until the establishment of the railroad. Within the district, North Central Avenue is intersected by Franklin Street and West Main Street.

Intersecting Central Avenue is Franklin Street, which begins east of the downtown commercial core on Main Street and travels northwest through the village, terminating at Springville-Boston Road. Historically, Franklin Street was the principal east-west street in the village. This explains the orientation of the older houses, the churches and the former Pioneer Cemetery that faced what was the principal street at the time of their construction. Franklin Street began taking a back seat to West Main Street with the growth of Springville after

¹Springville (Erie County, N.Y.), *Springville, New York: Sesquicentennial, 1834-1984* (Springville, N.Y.: s.n, 1984), 21.

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the arrival of the railroad, which shifted growth to the village's former western edge and precipitated the rearrangement of the traffic patterns from Franklin Street to West Main Street. In the district, Franklin Street serves as the religious and recreational core, framed on the south side of the street by Eaton Park, on the southeast corner at Central Avenue, the St. Aloysius R.C. Church campus, and the former Griffith Institute, which was on the southwest corner at Academy Place.

Eaton Park, located on the southwest corner of North Central and Franklin Streets, centers the historic district. A 1.6 acre, roughly rectangular, gently sloping field dotted by large trees, the park contains a Works Progress Administration (WPA)-era wading pool with accompanying contemporary one-story storage shed and a playground for younger children with c.1990s equipment adjacent; this is enclosed by chain link fence. Two asphalt tennis courts and a roller hockey pad, also enclosed with chain link fencing, are at the park's center. All of these features are accessed by a concrete walk through the center of the park. Tall, randomly-spaced deciduous trees favoring Franklin Street shade the park.

The district's streetscape generally retains its historic residential quality and is generally consistent within the district. While a few residences on West Main Street were modified for commercial use during the last century, the district still retains a residential feeling and scale. The district's streets are asphalt paved with single lanes running in either direction. Concrete curbs, grass planting strips and concrete sidewalks mediate the roads and front yards of the buildings. Driveways punctuate the streets and allow access to the secondary buildings, which are generally set behind the primary buildings. Earlier and more modest residences tend to be located close to the street. Landscape conditions and building setbacks vary along North Central Avenue, not being as uniform as on West Main Street, but lots typically have front, side and rear yards of varying sizes, mature trees, and some paved driveways and parking areas.

ARCHITECTURE

The architecture of the West End Historic District is a layered assemblage of styles popular during the period of significance, ca. 1815 to ca. 1953. The oldest remaining resource is the T. Lincoln House, at 100 North Central Avenue, which was built in 1815, and the St. Aloysius R.C. Church is the most recent resource, having been constructed in 1953 for a congregation with a nearly 150-year history in the district. Because the West End was developed for residential use over a period of approximately 100 years, its houses represent a range of architectural types and styles, reflective of the growth and economic success of the community and changing tastes. Reflective of this range, many of the early buildings are modest, local adaptations of Gothic Revival- and Italianate-style houses, set close to the road with irregular setbacks from the street. As wealth increased in this area during the railroad boom, and time passed and tastes changed, the size and stature of houses increased, as evident in the late nineteenth century houses on the north side of West Main Street.

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The district's building stock is mostly late-nineteenth century to early-twentieth century, 2- to 2 ½-story, wood frame buildings primarily residential in form and use. There are a handful of buildings dating to the early to mid-nineteenth century. A few residential buildings were converted over time for commercial uses, reflecting the changing landscape attributed to the arrival of the automobile; however, they still in large part reflect their original residential function. Many of the properties also have secondary buildings, including large barns from the horse transportation era, early auto barns, and garages of varying ages and styles.

In addition to the residential stock, the West End Historic District contains several prominent religious buildings. The religious structures mirror the varying styles and scale of the residential architecture. The St. Aloysius Roman Catholic Church Complex is the largest of the churches in the district and spans the south side of Franklin Street from Central Ave east almost to Academy Place. The original frame church was lost but was replaced in 1953 by a large stone traditional Gothic Revival church. The complex also contains a large-scale ca. 1905 school building of rock-faced concrete block construction in the Colonial Revival style. Contrasting with this large complex is the ca. 1900 former St. Paul's Episcopal Church, at 17 Park Street, which is a modest-scale frame church building in the Shingle style. Also, contrasting with the traditional architecture of the district is the Salem Lutheran Church, which was constructed in 1950. This building was constructed out of traditional brick masonry, but the overall design is a modern interpretation of the Gothic Revival style. Its massing and detailing is fitting to the character of the historic district.

This weaving of architectural styles and stature began during the early and mid-nineteenth century when the West End was considered separate and distant from activities focused about the village. Structures built during this time were small pioneer homesteads on large plots of land on which there are no extant resources. As the settlement became more stable and the population grew, more permanent housing began to arise throughout the village. These houses tended to be small, modestly embellished residences with elements of early Gothic and Greek Revival styling. They were primarily built in 1 ½ story front gabled block with wing configurations. Most early buildings were updated with components of later building styles, creating a composite of styles. Most of the buildings were built by unknown builders, presumably local carpenters.

Springville experienced a rise of wealth and development during the late-nineteenth century and it was during this time that most of the resources in the West End District were constructed. With the establishment of the railroad just west of Cochran Avenue, the West End suddenly saw a growth in development as it now served a purpose to the village and became a more desirable place to live. Popular architectural styles of the late nineteenth and early twentieth centuries are found throughout the district including Italianate and Victorian styles. The Italianate style residences in the West End Historic District range from restrained, with subtle elements of Italianate designs, to high style examples. They are typically 2- to 2 ½-stories and of frame construction. Other common design elements found in nearly all Italianate residences include hipped roofs, bracketed cornices, arched windows or decorative window moldings. While some of the higher style examples

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in the district, such as 82 North Central Avenue, may have been architect-designed, there are several more modest farmhouse examples that were likely builder-designed, again with the use of pattern books. They tend to be located close to the street, on smaller lots, of wood construction with mostly symmetrical facades and hipped roofs. Examples of these would include 134, 142 and 148 West Main Street. The wealth that accompanied the railroad is reflected in large stately examples of Queen Anne, Shingle and other fashionable Victorian styles. These houses are larger than their Gothic Revival and Italianate predecessors and typically 2 to 2 1/2 story asymmetrical frame houses, set back on their lot. The former St. Paul's Episcopal Church is a good representative example of the Shingle style used in religious architecture.

After the boom of the railroad days, architecture in the district returned to its modest origins with smaller scale versions of Colonial Revival residences. These houses were constructed intermixed throughout the district on the last of the lots that could be subdivided with street frontage. These were typically, 2 1/2 story symmetrical frame houses with classical detailing. The last wave of development in the district was the construction of religious buildings to serve the West End neighborhood. The Salem Lutheran Church complex, in a Traditional Minimalist style, is distinctively mid-century construction; however, it fits appropriately within the district. In more traditional masonry and Gothic styling, the new St. Aloysius R.C. church was constructed in 1953.

INTEGRITY AND CONTRIBUTING/NONCONTRIBUTING CRITERIA

When determining an individual building's status as contributing or non-contributing to the district, the date of construction, current integrity of the materials of its construction, and historic character were the primary factors considered. Some level of modifications and updates are common here, typically contemporary replacement siding, replacement windows, additions and/or porches. These modifications reflect the continued use of these buildings for decades; changes in building materials alone do not necessarily render a building non-contributing to the district if the building retains significant identifying historic character and form. Buildings that are non-contributing are generally those that have been significantly and irreversibly altered in form and material, have lost key character-defining features, or are less than 50 years old.

The following criteria were used to evaluate contributing/non-contributing status of buildings in the district. The building/site must have been built during the period of significance (1815-1953). Buildings constructed after the end of the period of significance are non-contributing. All of the buildings in the district are in their original locations and none have been noted as being moved to the area. The building must retain enough integrity of design, workmanship, materials, and feeling to convey its historic appearance and significance in the context of the overall district. Buildings that have three or more changes defined as "major" in the four categories listed below are considered to have lost substantial integrity and are non-contributing.

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DEGREE OF LOSS OF INTEGRITY	NONE	MINOR	MAJOR
FORM	Original roofline and massing are intact or have additions constructed within the period of significance which have gained historic integrity in their own right (common in the district).	Additions have been made on side or rear elevations; original massing and proportions remain evident.	Additions that overwhelm the original overall massing of the structure; original massing and proportions are not evident.
EXTERIOR CLADDING	Retains original siding, or siding dating to period of significance.	Replacement siding is similar to original dimensions and character (e.g. aluminum or vinyl over clapboard); original details and proportions remain evident.	Replacement siding is substantially different from original siding; original details and proportions are not evident.
FENESTRATION	Original fenestration pattern and sash; or sash have been replaced without altering fenestration and match the historic type and muntin configuration.	Window sash have been replaced with minor change in fenestration, but original fenestration pattern remains evident; or replacement sash do not match the historic muntin configuration (e.g. 2/2 double-hung sash replaced with 1/1 double-hung sash).	On front façade, fenestration has been significantly altered to accommodate new sash; original fenestration pattern is not evident.
TRIM, PORCHES, DETAILS, ETC.	Porch remains open with original or similar columns and balustrade; or porch was enclosed or removed during the period of significance. Most or all of original exterior trim is present.	Porch has had alterations, but original proportions and intent remain evident. Some exterior trim has been covered or removed.	Porch significantly altered and original proportions are not evident. Most or all original exterior trim is missing or has been replaced with modern details that do not resemble the original features.

RESOURCE COUNT

Total number of Resources: 62

Total Contributing Primary Buildings: 34

Total Non-Contributing Primary Buildings: 2

Total Number of Primary Buildings: 36

Total Number of Contributing Secondary Buildings (barns, carriage houses, garages, etc.): 20

Total Number of Non-Contributing Secondary Buildings: 5

Total Number of Secondary Buildings: 25

Total Contributing Sites: 1

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RESOURCE LIST

The following list, organized by alphabetical street order, then property address in number order, split into even and odd numbers, provides a brief description of each individual property included in the district. Primary and secondary buildings are noted as contributing or non-contributing to the district.

FRANKLIN STREET - SOUTH SIDE (even)

186 Franklin Street

ca. 1880-1953

St. Aloysius Roman Catholic Church Complex

(3) Contributing primary buildings, (1) non-contributing secondary building (constructed after the period of significance)

St. Aloysius Rectory

ca.1880

2-story frame house with modest Queen Anne styling, cross-shaped massing with cross-gable roof and small front-gabled dormer; clapboard siding, stone foundation, asphalt shingle roofing. Offset entrance porch, square supports. 3/1 double hung windows, fish scale-shingled gables and octagonal vents in gables. Open rake and eaves with overhang. Formerly an individual residence, this building is now used as a rectory by the church.

St. Aloysius Regional School

ca.1905; addition 1948

Front-gabled 2 ½-story frame school structure with Colonial Revival styling; rock-faced concrete block masonry exterior; smooth concrete block foundation; asphalt shingle roofing; symmetrical massing with central arched entryway with fanlight. Palladian arrangement of windows in pedimented gable and otherwise typical fenestration with 1/1 double hung windows. Small cross indicating its religious use at top of gable.

St. Aloysius Roman Catholic Church **1953**

Large Gothic Revival stone church; poured concrete foundation, stone masonry construction, slate roofing. Parapeted gable-front featuring stone cross at top of parapet. Tall, vaulted construction with gothic-arched doorways and windows, with stone carvings and tracery. Central entry on main façade features exaggerated arch crown and trefoil motif (repeated in tracery of windows above). Restrained buttresses with gabled caps. Tall square tower adjoining main mass with long narrow arched leaded window, louvers with arched crowns, and ornate spires. Side rears of main structure feature symmetrical projecting gabled masses with entrances as well, connecting to the neighboring school and parking lot.

Garage

ca. 1960

1-story front-gable frame garage, associated with the former residential buildings currently used as a rectory by St. Aloysius. Non-contributing, built outside the period of significance.

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Franklin Street, SE Corner of Central Ave **ca. 1883**
Eaton Park (former ca. 1860s Cemetery)

Contributing Site

Gently rolling, roughly rectangular corner lot, 1.6 acres in area, featuring a manicured lawn and a mix of young and mature deciduous trees and conifers in a naturalistic pattern. Built features include a small chain-link fenced contemporary playground and water-play area with contemporary storage shed in the northwest street corner, chain-link fenced paved area with two tennis courts and a street hockey court, centered by a concrete sidewalk running diagonally through the site.

NORTH CENTRAL AVENUE INTERSECTS

244 Franklin Street **ca. 1880**

Contributing primary building; Contributing secondary building

2-story frame house with modest Queen Anne style detailing, cross-shaped massing; rock-faced stone foundation, wood clapboard siding, asphalt shingle roofing. Offset entrance porch, square supports. Typical fenestration of 1/1 double hung windows, corniced trim. Cross-gable roof, slight overhang with open rake, plain frieze, embellished trusswork and scroll brackets at gable ends. 1-story front-gable frame garage.

NORTH CENTRAL AVENUE – EAST SIDE (odd)

21 North Central Avenue **ca. 1980**

1-story masonry classroom addition connected to Salem Lutheran Church (see entry for 91 West Main Street).

NORTH CENTRAL AVENUE – WEST SIDE (even)

WEST MAIN STREET INTERSECTS

24 North Central Avenue **1913**

Contributing primary building; contributing secondary building

2 1/2-story frame house with modest Queen Anne style detailing, rectangular massing; parged foundation, wood clapboard siding, asphalt shingle roofing. Full width entrance porch, shingled balustrade, Tuscan column supports, hipped roof. Typical fenestration with 1/1 double hung windows, shuttered. Some leaded glass transoms. Pedimented front-gable roof, boxed eaves, plain frieze board. 2-story side-gable frame garage/barn.

28 North Central Avenue **ca. 1885**

Contributing primary building

2-story frame house with modest Stick style detailing, cross-shaped massing; parged stone foundation, horizontal and vertical wood siding, asphalt shingle roofing. Full width entrance porch, shingled balustrade, square supports. Typical fenestration with single and paired 1/1 double hung windows, bracketed cornice trim.

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Cross-gable roof, overhang with open rake, plain frieze, embellished scroll brackets at gable ends. 1-story front-gable frame garage.

36 North Central Avenue **ca. 1885**

Non-contributing primary building due to significant alterations; contributing secondary building

2-story vernacular frame house with block and wing massing; rock-faced stone foundation, wood clapboard siding, asphalt shingle roofing. 2-story porch at wing, enclosed at first story and open at second story with paneled balustrade and square supports. Cross-gable roof, open rake. 2 1/2-story side-gable frame barn.

42 North Central Avenue **ca. 1885**

Contributing primary building; contributing secondary building

2-story vernacular cross-gable frame house with modest Gothic Revival styling; parged stone foundation, vinyl siding, asphalt shingle roof. Typical fenestration; replacement vinyl windows. Entrance in recessed side wing with L-shaped porch with jigsaw-cut trim. Overhanging eaves with closed rakes. 1-story front gable frame garage.

PARK STREET INTERSECTS

North Central Avenue (north of 17 Park St)

Vacant Lot

62 North Central Avenue **ca. 1915**

Contributing primary building; contributing secondary building

2-story gable-front frame house with modest Colonial Revival styling. Poured concrete foundation, red brick veneer exterior walls, asphalt shingle roofing. Typical four-square layout with 1/1 replacement windows, offset entryway with full-width hipped-roof porch with square supports. Closed pedimented gable with decorative wood shingles, asphalt shingled rake, rectangular Palladian window. 1-story front gable frame garage.

66 North Central Avenue **ca. 1870**

J. Prior House

Contributing primary building; contributing secondary building

2-story front gable frame house with Gothic Revival styling and 1-story side gabled side wing; fieldstone foundation, wood clapboard siding, asphalt shingle roofing. Moderately pitched open gable with decorative gable end trim with scrollwork and pendant. In main mass, 3 bays of 2/2 shuttered wood windows with segmented arches. Wide frieze band and open eaves. Full width hipped porch with slim supports and tracery trim. Ornate arcaded porch with finials on side wing. 1-story side gable frame shed with exposed rafters.

FRANKLIN STREET INTERSECTS

82 North Central Avenue **ca. 1870**

D.W. Bensley House

Contributing primary building; contributing secondary building

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2-story Italianate frame house with octagonal main mass, side wing, and square mansard tower; dressed stone and fieldstone foundation, wood clapboard siding, metal roofing. Main entrance is offset and aligned to view of Eaton Park to its southeast; paired half-light doors in arched opening at shallow ornamented porch. Ornate Italianate-styled arcaded porch at wing with chamfered square supports, ribbed arches, and bracketed cornice. Tall 4/4 bracketed, pedimented double hung windows. Wide bracketed cornice. 1-story frame garage with hipped metal roof.

100 North Central Avenue **ca. 1850**

T. Lincoln House

Architect: T. Lincoln

Contributing primary building; contributing secondary building

2-story Italianate frame house; shallow hipped roof, parged stone foundation, wood clapboard siding, asphalt shingle roofing; typical 2/2 double hung windows; segmental arched hoodmolds with keystone decoration; wide overhang and deep cornice trim. Full-width porch with round column supports. 1 1/2-story front-gambrel frame garage.

110 North Central Avenue **ca. 1870**

E. Curtis House

Contributing primary building; non-contributing secondary building due to significant alterations.

2 1/2-story frame house with modest Italianate styling; stacked fieldstone foundation, wood clapboard siding; metal roof. Typical fenestration; 1/1 tall, paired shuttered replacement windows. Overall the massing is rectangular with a hipped roof featuring bracketed and boxed eaves. Prominent pedimented and bracketed gabled dormers are at front and side, presumably a later update due to Queen Anne influences. Offset 1 1/2-story enclosed entryway with steep pitched open gable roof. 1-story hipped roof frame shed.

WEST MAIN STREET – NORTH SIDE (odd)

71 West Main Street **ca. 1850**

W.C. Nash House

Contributing primary building

2-story Italianate frame house, block with wing massing; fieldstone foundation, wood clapboard siding, asphalt shingle roofing. Offset entrance with paneled door, flanking sidelights, fan light and bracketed hood mold. Typical 4/4 double hung windows, segmental arch cornices, shuttered. Cross-gabled roof with bracketed eave.

83 West Main Street **1950**

Salem Lutheran Church Parsonage

Contributing primary building; contributing secondary building

1 1/2-story Minimal Traditional Cape Cod-styled house with rectangular massing; poured concrete foundation, orange brick masonry, precast concrete detailing, asphalt shingle roofing. Typical paired casement windows. Side-gable roof with closed rake. 1-story brick masonry, side-gable garage.

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91 West Main Street **1950**
Salem Lutheran Church

Contributing primary building

1 1/2-story Modern adapted Gothic Revival -styled masonry church building with rectangular massing; poured concrete foundation, orange brick masonry, precast concrete detailing, asphalt shingle roofing. Pointed arch stained glass window in wood tracery frame, "Salem Evangelical Lutheran Church" inscribed in precast panel at gable end. 2-story square tower with flat roof. Front-gable roof with closed rake. Ca. 1980 non-contributing 2-story brick masonry school addition, side-gable, paired casement windows.

NORTH CENTRAL AVENUE INTERSECTS

107 West Main Street **ca. 1870s, ca. 1900s alterations**
P. Herbold House

Contributing primary building; contributing secondary building

2 1/2-story Italianate frame house with Colonial Revival-styled alterations, block with wing massing; stone foundation, wood clapboard siding, asphalt shingle roofing. Offset entrance with 4-paneled door, flanking sidelights, fan light and corniced hood mold. Typical 8/8 double hung wood windows, shuttered. Cross-gabled roof with bracketed eave. 1-story side-gable frame garage, detached. Historic photo suggests this may potentially be an earlier Greek Revival house that received an Italianate "update" or built as a transitional Greek Revival-Italianate house.

119 West Main Street **ca. 1870**
A. Conger House

Contributing primary building; contributing secondary building

2-story Italianate frame house, block with wing massing; dressed limestone foundation, wood clapboard siding, asphalt shingle roofing. Partial-width entrance porch with paneled balustrade and square post supports. Regular fenestration, 1/1 double hung windows, segmental arched hood mold trim. Cross-gable roof with slightly overhang, open rake. 1 1/2-story front-gable frame barn.

125 West Main Street **ca. 1890**

Contributing primary building; contributing secondary building

2-story Italianate frame house with rectangular massing; dressed limestone foundation, wood clapboard siding, asphalt shingle roofing. Full width L-shape porch with paneled and turned balustrade, Ionic column supports, plain wood frieze and decorative wood cornice. Regular fenestration of 2/2 double hung wood windows with corniced trim. Hipped roof with boxed eaves and deep frieze board. 1 1/2-story front-gable frame barn.

133 West Main Street **ca. 1870**
P. Ferrin House

Contributing primary building; non-contributing secondary building due to significant alterations

2-story frame house with modest Italianate detailing, block with wing-shaped massing; parged stone foundation, vinyl siding, asphalt shingle roofing. Partial-width, 2-story, open porch at wing with plain

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balustrade and square supports. Regular fenestration with 2/2 double hung windows with plain trim. Cross-hipped roof with boxed eave. 1-story front gable garage.

139 West Main Street

1902

Contributing primary building; contributing secondary building

2 1/2-story Shingle style frame house with rectangular massing; parged and scored foundation, wood shingle siding, asphalt shingle roofing. Asymmetrical facade, offset half-width enclosed entrance porch, 2-story engaged round tower, hipped roof dormer. Typical paired and ribbon 1/1 double hung windows with plain trim. Side-gabled roof with no overhang. 1 1/2-story front-gambrel frame barn.

145 West Main Street

ca. 1890

Non-contributing primary building due to significant alterations; non-contributing secondary building due to significant alterations

2-story Vernacular frame house with cross-shape massing; dressed limestone foundation, composite siding, permastone veneer, and asphalt shingle roofing. Enclosed side entrance porches. Typical 1/1 double hung windows with plain trim. Cross-gable roof with slight overhang. 2-story front-gabled barn.

153 West Main Street

ca. 1900

Contributing primary building; contributing secondary building

2 1/2-story Shingle style masonry and frame house with cross-shape massing; dressed limestone foundation, wood shingle siding, asphalt shingle roofing. Asymmetrical facade, full-width porch with offset entrance, brick foundation and supports, plain frieze board, plain balustrade at 2nd story. Typical 1/1 double hung windows with plain trim, gothic sash at gambrel ends. Slightly flared, side-gambrel roof with prominent front gabled dormer. 1 1/2-story front-gambrel frame barn.

163 West Main Street

ca. 1900

Contributing primary building; contributing secondary building

2 1/2-story Shingle style frame house with T-shape massing; dressed limestone foundation, clapboard and shingle siding, asphalt shingle roofing. Asymmetrical facade, full-width porch with coursed stone foundation, smooth ionic columns, plain frieze board. Typical 1/1 double hung windows with corniced trim, paired windows and half round attic window at front gambrel end. Flared cross-gambrel roof with no overhang. 1 1/2-story front-gable brick masonry barn.

171 West Main Street

ca. 1865

B. Cochran House

Contributing primary building

2 1/2-story, irregular massed frame house with modest Gothic Revival and Italianate detailing; parged stone foundation, clapboard and chisel-shingle wood siding, asphalt shingle roofing. Asymmetrical facade with small offset entrance porch. Single and paired 1/1 double hung windows with corniced trim, pointed arched window at gable end. Cross-gable roof with open rake, wide verge board. 2-story polygonal bay with 2nd story open porch with plain balustrade, decorative supports, bracketed cornice. 1 1/2 story attached garage at rear.

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COCHRAN AVENUE INTERSECTS

WEST MAIN STREET – SOUTH SIDE (even)

90 West Main Street ca. 1885

J.N. Richmond House

Contributing primary building; contributing secondary building

2-story frame house with modest Italianate and Stick style detailing, cross-shaped massing; parged stone foundation, clapboard and board and batten wood siding, asphalt shingle roofing. 2-story polygonal bay with bracketed cornice, 2nd story open porch, chamfered supports, diagonal stick balustrade. Offset enclosed entrance porch. Typical fenestration of 1/1 double hung windows, bracketed cornice trim, shuttered. Cross-gable roof, slight overhang with open rake, plain frieze. 1 1/2-story front-gable frame barn.

SOUTH CENTRAL AVENUE INTERSECTS

106 West Main Street ca. 1875

P. Sampson House

Contributing primary building

2-story Italianate frame house with complex massing and hipped roof; parged stone foundation, vinyl siding, asphalt shingle roofing. 2/2 shuttered double hung windows with segmented arches. Bracketed overhanging eaves. Offset entry under wrap-around partially-glassed-in porch with stone balustrade and round column supports and hipped roof. Side entry accessed from South Central Ave.

112 West Main Street ca. 1885

Contributing primary building

2-story Queen Anne frame house with complex massing; main mass with hipped roof, projecting front gable and closed-gable boxed window. Uncoursed fieldstone foundation, clapboard siding, asphalt shingle roof, 1/1 replacement windows, some shuttered. Gables feature ornamental shingles, vergeboard, and window surrounds. Offset entry in 1-story full-length enclosed porch with hipped roof.

118 West Main Street ca. 1875

J.P. Meyers House

Contributing primary building

2-story frame house with modest Italianate styling; coursed fieldstone foundation, hipped roof with asphalt shingle roofing, wood clapboard siding, 2/2 double hung wood windows. Typical 3-bay central massing with 2/2 double hung wood windows. Boxed overhanging eaves. Wrap-around porch curved around 3 sides with wood shingle-clad balustrade and continuous ribbon window.

126 West Main Street ca. 1885

Contributing primary building; contributing secondary building

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2 ½ -story front-gabled Italianate frame house with parged stone foundation, wood clapboard siding, and asphalt shingle roof. Open gable with modest closed eave returns. 2-bay front-facing mass and window configuration centered in front of small cross-gable behind and small single-story side wing addition; 1st floor picture window with leaded transom, 2nd floor single tall narrow 2/2 double hung windows. Offset entry under front-gable partial width porch with closed eave returns, square wood supports, and metal railing. 1 ½-story frame garage with saltbox roof.

130 West Main Street

1916

Contributing primary building; contributing secondary building

2 ½ -story Colonial Revival house with a poured concrete foundation, orange brick masonry exterior wall construction, and asphalt shingle roofing. The first floor features a full-width front entrance porch with brick pilasters, plain wood balustrade and paired round Doric column supports. The prominent hipped roof features centered dormers with paired double hung windows with latticed upper sash. The front facade is asymmetrical with the east bay featuring polygonal bay windows. The windows are typically single or paired 1/1 double hung wood units. 1-story front-gabled frame garage.

136 West Main Street

ca. 1815

Mrs. Holman House

Contributing primary building; contributing secondary building

2-story symmetrically-massed cross-gable frame house with Gothic Revival influences. Parged and scored stone foundation, fiberboard siding, asphalt shingle roofing, tall 1/1 single hung wood windows. Open overhanging eaves and rake. Entry set back inside wing; porch wrapping around front and side of one side wing, with spindlework porch supports and detailing. 1 ½ story front gable frame garage.

142 West Main Street

ca. 1875

A. Holman House

Contributing primary building; contributing secondary building

1 ½-story Italianate gable-front and wing frame house with parged and scored stone foundation, clapboard siding, asphalt shingle roof. The 1 ½ -story single-bay gable-front block has replacement windows, a wide undecorated frieze band, and open overhanging eaves and rake. The small 1-story side-gabled wing features an enclosed porch with shingled balustrade, with slight flared bottom, and multi-light wood storm windows and sidelights flanking its centered entrance door marked by a small centered gable. 1 ½-story front gabled frame garage.

148 West Main Street

ca. 1875

E.D. Bement House

Contributing primary building

2-story gable-front and 1-story wing frame Italianate house with parged and scored stone foundation, aluminum siding, metal roofing, replacement 1/1 windows. Single story front wing with asymmetrical bays and offset entry with no porch. Adjoining 2-story gable-front block has tall windows in two-bay configuration with segmented arch casings. Open overhanging eaves and rake.

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160 West Main Street

ca. 1920

Contributing primary building

2 ½-story front-gable Colonial Revival frame house with poured concrete foundation, red brick exterior wall construction with clapboard gables, asphalt shingle roofing, and single double- and single-hung wood windows with stone sills and lintels. Prominent cornice return and overhanging rake and eaves. Side entry with single-story enclosed sun room with paired 1/1 single hung windows and shed roof oriented to the street.

PARK STREET – NORTH SIDE (odd)

NORTH CENTRAL AVENUE INTERSECTS

17 Park Street

Contributing primary building; non-contributing secondary building due to significant alterations

St. Paul's Episcopal Church/New Life Fellowship Church **ca. 1900**

Modest shingle style frame church. Coursed fieldstone foundation, would shingle siding, asphalt shingle roofing. Park Street façade features multi-light basement casement windows, gothic arched entryway at foot square tower louvered at top with broad flared steeple, triangular eyebrow dormers, and small gable-front wing with centered double-door entryway with broken pediment crown at rear of the main mass. N. Central Ave. façade features secondary entrance placed in the tower next to flared gable-front main mass with Gothic arch cut-out containing arcaded arch stained glass.

House

ca. 1890

Secondary building is a 2-story cross-gabled block-with-wing frame house; stone foundation, vinyl siding and asphalt roofing. Fenestration and front porch have been altered.

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The West End Historic District is significant under criterion A in the area of Community Planning and Development for its association with the growth and development of the Village of Springville and under criterion C in the area of Architecture as an intact enclave of residential and religious architecture spanning roughly a century of development. The district encompasses the residential neighborhood that grew up west of Springville's village center during the nineteenth and twentieth centuries. Once an area outside of the main settlement of Springville, the neighborhood began developing in the mid-nineteenth century, reaching its fullest growth around the turn of the twentieth century. The middle to upper-middle income family setting and feel of the West End Historic District ensemble is distinctively different from Springville's East Hill Historic District (NR-listed, 2015), located east of the central business district, which principally features large high-style estates of the most prominent civic and social leaders of Springville. The West End was originally considered the less desirable area of the village, with bootlegging and shootings occurring near the railroad in its early days. However, this area of the village became a center for residential development in the late nineteenth century due to West Main Street's proximity to the businesses and amenities of the commercial core of Springville and North Central Avenue's connection to the industry along Spring Brook to the south and the Springville-Boston Plank Road to the north.

The West End's golden age occurred after the 1878 opening of the Springville & Sardinia railroad, which ushered in an era of increasing rail-borne economic prosperity, making it easier to import and export raw materials and finished goods to a wider network of markets. This development helped spur the growth and settlement of the western areas of the community and made Springville a bustling economic, industrial, and cultural center for southern Erie County. By about 1920, the West End Historic District had reached the final phases of its growth, as much of the land along Main Street and Central Avenue had already been subdivided and developed. The individual ownership of automobiles also indicated a shift in the location and type of residential development in and around the village, encouraging subsequent growth in new, peripheral neighborhoods that were now accessible to downtown Springville. Accommodations for this new mode of transportation were made in the West End district, as barns and carriage houses were transformed into automobile garages, and new garages were constructed to accommodate this new means of travel. Several of the buildings received minor "updates," including new siding or replacement windows, and a few buildings have since found new use as commercial properties. Yet, despite change, the district remained a center for the area, which is reflected in the construction of the most recent and most substantial church building and school in the post-war baby boom in 1950. The district buildings are associated with Springville's successful railroad capitalists as well as its middle-income merchants, farmers, and professionals and also reflect national trends in residential architecture. They include examples of the Italianate and Gothic Revival styles of the mid- to late-1800s, large and grand Queen Anne and Shingle Style buildings in the late nineteenth century, and examples of Colonial Revival styles from the early twentieth century. While many properties appear to have been built by local builders and carpenters, likely using pattern books as inspiration and guide, several of the larger properties

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may have been designed by architects, given their detail, complexity and the social standing of their owners. However, the names of these architects and/or builders are currently unknown.

Village of Springville Historical Overview

The land of the future Springville was made accessible for Euro-American settlement following the Revolutionary War in 1783, and new settlement in the western New York region began in 1795 with the Holland Land Company purchase. Land was divided into ranges, townships, and lots, surveyed by Joseph Ellicott, and early roads were cut through the land to allow for settlement of villages and towns.² The town of Concord, founded March 20, 1812, was formed of parts of township 6, ranges 6 and 7, and township 7, ranges 6 and 7. In 1808, the Holland Land Company constructed Cattaraugus Road, which ran east to west from Wyoming County to Lawtons, through Concord.³

Settlement in Springville began in 1807, when Christopher Stone acquired 787 acres of land in the area, including lots 3, 9, and 14 of township 6, range 6.⁴ This land proved to be rich in natural resources, and settlers migrated from New England and eastern New York to purchase land near Spring Creek, also known as Spring Brook. Prior to 1815, there were nearly 40 pioneers who brought their families to the area. Development occurred within proximity of Spring Creek and a public square known as "Fiddlers' Green" in the next few decades.⁵ Per the 1886 *Directory of the Village of Springville*, the settlement, named for the numerous fresh water springs in the area, was incorporated on April 11, 1834. Springville would become the industrial, economic, and social center of the town of Concord, which was otherwise rural farm country.

Springville's early economy was sustained by a strong local industrial and agricultural base, which continued to thrive into the early twentieth century. Water power provided by Spring Creek made it an ideal place to build mills. As a result, Springville developed a very diverse industrial base, which was divided into two subcategories; those industries that processed local agricultural products, such as dairy, wheat, and animal hides, and those that utilized raw materials, such as wood. Industries included a cheese factory, an agricultural equipment factory, a woolen factory, a carding mill, a cheese box factory, a pump factory, a tannery, a wagon manufacturer, a saw mill, grist mills, and foundries. Springville was also a prominent farming community with an abundance of fertile land. There were several early farms within the town of Concord that supplied food to the local population and sustained the growing community. Some of the most successful farmers in Springville

² Kathleen A. Howe, *Reconnaissance Level Survey of Historic Resources: Village of Springville, Erie County, New York* (Rochester: Bero Associates Architects, 1998), 4.

³ *Ibid.*, 6.

⁴ Springville is located primarily on lots 3 and 9.

⁵ Lyman Morris Smith, *Springville History 1939* (Marilla, NY: History Recording Association, 1939).

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during this early era were George Holland, Sylvester Eaton, W. Watkins, Wells Brooks, William McMillen, E. Mack, William Ballou, J. Rushmore, and Edmonds F. White.⁶

Advancements in transportation were essential to the continued growth of Springville. Industrial growth and expanding commercial markets were cause for road improvements and more efficient modes of transportation. In 1852, the Springville and Boston Plank Road Company constructed a plank road from Springville to Boston and another road connected Boston to Buffalo, allowing for relatively easy travel between Springville and Buffalo. It was now that the first public transportation by stage coach was established.⁷ However, the introduction of the railroad in 1878 had the biggest impact on growth of Springville. Railroads allowed for the fast and inexpensive travel of passengers and goods over long distances. Not only was the railroad a more efficient mode of transportation for goods, it created reliable access to outside raw materials necessary to sustain Springville's booming industrial growth and expanded the network of markets to which Springville could provide goods. The first railroad in Springville, the Springville & Sardinia Railroad, was constructed in 1878. It was a 10.8-mile line that connected to the Buffalo, New York & Philadelphia Railroad at Sardinia, providing daily passenger and freight services. By 1883, the Buffalo, Rochester & Pittsburgh Railroad constructed a line from Ashford to Buffalo, which passed through Springville. Additionally, the Buffalo & Susquehanna Railroad was constructed in 1906 between Buffalo and Galetton, stopping in Springville along the route.

Residents of the town of Concord were sustained by a small, but successful commercial core centered in Springville. At its peak at the end of the nineteenth century, the commercial core, located along a portion of Main Street directly east of the West End Historic District, included a florist, a coal, lumber and shingle dealer, three general stores, four hotels, three furniture makers/undertakers, two banks, an agricultural implements dealer, three groceries, a wholesale furniture store, two boot and shoe stores, two millineries, two hardware stores, a harness dealer, barbershop, bakery, two jewelers/optician, a portrait artist, a butcher, a restaurant, and a stove and tin-ware shop.⁸

In the decades around the turn of the twentieth century, Springville was at the pinnacle of its growth and prosperity caused by the wealth and new opportunities brought by the railroad. The population nearly doubled in size due to improvements in transportation, commerce, and industry. In 1880, the village's population was 1,227, but by 1896 it had grown to 2,280. With the growth in population, there was a boom in housing stock and many new, relatively high style residences were constructed, and several residences were updated to reflect the popular styles of the time. The village shifted from being a very rural village to the cultural and

⁶ Erasmus Briggs, *History of the Original Town of Concord: Being the Present Towns of Concord, Collins, N. Collins and Sardinia, Erie County, New York* (Rochester: Union and Advertiser Company's Print, 1883), 204.

⁷ Howe, *Reconnaissance Level Survey of Historic Resources*, 8.

⁸ *Ibid.*, 12-13.

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entertainment center of the town of Concord. It was at this time that Hall's Opera House, Goddard Memorial Hall, and Dygert's Driving Park were established. The prevalence of leisure activities and establishments was a display of wealth in the village.⁹

Springville, like most communities with a historic commercial corridor, saw the effects of the automobile in the mid-twentieth century, and, as residents moved further from the core of the village, several historic buildings were razed for gas stations or parking areas, or residences were converted for new uses that were compatible with the changing landscape of the automobile age. However, the village did not suffer the same caliber of economic and physical changes as many surrounding towns and villages did during the Depression because of its strong commercial and industrial base, which was that was reflected in sturdy three and four-story masonry edifices lining Main Street. While growth of the village slowed, Springville remained the most prominent community in the Town of Concord.

Development of the West End Historic District

The West End Historic District reflects the growing history of the neighborhood through the evolution of popular architectural styles and trends in buildings constructed over the approximately 135 years during which it developed. This area became a center for residential development in the late nineteenth century, due to West Main Street's proximity to the businesses district to the east and North Central Avenue's connection to the industry along Spring Brook to the south and the Springville-Boston Plank Road to the North.

Settlement Period in the West End Historic District: 1807-1834

The district developed on land that was subdivided by the Holland Land Company as lots 3, 4, 9 and 10.¹⁰ Log houses were described as the earliest form of residential development here. In the first years of settlement, what is now Springville was a vast expanse of wilderness with a seemingly endless supply of tall, sturdy trees. As the roads to and from Springville were not easily traversed at this time and resources were limited, settlers had no choice but to rely on the land. As early settlers cleared the land for farming, they used the logs as a readily available natural resource to build their homes. These early log houses tended to be located within walking distance of Spring Brook, which was the center of industry and the village's livelihood.

As the population grew in the early settlement period, the large lots established by the Holland Land Company were subdivided to accommodate more condensed residential development in the community. The earliest map of Springville in 1818, surveyed by George W. Robinson, shows a concentration of lots west of Spring Creek

⁹ Ibid., 15.

¹⁰ Lots 4 and 10 were not originally part of the original village boundaries, which were extended at a later date. See: Briggs, *History of the Original Town of Concord*, 126.

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centered on the "Public Square," also known as "Fiddler's Green." Residential and commercial development primarily occurred in this area into the 1820s. According to early settler William McMillen, when he arrived in Springville in 1823, there were no houses east of Benjamin Gardner's cabin to the corporation line.¹¹ However, as it became crowded, residential development began to expand along the primary arteries of the village, such as Main Street and Buffalo Street, as they were the most accessible and easily traversed. When Joseph McMillen, William's father, moved to Springville in 1823, he purchased almost all the land north of Main Street from Mechanic Street to Newman Street, except for a few lots that had previously been sold. By the time of his death in 1846, McMillen sold almost all the land along Main Street to Newman Street for village lots and reserved the land back from the street, likely for farming.¹² This trend of subdividing lots and selling them off for residential development would continue in the district into the twentieth century.

Pre-Railroad Development in the West End Historic District - Ca. 1835-1877

After the incorporation of the village of Springville in 1834, the area of the West End Historic District began to develop more rapidly. Incorporation indicates that the settlement had reached a point of relative stability and prosperity, sustained by budding agricultural, industrial and commercial endeavors. The village had become self-sustaining and began to expand markets by way of toll roads. Families during this nearly 40-year period of growth in the village sought to establish more permanent homesteads and their wealth allowed for the construction of increasingly more stylish homes. There were a number of early saw mills along Spring Brook as early as 1813, but by 1860, there were two planing mills in Springville, which increased the capacity for mass-production of architectural trim and details.¹³ Additionally, Springville had a number of skilled craftsmen and builders during this era that were capable of constructing buildings in the popular styles of the day.¹⁴ During this period, styles became more ornate, beginning with modest farm houses, to the classical Greek Revival style, to the highly ornate Italianate style.

With the stability brought about by Springville's incorporation, more refined and sophisticated frame houses began to replace the earlier log cabins.¹⁵ Larger lots along West Main Street were gradually subdivided for growing families and sold to settlers. Early residents in the district were mostly millers and farmers who came to Springville from eastern New York and New England. In contrast to the compact nature of the earliest residential development in the village center, these houses were spaced out along West Main Street and set on deep plots of land, suggesting the existence of carriage/house barns setback on their properties and possibly

¹¹ Briggs, *History of the Original Town of Concord*, 405.

¹² *Ibid.*, 405-406

¹³ *Ibid.*, 180 and "History," Village of Springville, last modified 2015, <http://www.villageofspringvilleny.com/history>.

¹⁴ Briggs, *History of the Original Town of Concord*, 195.

¹⁵ H. Perry Smith, ed., *The History of the City of Buffalo and Erie County: With Illustrations and Biographical Sketches of Some of its Prominent Men and Pioneers*, Vol. 1 (Syracuse: D. Mason & Co., 1884), 634.

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small livestock/gardens behind. Compared to the earliest log houses, the earliest extant residences along this road reflect the increasing availability of planed lumber, even as they were still relatively modest farm houses. As the wealth in the West End increased, the Italianate style flourished. Italianate buildings range from ornate villas, to cottages and farmhouses with modest Italianate detailing. This range from opulent to representative is represented in the district, as gradual wealth came to the area with pre-railroad industrial and commercial success.¹⁶ In the West End Historic District, the Italianate style residences range from modest to some of the one of the most ornate examples in the village, the D.W. Bensley House at 82 North Central Avenue. Italianate styled buildings in the district began to appear in the 1850s through the 1870s, in keeping with the years for which the Italianate style was popular on a national scale. Italianate style was meant to complement the natural landscape that surrounded it, ideal for the natural rolling hills and the abundant farm landscape north of West Main Street.¹⁷ The Italianate style residences in the West End Historic District range from restrained, with subtle elements of Italianate motifs, to high style examples. They are typically 2- to 2 ½-stories and of frame construction. Other common design elements found in nearly all Italianate residences include hipped roofs, bracketed cornices, arched windows or decorative window moldings. While some of the higher style examples in the district may have been architect designed, such as 82 North Central Avenue, there are several more modest farmhouse examples that were likely builder designed with the use of pattern books. They tend to be located close to the street, on smaller lots, of wood construction with mostly symmetrical facades and hipped roofs. Examples of these would include 134, 142 and 148 West Main Street.

Growth of the district was significant between the village's incorporation in 1834 and 1877, even prior to the opening of the railroad. After the earliest house was built for T. Lincoln in 1815, there appears to be little growth until the late 1860s, when there were close to 10 residences within the West End Historic District, several of which are no longer extant. By 1880, there were about 24 residences in the district, but maps suggest that several new buildings may have replaced older buildings. Residential buildings were still relatively spread out on large plots of land before the railroad arrived in Springville, though more concentrated toward the village center at the eastern end. Until the railroad was introduced to Springville, horse and carriage transport along plank roads or dirt roads was still the main mode of transportation. While the wealth of the local population was growing, it remained slow and steady, a pace set by the slow-moving roadways. While some building materials were likely imported into the village, the majority came from local lumber yards and brickyards. Several residences of this era are associated with barns or carriage houses that were built to accommodate the horses and buggies that were necessary for travel and for their livelihood as farmers.

The Railroad Age 1878-ca. 1935

¹⁶ "Italianate in Buffalo: 1840-1885," Buffalo as an Architectural Museum, last modified 2002, <http://www.buffaloah.com/a/archsty/ital/index.html>.

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In Springville, the decades surrounding the turn of the twentieth century were characterized by significant economic and population growth, which becomes evident in the architecture of the West Main Historic District. The introduction of the Springville & Sardinia Railroad in 1878 ushered in an industrial and commercial boom. New railroad transportation made it easier to transport goods and people to and from Springville, fueling simultaneously population and housing booms in Springville. In 1880, just two years after the railroad opened, Springville's population was 1,227, and by 1896 it had nearly doubled to 2,280.¹⁸ Local residents and business owners experienced wealth as they never had before, and this is reflected in the scale and attention to detail of the residential buildings in the West End Historic District. With the railroad came more reliable access to various new markets and greater access to building materials from outside of Springville. New, fashionable houses were constructed and older houses received embellishments and additions to keep up with the popular styles of the time. Larger lots continued to be subdivided into smaller lots to make room for new families and new houses. Residences at 24 and 62 North Central Ave, as well as 130 West Main Street, reflect this informal subdivision.

The housing construction boom seen generally throughout the village was especially evident along West Main Street. While there were approximately 24 residences in the West End Historic District by 1880, there were 33 by 1909 and 35 by 1924, a nearly 50 percent increase. St. Aloysius Roman Catholic Church built an impressive frame church on Franklin Street in 1878, serving as a central church for surrounding Irish and German Catholic farmers. Not only were the properties further subdivided along West Main Street, as they had been in the past, but the farm land behind the houses began to be subdivided for residential use, accessed by newly laid roads. This signaled a shift from an agrarian economy to a community that served more as a commercial hub for the region. This is clearly illustrated with the subdivision of the B. Cochran property along West Main Street. Cochran owned approximately 18 acres of land on the north side of West Main Street, as illustrated on the 1866 Map. By 1880, this land was subdivided for development along West Main, Cochran, and Franklin Streets. The newly laid Cochran Street, now dividing his property, first appears on the 1880 map.

Between 1880 and 1904, Park Street was established. The existence of roads like Park Street further subdivided the larger farm lots along West Main Street and up Central Avenue. The new residences that began to be constructed along these intersecting and side streets, however, were on a much smaller and more modest scale than their contemporaries along West Main Street.¹⁹

Originally, the Springville cemetery was located on the corner of Franklin Street and Central Avenue, at the time the remotest edge of the village.²⁰ The area for this civic cemetery is demarcated on the 1855 village map

¹⁸ Springville, *Sesquicentennial, 1834-1984*, 14-17.

¹⁹ These resources have a different development context from those along West Main Street, and are not included in this historic district.

²⁰ Briggs, *History of the Original Town of Concord*, 542.

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but it's not designated as a cemetery until the 1866 map. In 1882 the remains buried in the old cemetery at North Central Ave and Franklin Street were removed and reinterred in a new cemetery further outside of the village, in what is now the town of Concord, to accommodate population growth and in accord with the general trend in the post-Civil War era across the nation to move civic cemeteries from the civic center to the periphery due to growth and sanitary concerns.²¹ The village subsequently decided to use the old burial grounds "for village purposes," to which they are still devoted today, as the site was re-christened as Eaton Park after the 1934 death of the nationally prominent ornithologist, scholar and author Elon Howard Eaton, who grew up in Springville and attended school at the Griffith Institute in Springville as a boy.

The railroad era brought new-found wealth and development to the West End district. The Queen Anne style dominated the architectural vocabulary of newly constructed residences in the West End Historic District at this time, as it did throughout most of the country. In the United States, the Queen Anne style was popular between roughly 1880 and 1910, which corresponds to its prevalence in the West End Historic District. The scale and elaborate detail were thought to be the ideal style for new residences. Typical of the eclecticism of the Queen Anne style, there are a range of variations on the style in the neighborhood, drawing from elements of the Stick style, Shingle style, and Eastlake style. Some of the residences are highly individualized, suggesting the use of an architect in their design, but many of them are similar in form. Queen Anne style buildings in the district are primarily Shingle style, including 139 West Main, 153 West Main, 163 West Main, and the former St. Paul's Episcopal Church at 17 Park Street.

Regardless of whether the buildings were new construction or simply added onto, the ornate Queen Anne style in the West End Historic District was an outward and visible embodiment of the wealth of Springville residents at this time. Businesses and individuals had more access to markets beyond Springville and the immediate vicinity with the introduction of the railroad, and this allowed easier access to more diverse building materials and outside architectural influence.

When the economy stabilized, housing development in the West End Historic District returned to a slow and steady pace by the early 1900s. Several Colonial Revival style residences were constructed during this time. These houses, while less ornately detailed than those of the Queen Anne style, reflect changing tastes in popular architectural styles. The Colonial Revival style emerged in the late nineteenth century, thanks to a newfound interest in early Colonial American architecture around the nation's centennial. By the early twentieth century, the modest, refined style of the Colonial Revival was the height of fashion, and the style supplanted the Queen Anne style in Springville. Examples would include 62 North Central Avenue, 130 and 160 West Main Street, and the St. Aloysius RC School Building at 186 Franklin Street.

²¹ Ibid., 948.

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The Automobile Age, Post WWII, Recent Past of The West End Historic District: 1935 – Today

By the mid-1930s, most of the land within the West End Historic District was developed with single-family, freestanding houses, with very few examples of later intrusions. This date signaled the end to Springville's economic boom and population growth. Even before the Great Depression caused a national financial and economic decline, in the first decades of the twentieth century, Springville's population growth had slowed. In 1896 Springville's population was 2,280, but by 1921, it had only grown to 2,800. While the Great Depression devastated the local economy of many small villages and towns across the country, Springville's economy remained stable. In fact, industry continued to grow and diversify in Springville from the 1930s into the 1950s. Since Springville's industries were so diverse, their prosperity was not as stunted in the wake of the Depression and they were able to expand and move forward. New industries included the Robinson Knife Company, the Springville Cannery, and, perhaps most famously, the Antidolor Manufacturing Company.²² Founded by Dr. Ralph B. Waite, the Antidolor Manufacturing Company produced a Novocain solution for dentistry which was sold worldwide. The company was based in Springville from 1914-1948, when it moved to Wheeling, WV.²³ While Springville would never regain the wealth of its "boom days," its residents were able to adapt and diversify industry so that Springville would remain economically stable, remaining a regional hub in southern Erie County.

The automobile age sparked a new chapter for Springville, as was common in small villages and towns. The automobile first arrived in Springville in 1902, but this new mode of transportation did not become widely popular until the mid-1920s. The impact of the automobile became especially apparent in the 1930s, as residents continued to travel further distances from the traditional downtown corridor. New roads were constructed, older roads were paved, and several older buildings outside of the district along Main Street were torn down to make way for automobile-focused buildings, such as gas stations.

With the widespread popularity of the automobile, residents along West Main Street needed places to store their vehicles. Several previously existing barns and sheds were converted for automobile storage. By the 1930s, several detached automobile garages were constructed specifically for this purpose. Parcels in the district were generally large enough to allow a garage to be constructed in the side or rear yards. Most are small scaled, hipped or gabled roofed buildings.

²² Howe, *Reconnaissance Level Survey of Historic Resources*, 24.

²³ Clinton Brown Company Architecture pc. "National Register of Historic Places Registration Form: East Hill Historic District," 8: 14.

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The last character-defining development in the West End Historic District was the construction of the Salem Lutheran Church Complex in 1950 and St. Aloysius Roman Catholic Church in 1953. Throughout the latter half of the twentieth century, the West End Historic District largely retained a residential feel and architectural character. Several buildings received "updates" with new synthetic siding and windows, but this does not generally detract an understanding of the historic resources. Most residences remain single family houses, but several of the largest examples have been subdivided into apartment housing or small professional offices, to make them more affordable. However, the overall integrity largely remains strong.

CHURCHES OF THE WEST END DISTRICT

St. Aloysius Roman Catholic Church – 186 Franklin Street

Catholics began settling around the Springville area around 1840. Mostly Irish and German farmers, they lived outside the village proper. Bishop Timon was the first Catholic clergyman first to visit the village in September of 1849. A property on Franklin Street formerly owned by the First Presbyterian Church was purchased in 1856 by the Catholic Church. It served as a "mission station" and was visited by traveling priests. The German population was rapidly growing, and the parish grew in tandem. The parish broke ground on a 400-seat church in 1878, designed and built by West End resident and architect Thomas Lincoln. The existing frame church was moved to Smith Street, which runs north from Franklin directly across from the church property.²⁴

In 1883 the parish opened a parochial school and, due to an ever-increasing congregation, a larger school was constructed ca. 1905. The Colonial Revival school building is a large example of rock-faced concrete block construction and unique to its religious function. After the turn of the century, architectural styles began to transition from the ornate Victorian-era into a more modern-era during which manufacturing technologies were developing cheaper and more easily massed produced building materials. Concrete block was a cheaper alternative to natural stone and brick. This building also received an addition in 1948 to again meet the growing needs of the congregation.²⁵

The existing stone church was constructed in 1953 to seat 650 people. The parish and school are still widely active in the district.

St. Paul's Episcopal/ New Life Fellowship Church – 17 Park Street

The small 125-seat church of St. Paul's Episcopal was founded by the Church Army of the Episcopal Church and constructed around the turn of the century as land around the recently cut Park Street was being

²⁴ Briggs, *History of the Original Town of Concord*, 217-218.

²⁵ Derek Otto. "A Look Back: St. Aloysius Parish," *Springville Times*, February 2, 2017.

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developed.²⁶ Church Army of the Episcopal Church suffered greatly during the Great Depression and St. Paul's Episcopal Church held its last service in the building in 1936. The property was then purchase by Springville Christian Missionary and Alliance Church in the 1940s.²⁷ An addition was added ca. 1970s to house another entrance as well as office space for the church. The congregation changed to New Life Fellowship in 1989 but remains affiliated with the Christian Missionary and Alliance denomination and remains an active congregation at the Park Street building.

Salem Lutheran Church – 91 West Main Street

Begun in 1871 as Salem Evangelical Lutheran Church, a predominantly German congregation, grew steadily and dedicated its first building in 1887 at the corner of Spring Street and Maple Avenue. With the continued growth in its congregation, the Salem Lutheran Congregation built a new church building in 1950 at its current location at Central and Main. The church remains an active congregation and preschool.

NOTABLE PEOPLE OF THE WEST END HISTORIC DISTRICT

The buildings of the West End Historic District are associated with Springville's rising middle-income merchants, farmers, and professionals who helped shape Springville into the bustling industrial, commercial, and cultural center it was during the railroad boom years surrounding the turn of the twentieth century.

Farmers

With the abundance of fertile land in Springville, farming became a gainful profession for many early settlers. In addition to supporting the needs of the growing population of Springville, these farms produced raw materials for the many mills along Spring Brook. Working together with the local mills, local farmers raised crops such as corn, oats, and wheat for the grist mills, supplied livestock for the cheese mill, woolen factory and tannery. With this high demand for products, farming was naturally profitable for the owners and those who owned farms were some of the wealthiest residents of Springville. Among these prominent farmers were Abel Holman (b. 1791 – d. 1868), who was an axe maker, blacksmith, and farmer and is responsible for the building at 136 West Main Street. His son presumably built the house next door at 142 West Main Street.

²⁶ Church Army was established in 1882 by Wilson Carlile with a vision to train ordinary Christian men and women to reach those most in need with the gospel.

²⁷ "Church Histories." *Springville Journal*, July 5, 1962, 9.

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Philip Ferrin (b. June 29, 1815 – d. April 15, 1897) was a farmer and lifelong resident of Concord. He married Emeline Stanbro in 1841 and they had ten children.²⁸ He owned the land next to the Cochran property on West Main Street. It is unclear if he built an extant structure on the property now located at 133 West Main Street that was later owned by Martin Bury (b. unknown – d. unknown), owner of the Farmer's Hotel.²⁹ In 1906, Philip's son, Herbert Ferrin (b. June 29, 1862 – d. July 2, 1948), transferred property in Springville to Martin Bury; this property, and the house at 133 West Main Street (built c. 1870), may have been included in that transfer.³⁰

Merchants/Businessmen

Springville merchants and businessmen were also among the residents of West Main – Central Avenue Historic District. Since Springville was the largest commercial center of the Town of Concord, people came from all over the rural township to conduct business and buy goods in the village. Therefore, several local merchants and business owners did well enough to build and live in large homes close to the commercial center of town along West Main Street. John P. Myers (b. July 4, 1843 – d. unknown), residing at 118 West Main Street, was a merchant at the firm of Beebe & Myers who dealt in dry goods and served in the Fourth Regiment of the New York State Volunteers during the Civil War in 1861. Responsible for the construction of 107 West Main Street, Philip Herbold (b. April 21, 1829 – d. unknown) arrived in Springville from Germany in 1850 and went to work for Barclay and Barclay, Dayton & Rider in the cabinet business. He eventually bought out Dayton and opened his own furniture business, expanding into building homes and other buildings in 1874.³¹ Other merchants included George D. Conger (b. December 10, 1842 – d. unknown), a salesman specializing in carriages, wagons, agricultural equipment, and farm produce who lived at 119 West Main which was presumably built by his father.³² Residing at 66 North Central Avenue was James Prior (b. October 11, 1826 – d. December 1, 1902). Arriving in Springville in 1849, he worked as a carriage maker and sign painter. He later partnered with Philip Herbold and they ran a company specializing in household furnishing, manufacture and building construction.³³

Builders

There were several builders who resided in the West End Historic District, including Byron Cochran (b. January 30, 1821 – d. July 20, 1885), who was the third son of one of Springville's earliest settlers, Samuel Cochran (b. 1785 – d. 1845), builder of one of the earliest (and no longer extant) log cabins in Springville. Byron served in the militia and was elected Justice of the Peace five times. After his older brother Orson moved away to Otto,

²⁸ Briggs, *History of the Original Town of Concord*, 363.

²⁹ *Ibid.*, 180.

³⁰ "Legal Notices – County," *The Buffalo Courier*, April 7, 1906.

³¹ Briggs, *History of the Original Town of Concord*, 381-382.

³² *Ibid.*, 330.

³³ *Ibid.*, 428.

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NY, in 1840 and his other elder brother Joseph left for Asia to be a missionary in 1847, Byron likely inherited his father's land in Springville and is presumably the person responsible for building 171 West Main Street (at the corner of what are now West Main Street and Cochran Streets).³⁴ Thomas Lincoln (b. November 17, 1801 – d. March 12, 1894) who resided at 100 North Central Ave was a carpenter and joiner.³⁵ He was also the architect and builder of the 1878 Free Baptist Church of East Concord and the 1835 Springville Mill.³⁶ He is also noted as "the oldest architect and builder, and has followed his calling the longest."³⁷ It is presumed that he constructed his residence on North Central.

There were a few Springville-based architects and builders identified as having prolific careers in the Concord Area, such as Charles J. Shuttleworth, Lewis Shuttleworth and Joseph Fleming, but it cannot be concluded that they were involved with the construction of buildings in the West End Historic District.³⁸ Springville, as a village with industry and businesses that relied on the import and export of goods, undoubtedly knew of popular architectural styles and had access to the popular builder's guides of the day. From these guides, builders could interpret the home designs without the use of an architect while providing their clients an affordable, fashionable residence.

Professionals and Entertainers

The West End Historic District was also home to many professionals in the village of Springville. These residents were part of a later wave that settled in the decades surrounding the turn of the 20th century after Springville had become a well-established village. Phileton H. Warner (b. January 31, 1822 – d. October 21, 1902) was a teacher in Concord, NY from 1836-1847. He thereafter moved to Springville and became a milliner until he retired in 1867. He married Alatheia H. Mann in 1845 and resided where 160 West Main is today.³⁹ Next door to P.H. Warner at 148 West Main Street was Edward D. Bement (b. August 8, 1842 – d. May 24, 1903), a barber and son of one of Concord's earliest pioneers, Julius Bement, who arrived in Springville in 1811 and purchased land in township 7, range 6, lot 11.⁴⁰ He served in the 116th New York

³⁴ Ibid., 314.

³⁵ "Thomas Lincoln (1802-1894)," Findagrave, last modified February 20, 2002, <https://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=6198573>

³⁶ Briggs, *History of the Original Town of Concord*, 195, 218.

³⁷ Ibid., 968.

³⁸ Charles. J. Shuttleworth is credited with building his own residence at 119 East Main Street and his son Lewis Shuttleworth is credited with building the Leland House, Union Block, Brown Shoe Store, 1901 Godard Hall. Joseph Fleming is also credited with the Leland House and the J.P. Meyers house at Elk and Main Street which was reportedly the first residence in the Village with indoor running water.

³⁹ Ibid., 515.

⁴⁰ "Julius Bement (1790-1875)," Findagrave, last modified February 20, 2002, <https://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=6197959>.

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Volunteers Company F during the Civil War and, after being discharged, returned home to Springville. He later married Sophia Wilson in 1866 and formerly served as the Collector of Concord and proprietor of a livery.⁴¹

Other professionals included Stephen Eugene Spaulding (b. June 15, 1842 – d. March 26, 1923), a professional photographer, artist, and musician who resided at 91 West Main, which was eventually demolished for the Salem Lutheran Church, and David William Bensley (b. November 9, 1845 – d. February 10, 1883) who was a tailor and later a hardware merchant. He married Lucy H. Twichell in 1874.⁴² He lived in Chicago working as a grain merchant for 11 years, starting in 1864, but returned to Springville in 1875 and resided at 82 North Central Avenue.⁴³

SUMMARY

The West End Historic District is significant under criteria A and C as an intact and contiguous collection of residential and religious buildings reflecting the rise and development of the western portion of Springville beginning during the mid-nineteenth century when this area was considered outside and remote from the village center, and continuing through the late-nineteenth century with the rise of wealth and development with the establishment of the railroad at the west end of the village, to the slowdown of construction during the post-railroad boom days. The buildings in the district reflect the national trends in popular architectural styles, ranging from Italianate and Gothic Revival styles of the mid- to late-1800s, to large and grand Queen Anne and Shingle style buildings in the late nineteenth century, to examples of Colonial Revival styles from the early twentieth century. Whether architect designed or constructed from a builder's catalog, the clear majority of the historic district maintains a high level of integrity in its design, plan, streets, and overall landscape, reflecting few minor changes to bring the area up to modern residential standards. Springville continues to be an important central hub in the rural communities of Buffalo's south towns. Springville's location, natural landscape, and built environment, which made it a place of importance and the birthplace of significant regional commerce in the nineteenth century, endure today in a renewing spirit of recognition of the village's inheritance, including the West End Historic District.

The West End Historic District reflects the growing economic prosperity of its residents through the evolution of popular architectural styles and trends constructed in the approximately 135 years during which it developed, spanning the evolution of a wilderness found by pioneers who mapped a village and developed an early local agricultural economy in a horse-based transportation era into a regional agricultural and manufacturing economy with goods carried by railroads and people driving automobiles and trucks.

⁴¹ Briggs, *History of the Original Town of Concord*, 296-297.

⁴² "David William Bensley (1845-1883)," Findagrave, last modified February 20, 2002, <https://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=6198144>. Also, Briggs, *History of the Original Town of Concord*, 190.

⁴³ *Ibid.*, 284-285.

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During its history, Springville became the industrial, economic, and social center of the town of Concord, which was otherwise rural farm country, and, due to its crossroads location in the larger region between Lake Erie and the Finger Lakes and Buffalo and the Southern Tier of New York the center of what is known as the South towns of Western New York. As the settlement with the largest population in the town of Concord, Springville emerged as the center of trade and commerce for the town, which only aided in the financial success of the villagers. Springville was officially incorporated in 1834.

The period of significance for the West End Historic District encompasses the years in which most significant residential architectural development occurred here, beginning in 1815 with the construction of the earliest extant resource, the T. Lincoln House at 100 North Central Avenue, and closing in 1953 with the construction of the St. Aloysius Roman Catholic Church building, on the south side of Franklin Street Between Central Avenue and Academy Street, the last major improvement made to the district. Within this larger period of significance, most resources were constructed between 1880 and 1920, corresponding to the economic and population boom in the Village.

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Verbal Boundary Description

The boundaries are indicated with a heavy line on the attached boundary maps with scale.

Boundary Justification

The boundaries of the West End Historic District were drawn to encompass the largest intact contiguous collection of historic resources located along West Main Street and North Central Avenue, all reflecting the primarily residential development of properties along one of the most historic east to west route through the Village of Springville from the settlement period to the height of wealth and eventual decline.

Additional UTM References

<u>Point</u>	<u>Easting</u>	<u>Northing</u>
5	691264	4708795
6	691176	4708797
7	691096	4708912
8	691098	4708988
9	691278	4709240

United States Department of the Interior
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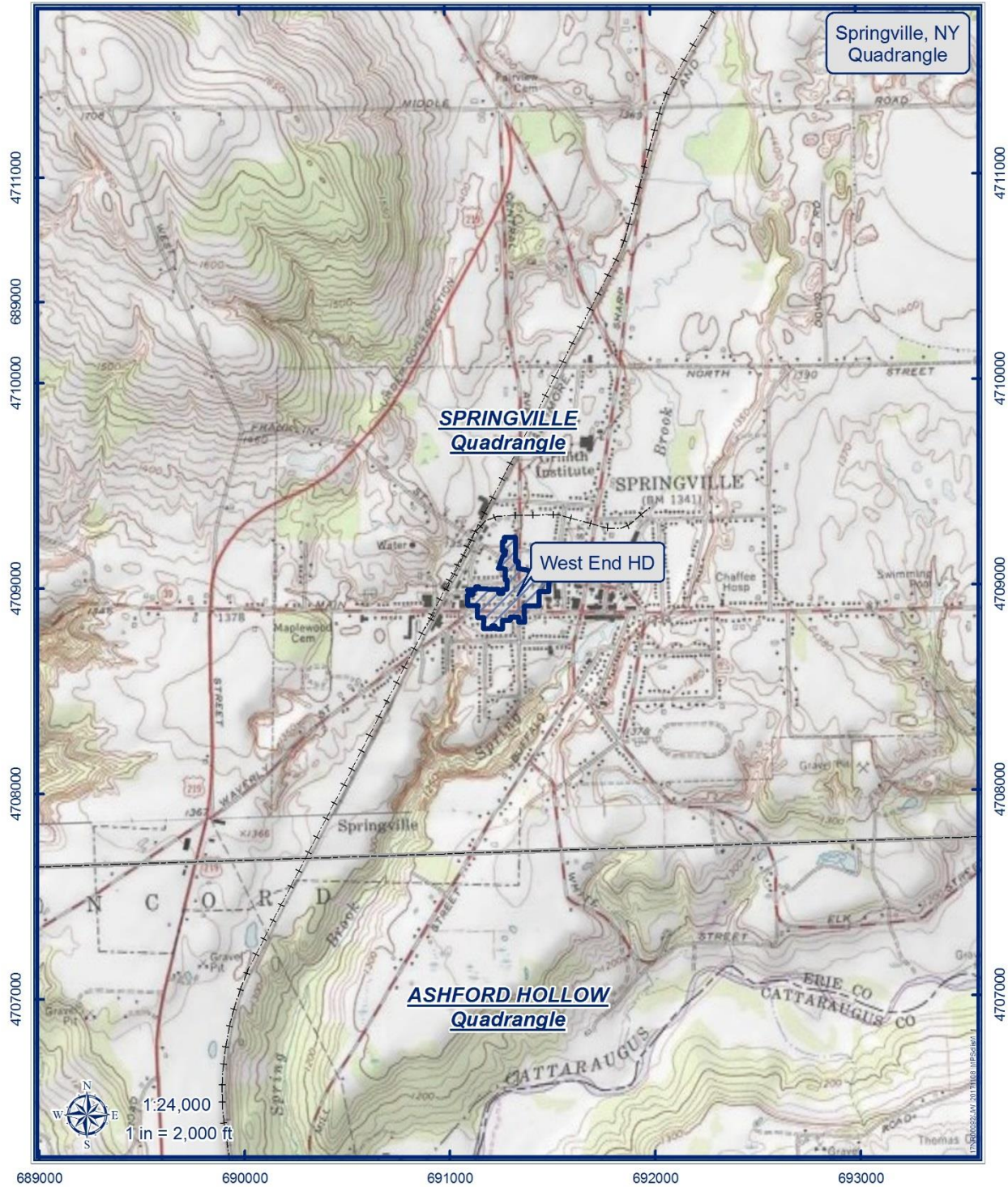
National Register of Historic Places
Continuation Sheet

Section 10 Page 2

West End Historic District
Name of Property
Erie County, New York
County and State

West End Historic District

Village of Springville,
Erie County, New York



689000 690000 691000 692000 693000

Coordinate System: NAD 1983 UTM Zone 17N
 Projection: Transverse Mercator
 Datum: North American 1983
 Units: Meter

0 750 1,500 3,000 Feet



United States Department of the Interior
National Park Service

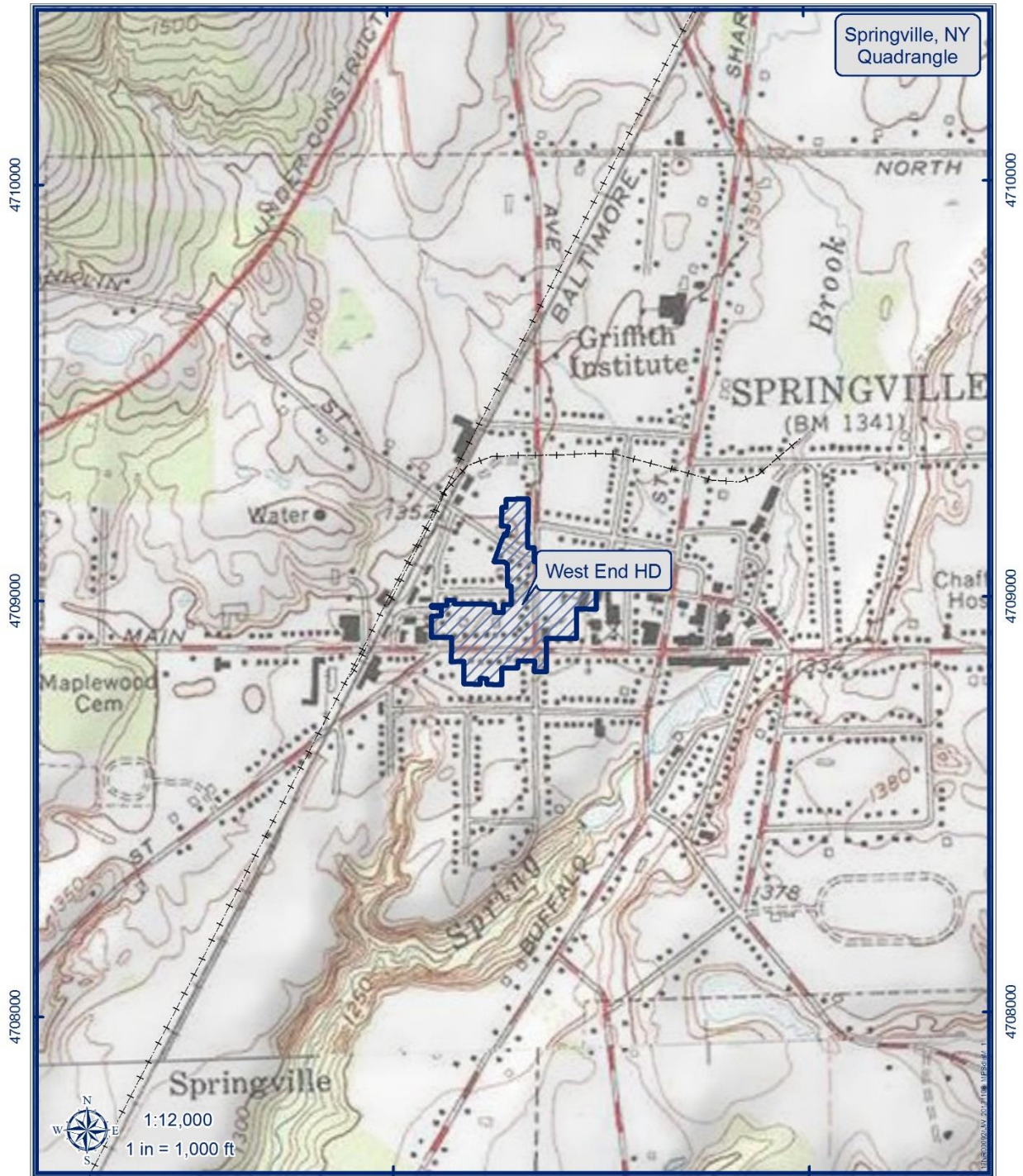
National Register of Historic Places
Continuation Sheet

Section 10 Page 3

West End Historic District
Name of Property
Erie County, New York
County and State

West End Historic District

Village of Springville,
Erie County, New York



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



United States Department of the Interior
National Park Service

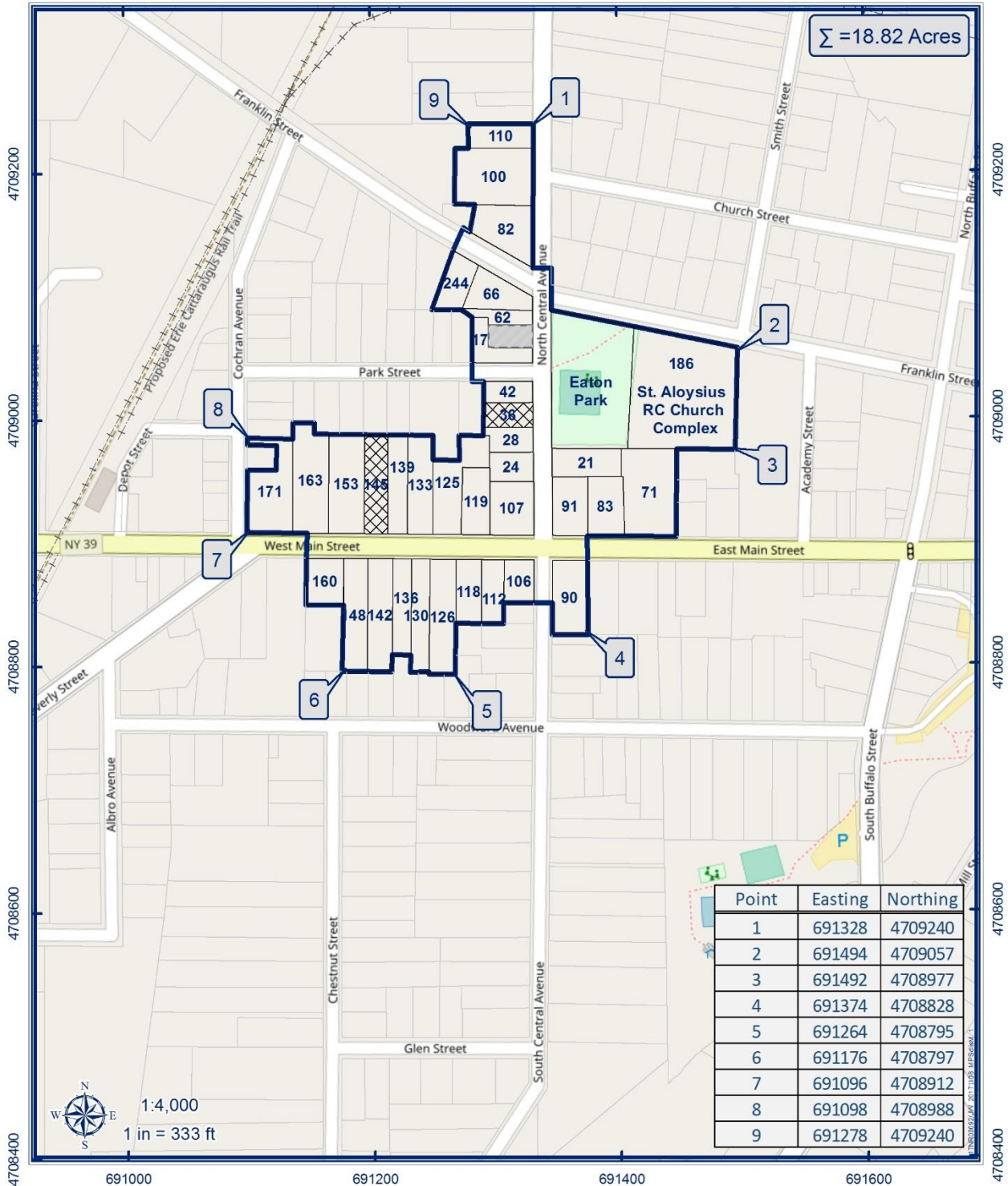
National Register of Historic Places
Continuation Sheet

Section 10 Page 4

West End Historic District
Name of Property
Erie County, New York
County and State

West End Historic District

Village of Springville,
Erie County, New York



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



United States Department of the Interior
National Park Service

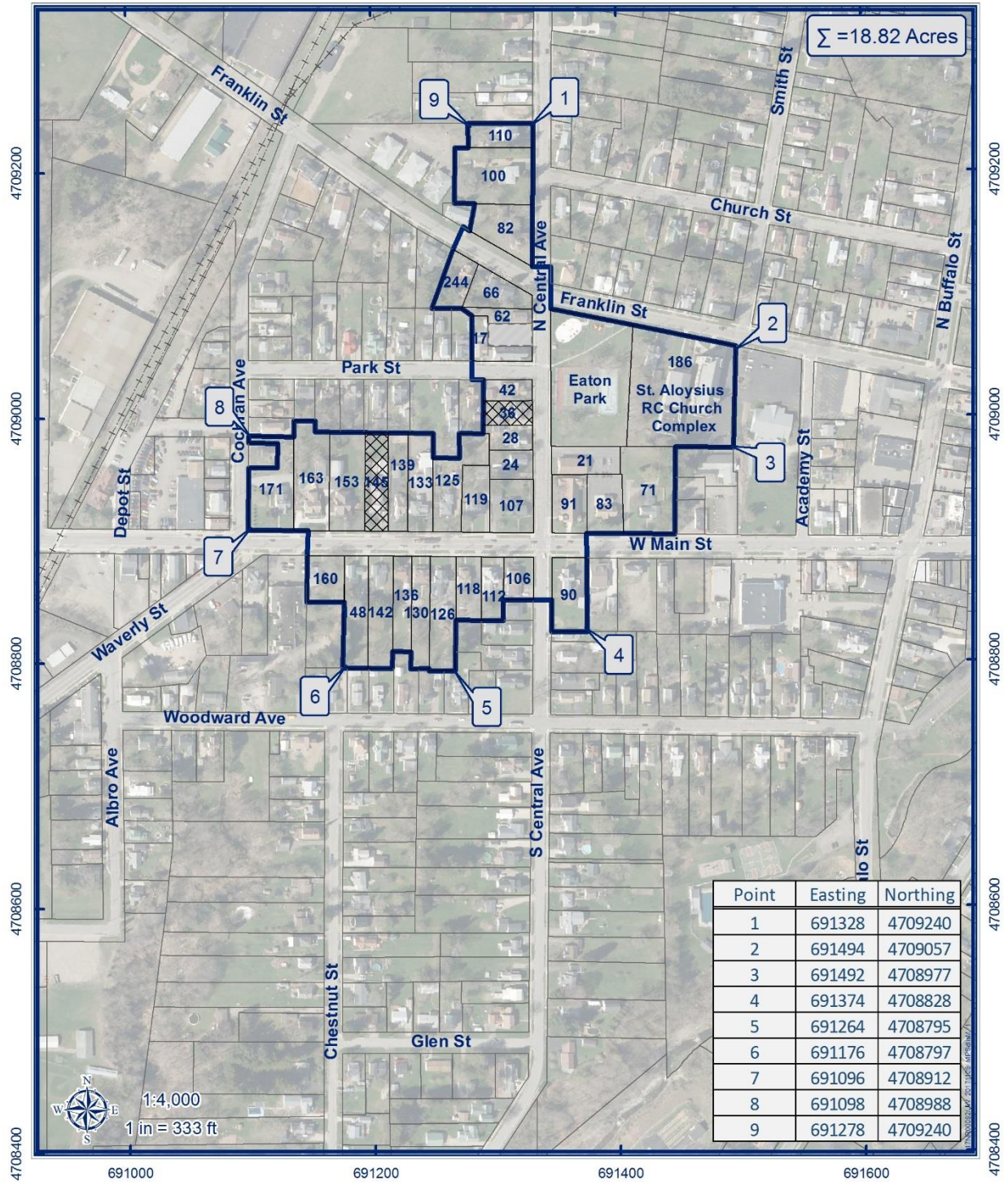
National Register of Historic Places
Continuation Sheet

Section 10 Page 5

West End Historic District
Name of Property
Erie County, New York
County and State

West End Historic District

Village of Springville,
Erie County, New York



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



United States Department of the Interior
National Park Service

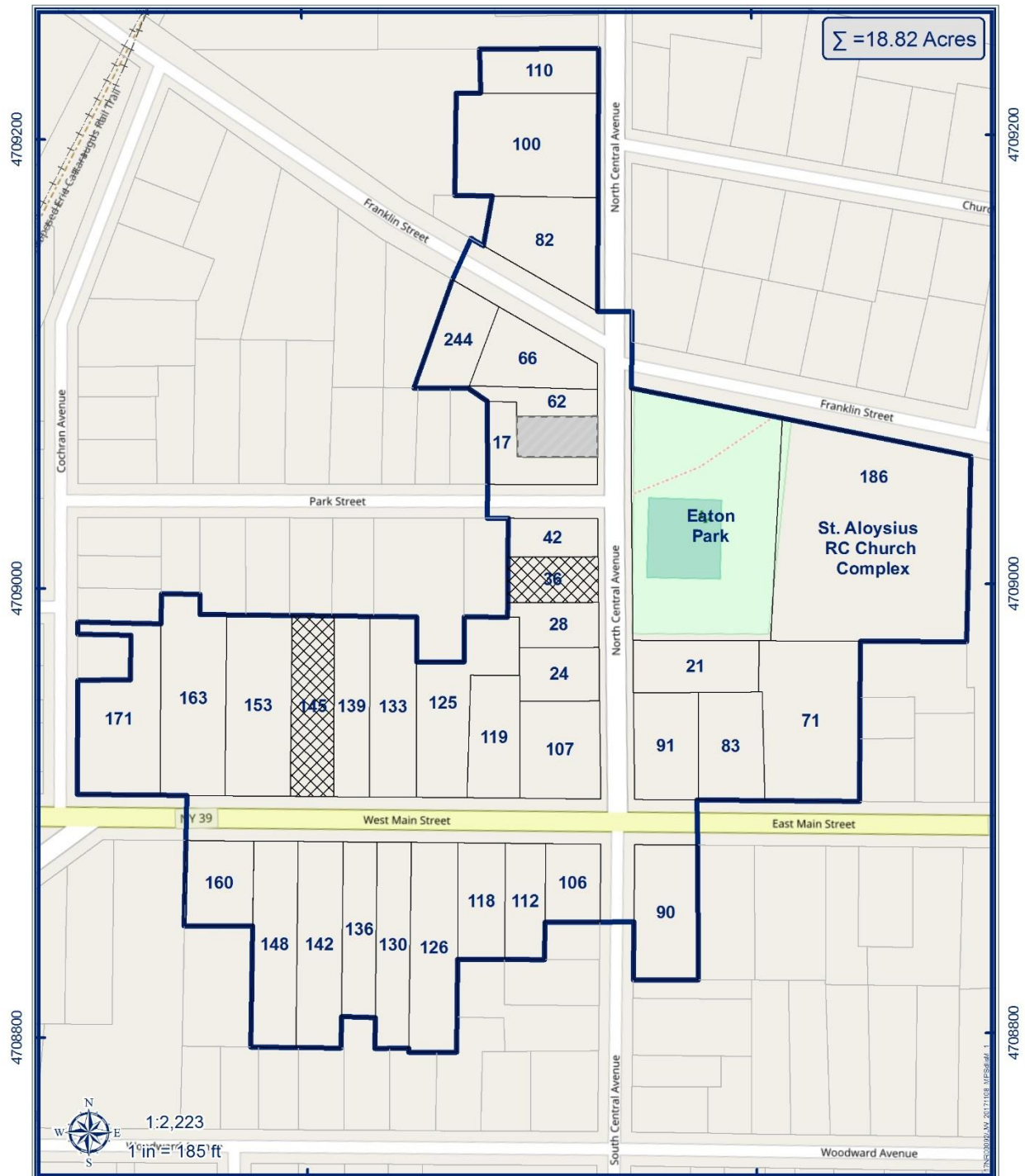
National Register of Historic Places
Continuation Sheet

Section 10 Page 6

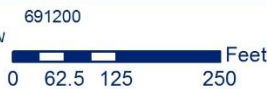
West End Historic District
Name of Property
Erie County, New York
County and State

West End Historic District

Village of Springville,
Erie County, New York



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



West End HD
 Non-Contributi...
 Vacant
 Contributing

NEW YORK STATE
 Parks, Recreation and Historic Preservation
 Division for Historic Preservation

United States Department of the Interior
National Park Service

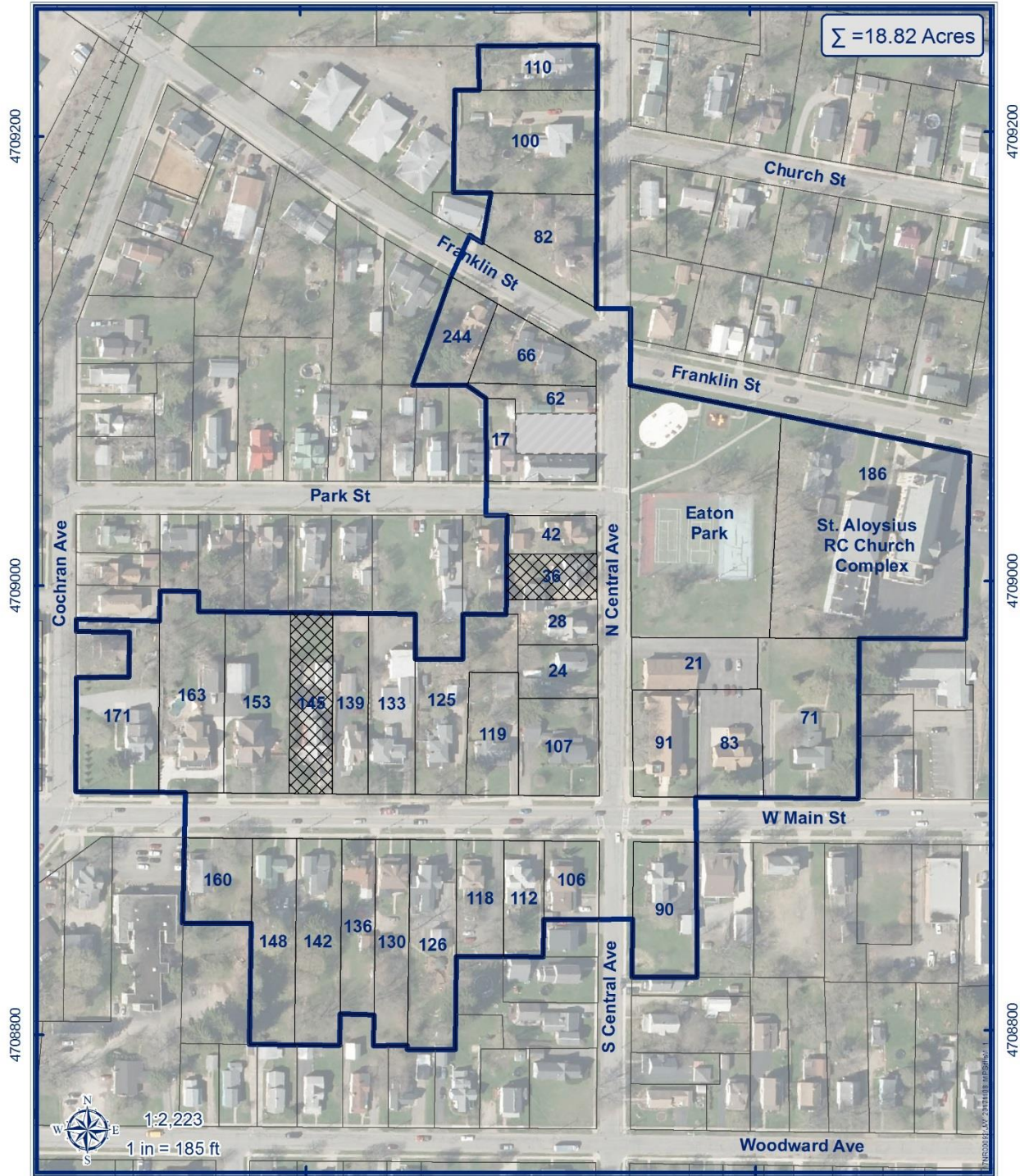
National Register of Historic Places
Continuation Sheet

Section 10 Page 7

West End Historic District
Name of Property
Erie County, New York
County and State

West End Historic District

Village of Springville,
Erie County, New York



Coordinate System: NAD 1983 UTM Zone 17N
 Projection: Transverse Mercator
 Datum: North American 1983
 Units: Meter

0 62.5 125 250 Feet

691200 691400

 West End HD
 Non-Contributi...
 Contributing
 Vacant

NEW YORK STATE OF NEW YORK
 Parks, Recreation and Historic Preservation
 Division for Historic Preservation

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 8

West End Historic District
Name of Property
Erie County, New York
County and State

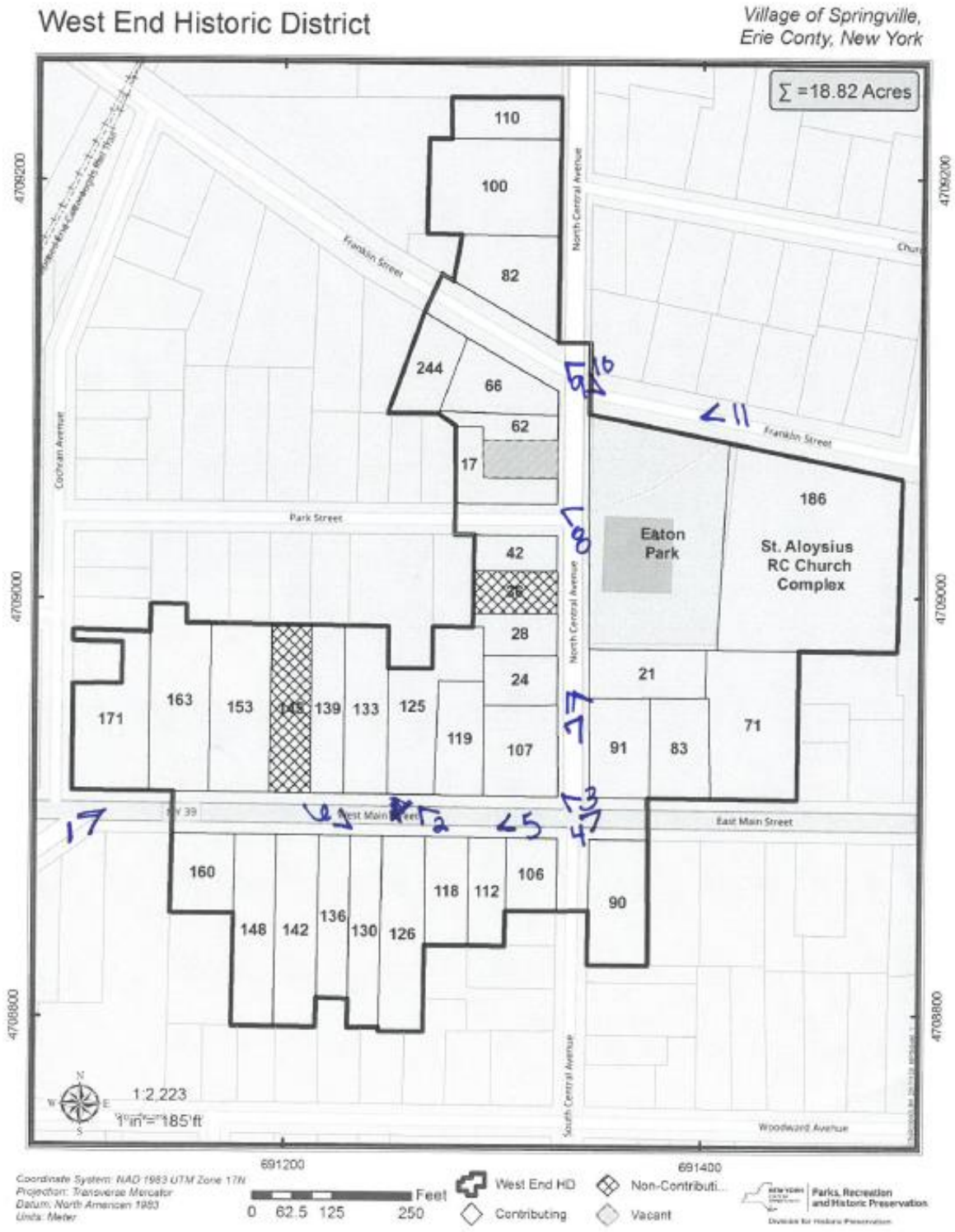


Photo Key

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

West End Historic District

Name of Property

Erie County, New York

County and State

Section 11 Page 1

Photo Log:

Name of Property: West End Historic District
City of Vicinity: Springville
County: Erie
State: New York
Name of Photographer: Jill Nowicki, Clinton Brown Company Architecture
Location of Original Digital Files: 617 Main Street, Suite M303, Buffalo, NY 14203
Number of Photographs: 11

Photo # 1 NY_Erie County_West End Historic District_0001.tif
North side of West Main Street between Cochran Ave and North Central Ave, camera facing northeast
Date of Photograph: February 2016

Photo # 2 NY_Erie County_West End Historic District_0002.tif
North side of West Main Street between Cochran Ave and North Central Ave, camera facing northwest
Date of Photograph: February 2016

Photo # 3 NY_Erie County_West End Historic District_0003.tif
P. Herbold House, 107 West Main Street, camera facing northwest
Date of Photograph: December 2017

Photo # 4 NY_Erie County_West End Historic District_0004.tif
Salem Lutheran Church and Parsonage, 83 and 91 West Main Street, camera facing northeast
Date of Photograph: February 2016

Photo # 5 NY_Erie County_West End Historic District_0005.tif
South side of West Main Street between Cochran Ave and South Central Ave, camera facing southwest
Date of Photograph: February 2016

Photo # 6 NY_Erie County_West End Historic District_0006.tif
South side of West Main Street between Cochran Ave and South Central Ave, camera facing southeast
Date of Photograph: December 2017

Photo # 7 NY_Erie County_West End Historic District_0007.tif
West side of North Central Ave between Main St and Park Street, camera facing northwest
Date of Photograph: February 2016

Photo # 8 NY_Erie County_West End Historic District_0008.tif
St. Paul's Episcopal Church/New Life Fellowship Church, 17 Park Street, camera facing northwest
Date of Photograph: February 2016

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

West End Historic District

Name of Property

Erie County, New York

County and State

Section 11 Page 2

Photo # 9 NY_Erie County_West End Historic District_0009.tif
T Lincoln House, 82 North Central Avenue, camera facing northwest
Date of Photograph: December 2017

Photo # 10 NY_Erie County_West End Historic District_0010.tif
St. Aloysius R.C. Church Complex, South side of Franklin Street, camera facing southeast
Date of Photograph: December 2017

Photo # 11 NY_Erie County_West End Historic District_0011.tif
Eaton Park, camera facing southwest
Date of Photograph: December 2017

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 3

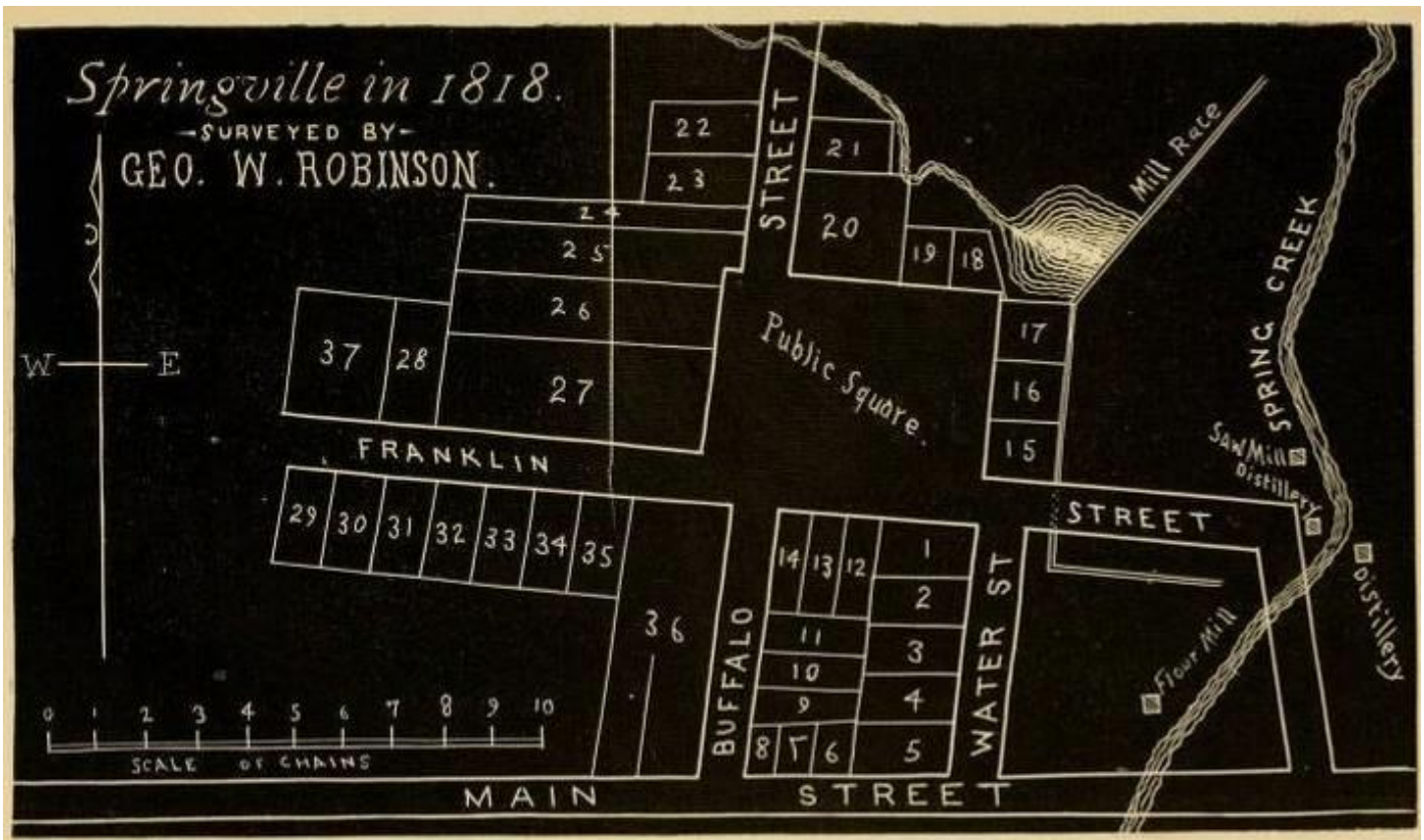
West End Historic District

Name of Property

Erie County, New York

County and State

Additional Information



Map of Springville, 1818
From *History of the Original Town of Concord*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

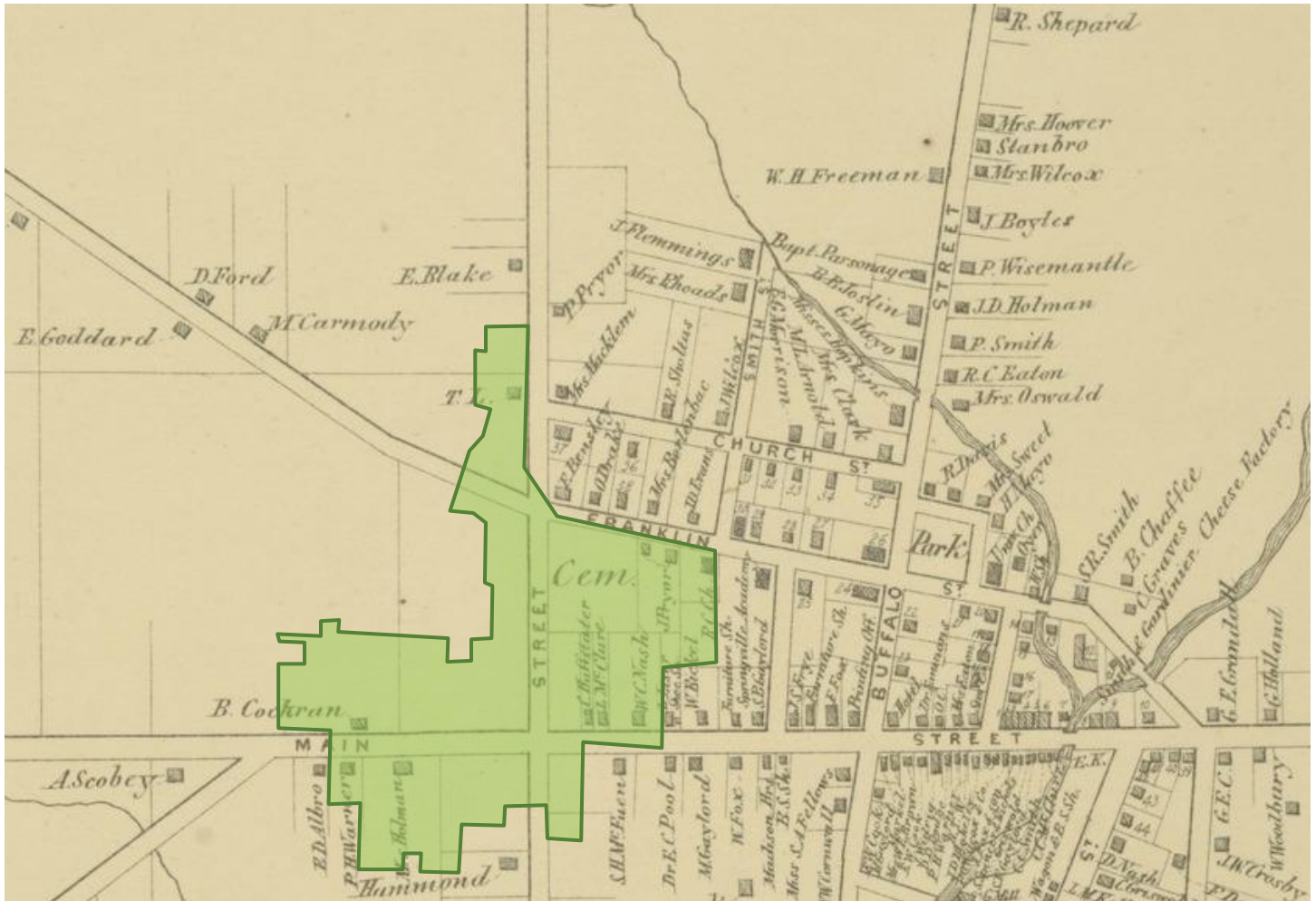
Section 11 Page 4

West End Historic District

Name of Property

Erie County, New York

County and State



Detail, Map of Springville, 1866

From the *New Topographical Atlas of Erie County*

(Map courtesy of New York Public Library Digital Collection)

The area of the West End Historic District is approximated in green.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

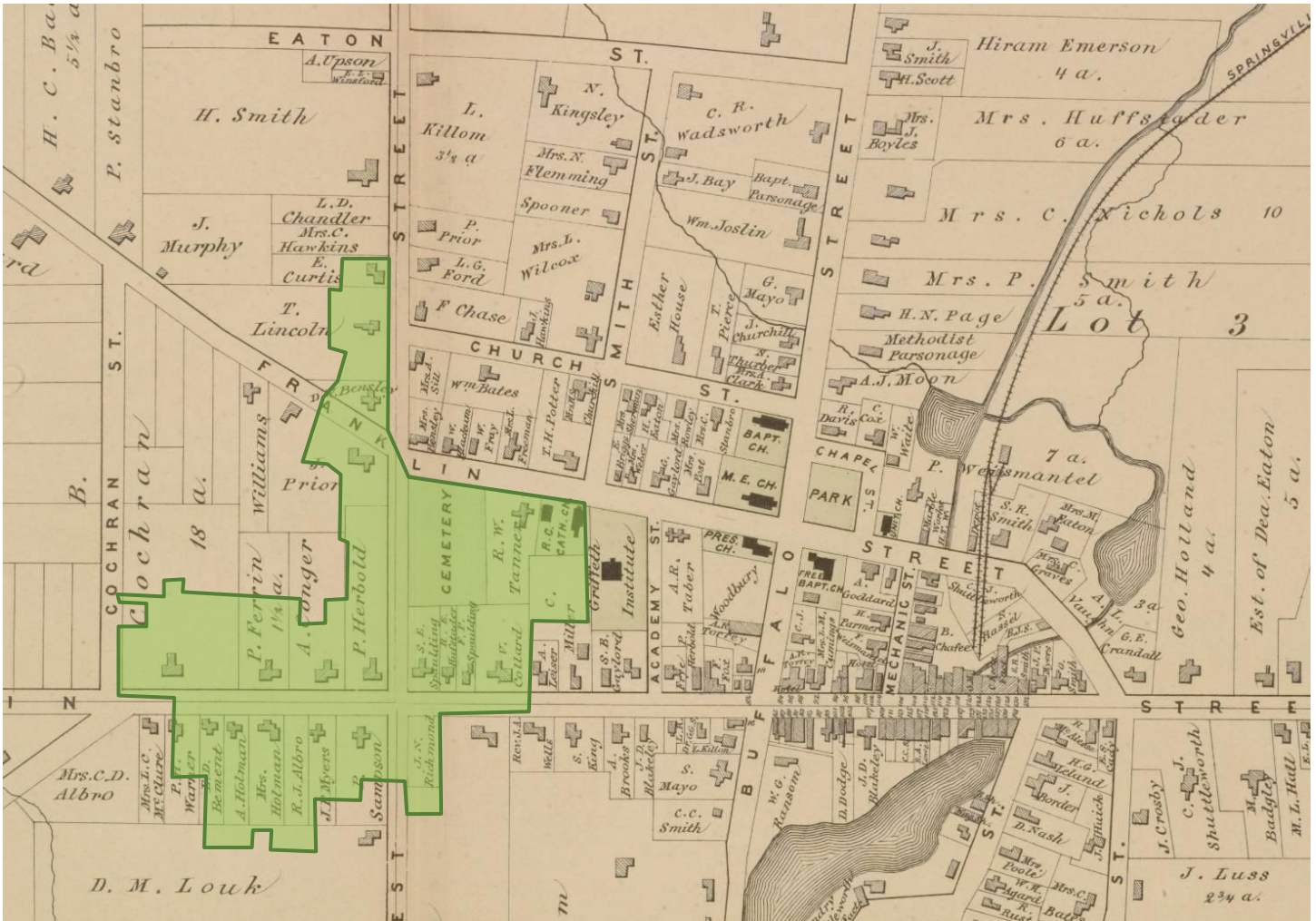
Section 11 Page 5

West End Historic District

Name of Property

Erie County, New York

County and State



Detail, Map of Springville Village, 1880

From the *Illustrated Atlas of Erie County*

(Map courtesy of New York Public Library Digital Collection)

The area of the West End Historic District is approximated in green.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

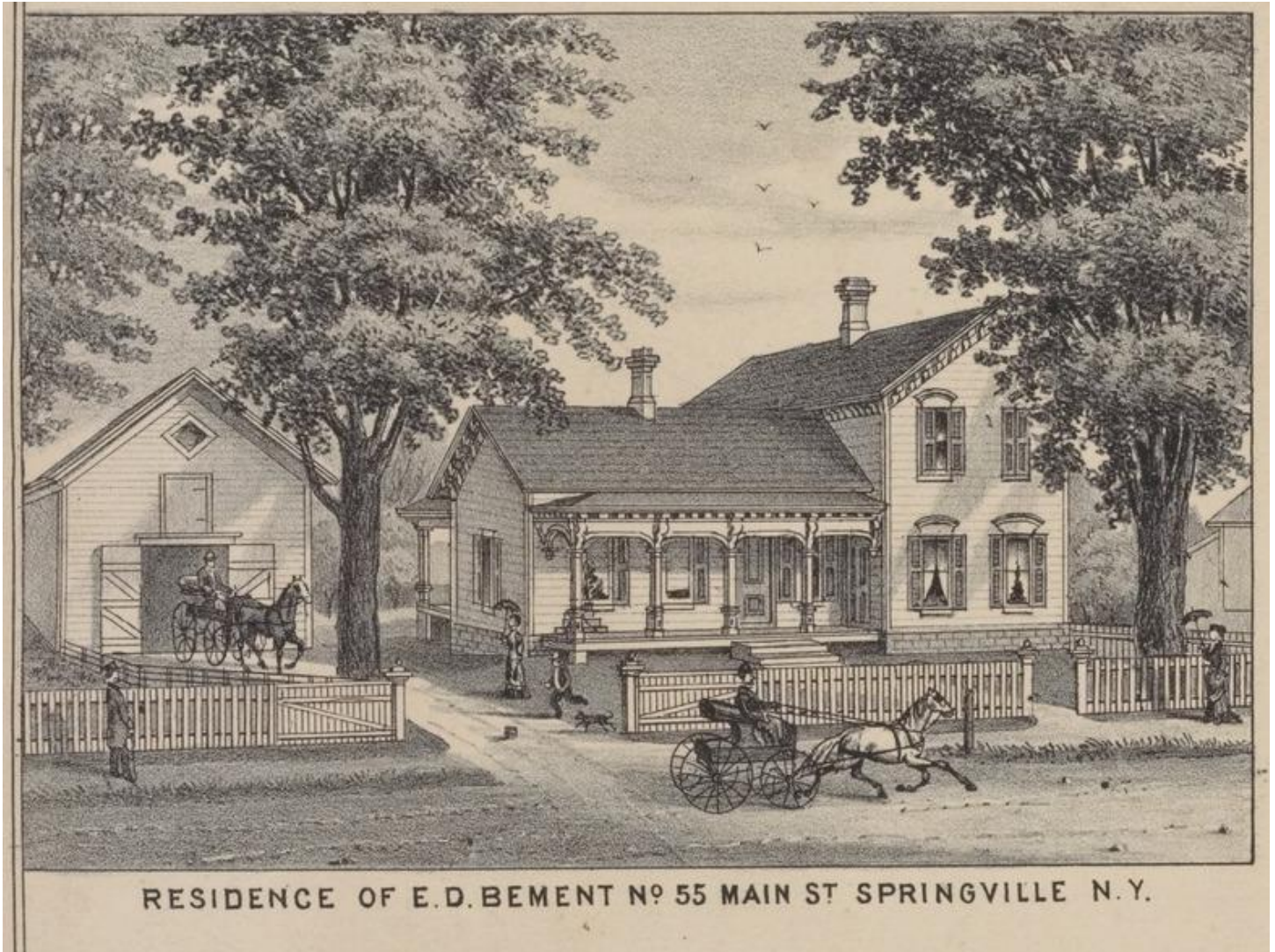
Section 11 Page 7

West End Historic District

Name of Property

Erie County, New York

County and State



E.D. Bement House, 148 West Main Street, 1880
From the *Illustrated Historical Atlas of Erie County, New York*
(Illustration courtesy of the New York Public Library Digital Collection)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

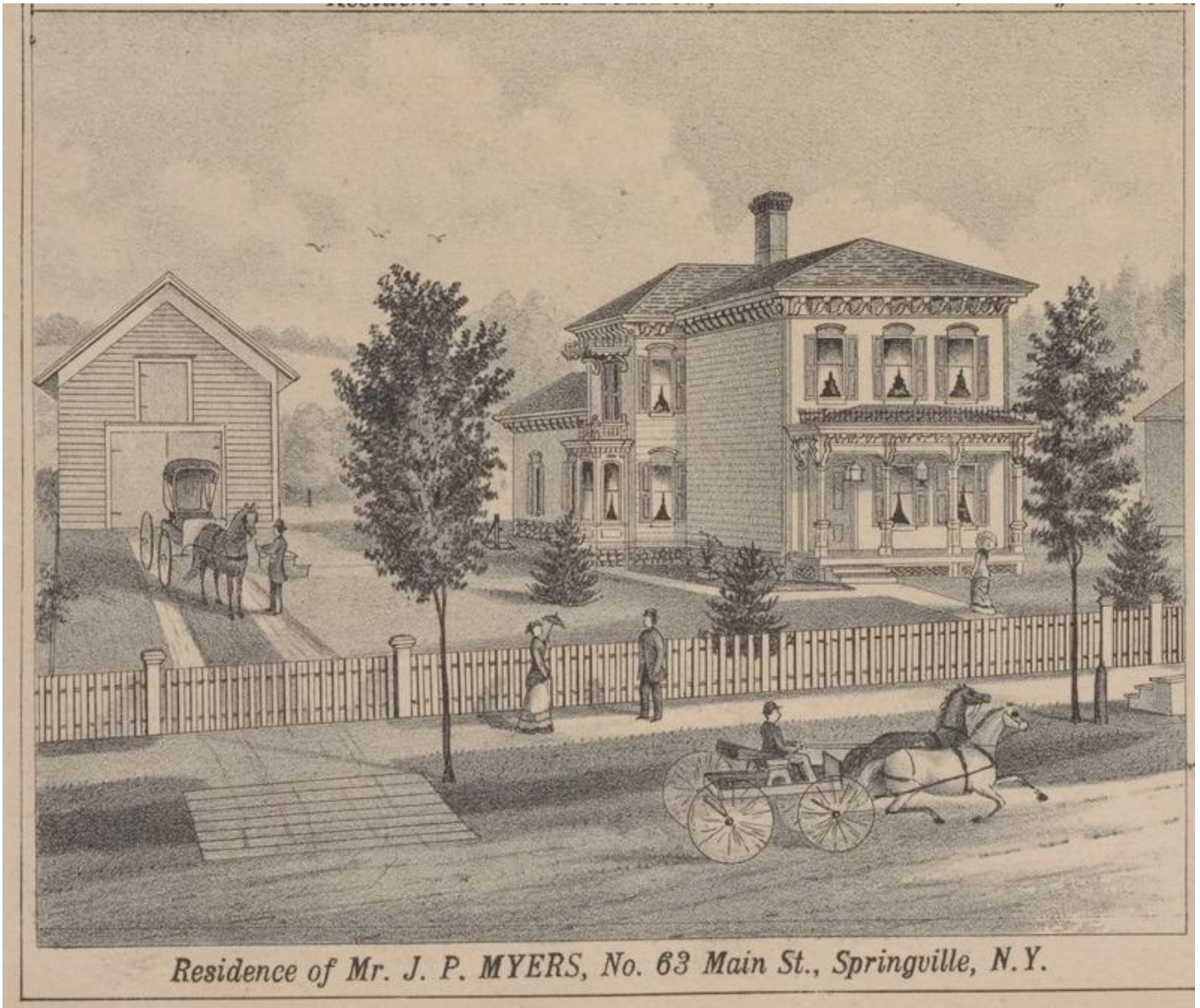
Section 11 Page 8

West End Historic District

Name of Property

Erie County, New York

County and State



J.P. Myers House, 118 West Main Street, 1880
From the *Illustrated Historical Atlas of Erie County, New York*
(Illustration courtesy of the New York Public Library Digital Collection)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 9

West End Historic District

Name of Property

Erie County, New York

County and State



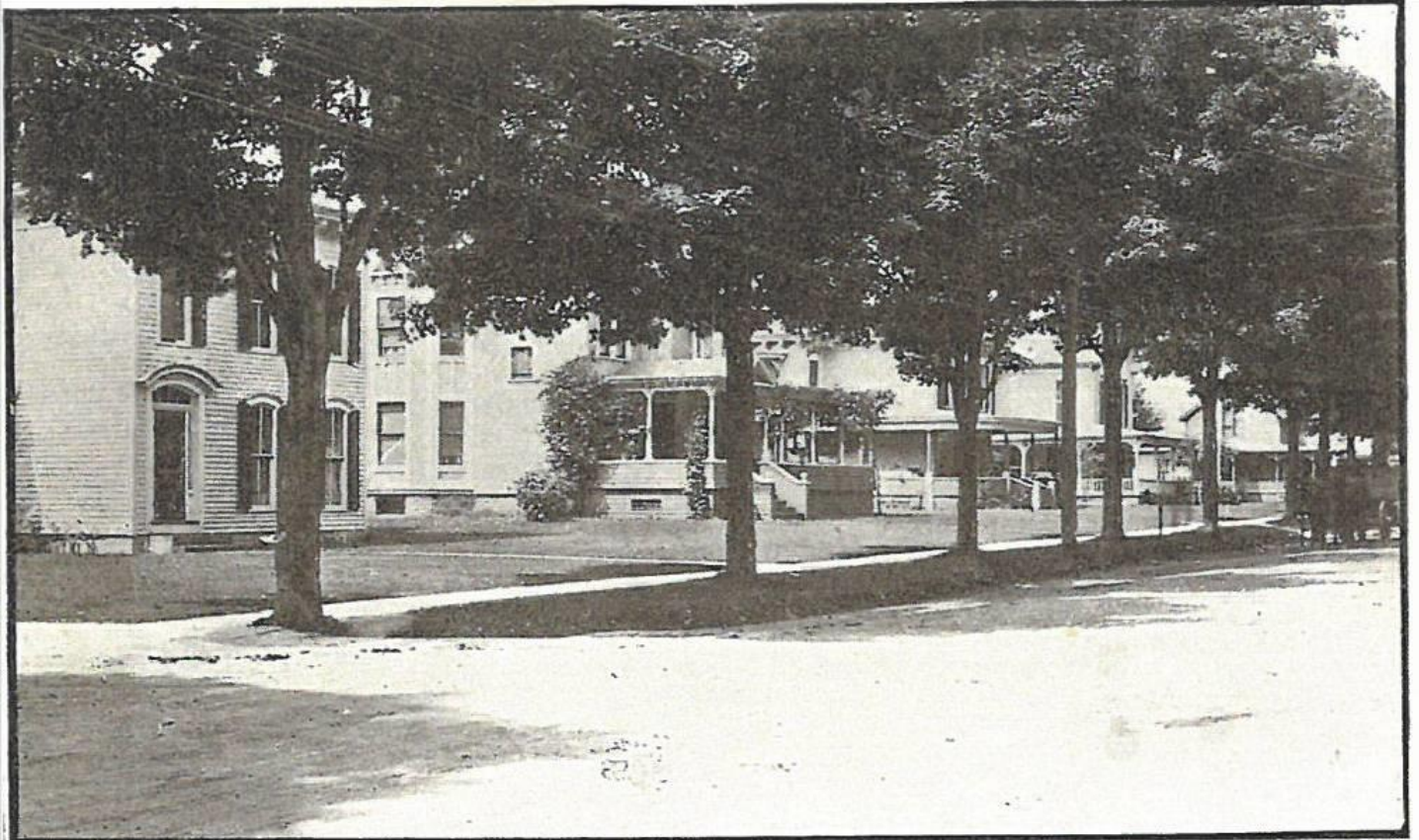
Herbold House, 10 North Central Avenue, c. 1880s
(Photo courtesy of the Lucy Bensley Center, Concord Historical Society)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 10

West End Historic District
Name of Property
Erie County, New York
County and State



WEST MAIN STREET.

South side of West Main Street, 1906
Left to right: 106 West Main Street, 112 West Main Street, and 118 West Main Street
(Photo courtesy of the Lucy Bensley Center, Concord Historical Society)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 11

West End Historic District
Name of Property
Erie County, New York
County and State



West Main Street looking west, 1906
(Photo courtesy of the Lucy Bensley Center, Concord Historical Society)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 11 Page 12

West End Historic District
Name of Property
Erie County, New York
County and State



West Main Street and South Central Avenue looking South, undated
(Photo courtesy of the Lucy Bensley Center, Concord Historical Society)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

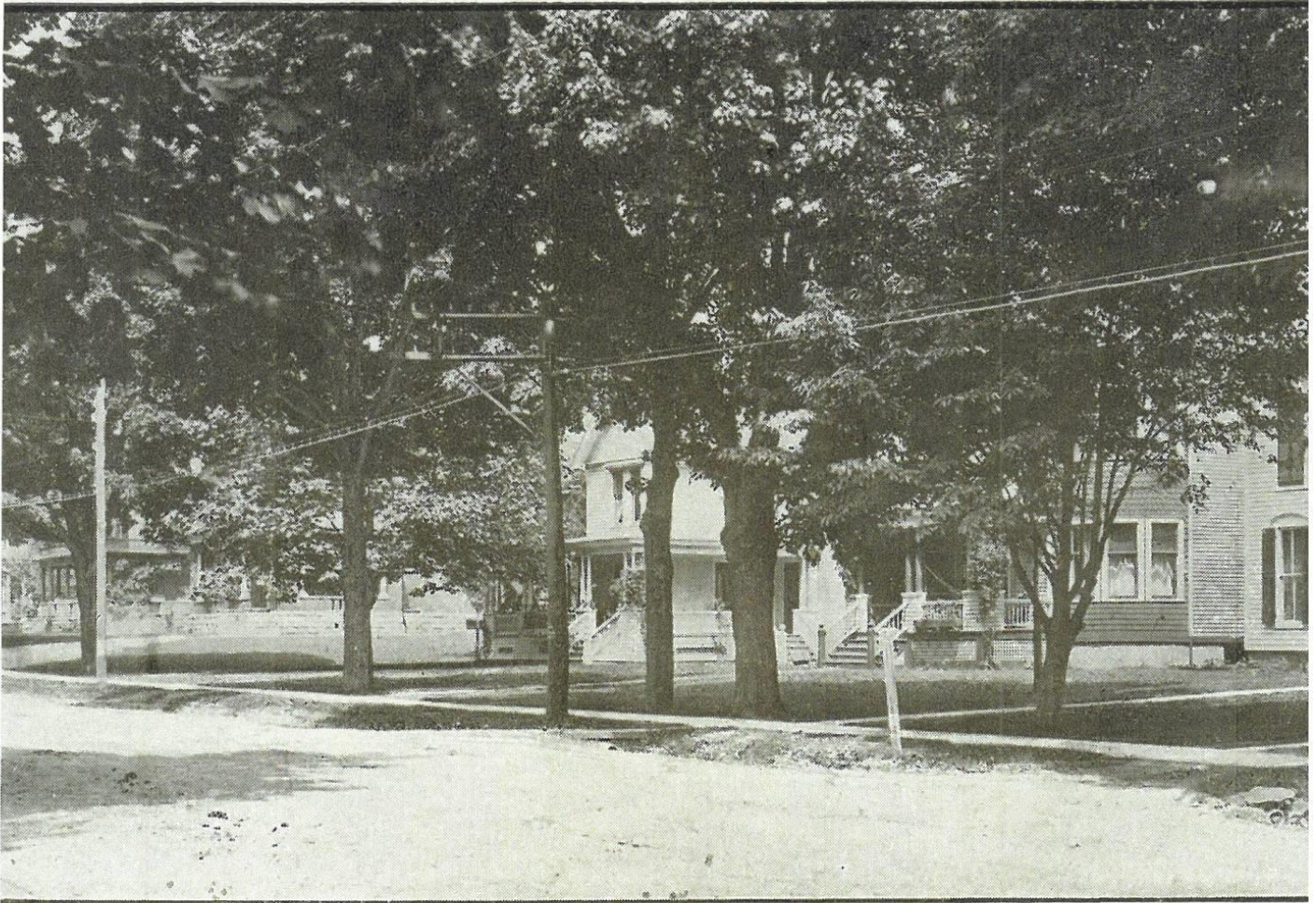
Section 11 Page 13

West End Historic District

Name of Property

Erie County, New York

County and State



WEST MAIN STREET.

West Main Street, undated

**From left to right: 163 West Main Street, lot where 153 West Main would later be built,
145 West Main Street, 139 West Main Street, and the corner window of 133 West Main Street
(Postcard courtesy of the Lucy Bensley Center, Concord Historical Society)**

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

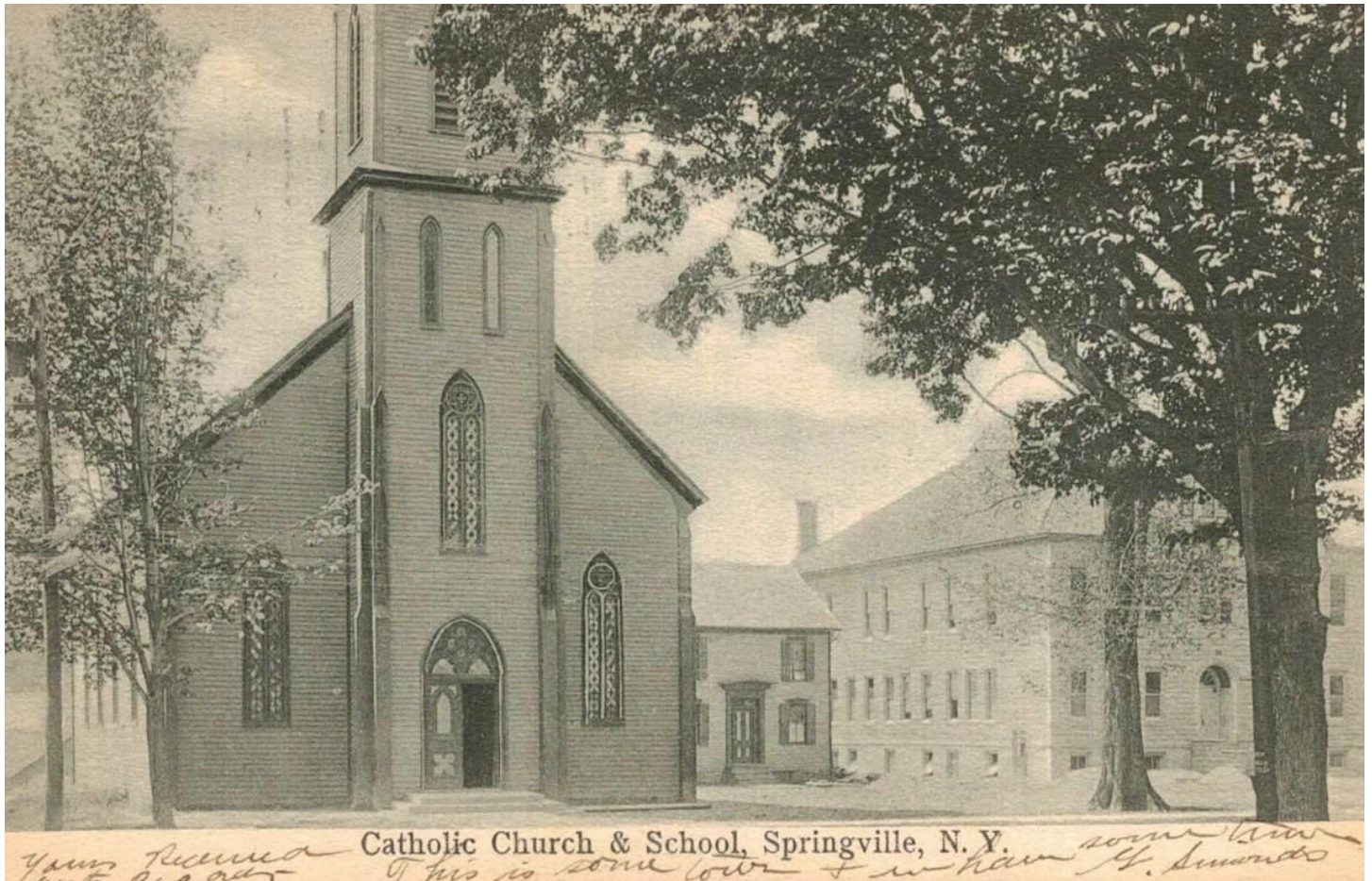
Section 11 Page 14

West End Historic District

Name of Property

Erie County, New York

County and State



Postcard of St. Aloysius Roman Catholic Church and School, c. 1911

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

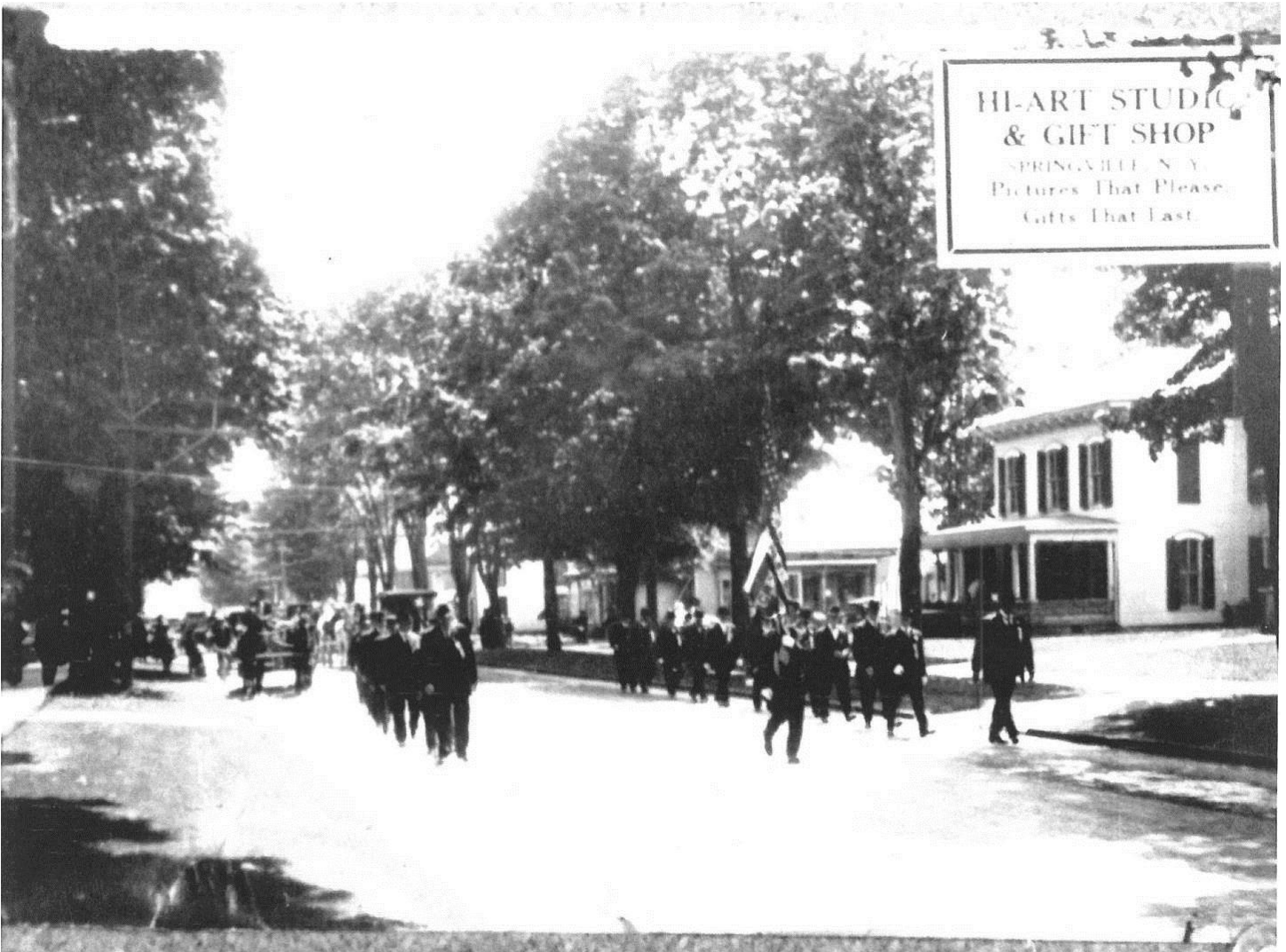
Section 11 Page 15

West End Historic District

Name of Property

Erie County, New York

County and State



West Main Street parade (106 W. Main Street with porch at right), c. 1920s
(Photo courtesy of the Lucy Bensley Center, Concord Historical Society)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 11 Page 16

West End Historic District

Name of Property

Erie County, New York

County and State



Corner of West Main Street, Waverly Street, and Cochran Avenue facing east, 1932
(Photo courtesy of the Lucy Bensley Center, Concord Historical Society)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 17

West End Historic District
Name of Property
Erie County, New York
County and State



Aerial view of Salem Church, c. 1959-60
(Photo courtesy of the Lucy Bensley Center, Concord Historical Society)









MAIN

NEW EPISCOPAL
CHURCH
1875
1876
1877
1878
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1886
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1897
1898
1899
1900



318
KELLY O'NEAL ADAMS
ATTORNEY AT LAW
592-0363







NEW LIFE FELLOWSHIP

GOD'S LOVE IS DEEP AND WIDE
BIBLE GROUPS
SUNDAY 9:00 AM 11 AM

PARK ST



W CENTRAL

Franklin



SCHOOL
SPEED
LIMIT
25

NO STANDING
HERE TO
CORNER
→

DRUG-FREE
SCHOOL
ZONE
THE STATE OF NEW YORK
SCHOOL ZONE ACT OF 1990



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 1/24/2018 Date of Pending List: 2/26/2018 Date of 16th Day: 3/13/2018 Date of 45th Day: 3/12/2018 Date of Weekly List: 3/16/2018

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 3/12/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

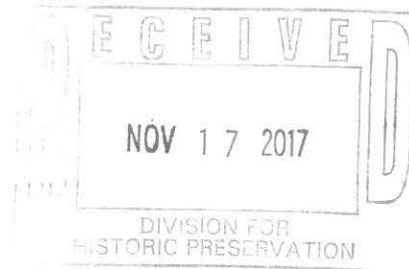
Nov 13, 2017
Jennifer Walkowski
Division for Historic Preservation
Peebles Island State Park
PO BOX 189
Waterford, NY 12188

Dear Jennifer,

We are writing this letter in support and favor of the West Main Street Historic District in the Village of Springville. As a resident of the proposed District for over 27 years, we support the benefits of this designation. The primary reason we chose to live in the Village of Springville was because of the charm and architectural history the homes and businesses displayed.

We feel with programs such as this, the opportunity to preserve these architectural gems will continue to draw others to invest in the Village in maintaining historic properties.

Alan and Mary Chamberlin
125 West Main Street
Springville, NY 14141
alanchamberlin153@msn.com



Salem Lutheran Church and Preschool
91 West Main Street
Springville, NY 14141

November 26, 2017

Jennifer Walkowski
Division for Historic Preservation
Peebles Island State Park
PO Box 189
Waterford, NY 12188



Dear Madam:

I am the duly elected Congregational President of Salem Lutheran Church and Preschool in Springville, NY and have the authority to represent the owners of this property (91 West Main Street, Springville, NY), the Congregation of Salem Lutheran Church and Preschool, and speak on behalf of the legal governing body of the Congregation, the Salem Lutheran Church and Preschool Leadership Council.

Our organization received a letter from the NYS Parks, Recreation, and Historic Preservation Department in regards to the establishment of the "West End Historic District, 21 N. Central Ave; 83 & 91 W. Main St., Springville, NY 14141, Erie County." We have reviewed the letter and associated documentation. During the regularly scheduled business meeting of the Salem Lutheran Church and Preschool Leadership Council held on November 15, 2017, the Council voted to object to the establishment of the above mentioned proposed National Register listing. This letter is to serve as our official objection.

Sincerely,

William F. Snyder III
Congregational President

ANN DONOVAN FONFARA
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires March 15, 2019

*Signed in front of me
Dec. 4th, 2017*

October 16, 2017

Amy King
163 West Main St.
Springville, NY 14141

NY State Office of Parks, Recreation and Historic Preservation
PO Box 189
Waterford, NY 12188-0189

RE: West End Historic District/Springville NY

I am writing this letter to object to the proposed West End Historic District in Springville, NY.

I am the sole owner of my property located at 163 West Main St. Springville, NY. and am objecting to the proposed National Register Listing.

Sincerely,

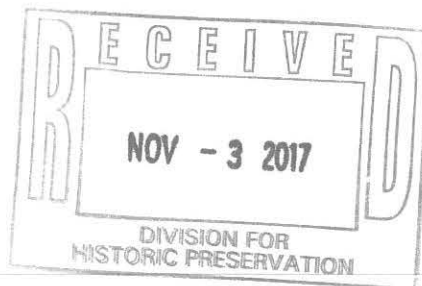
Amy King



*November 1st, 2017
State of New York
County of Erie*

Barbara Black

BARBARA BLACK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BL6344703
Qualified In Erie County
My Commission Expires 07-11-2020

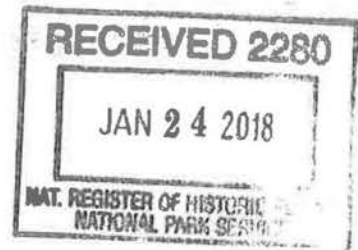




**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner



18 January 2018

Alexis Abernathy
National Park Service
National Register of Historic Places

Mail Stop 7228

1849 C Street NW
Washington DC 20240

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to submit the following four nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Lady Tree Lodge, Franklin County
Lyons Downtown Historic District, Wayne County
Earl Hall, New York County
West End Historic District, Erie County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office