

**BENNETT KIT HOMES**

**RECONNAISSANCE LEVEL**

**HISTORIC RESOURCES SURVEY**

**North Tonawanda, Niagara County, NY**

**PREPARED FOR:**

**North Tonawanda Historic Preservation Commission**

City of North Tonawanda, Niagara County, New York



**PREPARED BY:**



**CLINTON BROWN COMPANY ARCHITECTURE, PC**

Renewing Historic Buildings & Heritage Places<sup>SM</sup>

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Ms. Kristin Derby, Co-Chair

**FUNDED BY:**

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**PREPARED BY:**

**Clinton Brown Company Architecture, pc**

This report has been prepared by Clinton Brown Company Architecture pc members Jill Nowicki, Tera Perilli, Gregory Pinto, Thaina Guinzani, Anna Flaherty, and Clinton Brown, FAIA.



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**Performance Standards.** The scope of work and products for this project meet all accepted professional standards, including the Secretary of the Interior's "Standards and Guidelines for Archaeology and Historic Preservation," and the "Secretary of the Interior's Standards for Historic Preservation."

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## I. PROJECT SUMMARY



# PROJECT SUMMARY

## INTRODUCTION

This document records results of a Reconnaissance Level Survey of Historic Resources of Bennett Kit Homes within the City of North Tonawanda, NY. Of these resources, there are 67 Bennett Kit Homes that were identified throughout North Tonawanda.

In February 2023, the City of North Tonawanda Historic Preservation Commission contracted with Clinton Brown Company Architecture (CBCA) to conduct a Historic Resources Survey of Bennett Kit Homes in an area identified as having a strong concentration of Bennett Kit Homes. For the purpose of this survey, Bennett Kit Homes are classified as prefabricated residential properties that were produced in North Tonawanda by the Ray H. Bennett Lumber Company. Per the guidance and recommendations of the New York State Historic Preservation Office (NYSHPO), the scope of this survey has been expanded to identify resources dispersed across the entire city and include them in potential preservation work in the future.

As a result, the boundaries of this survey encompass the entire boundaries of the City of North Tonawanda. Instead of providing a broad overview of all the extant resources observed, this survey focuses on a specific type of resource with potential historic significance as established by the City of North Tonawanda. This survey did not comprehensively examine the integrity of individual resources, as that is the purpose of an intensive-level survey. A survey of this scale is important in recognizing the significance of these properties and keeping them a vital part of the community's built environment. Placing a resource in a larger context provides a sense of place. The information gained from documenting historic resources forms the foundation for integrating historic preservation into planning, community development, visitor welcome, and economic revitalization efforts.

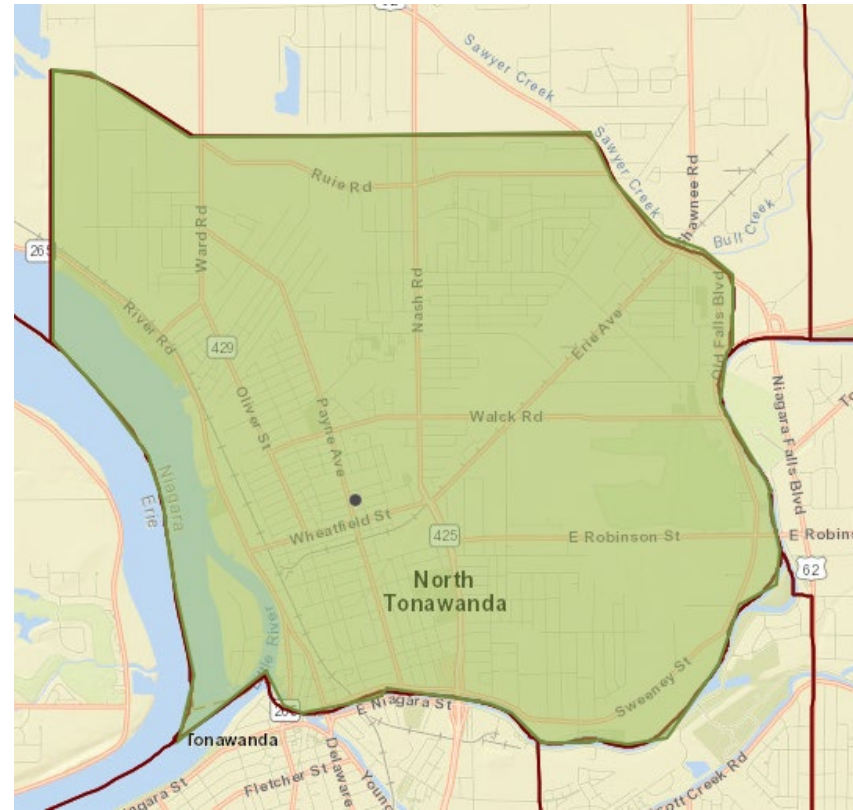


Figure 1-1: Map of Survey Boundary

The survey area is entirely located within census tract 231 which is a tract which meets the current eligibility requirements for the State residential and commercial historic preservation tax credit programs. The properties located within this area already meet one of the two needed components to take advantage of the historic preservation tax credit programs; all that is missing is their listing on the State and National Registers of Historic Places. The historic resources survey is the first step in identifying those buildings, sites, structures, objects, and districts which appear to meet the requirements for listing on the State and National Registers.

This report begins with the Project Methodology which explains how the objectives of the historic resources survey were conducted, as well as a detailed explanation of the methods used to identify a resource as a Bennett Kit home. A historical overview of the City of North Tonawanda and the Bennett Lumber Factory is featured, as well as an architectural overview of the types and styles of buildings identified through the process of field work. Recommendations for

further designation of significant properties or district are included, as well as a working bibliography. An Appendix containing a full annotated list of confirmed Bennett Kit Homes, as well as resumes for the Clinton Brown Company project team is also included.

A special thank you is owed to Mayor Austin J. Tylec, Laura Wilson of Lumber City Development Corporation, Kristin Derby and the entire North Tonawanda Historic Preservation Commission, and Jennifer Walkowski, Daniel McEneny of the NYSHPO Division for Historic Preservation.

## METHODOLOGY

This methodology statement is prepared as part of the necessary project tasks required for a Reconnaissance Level Historic Resources Survey. It includes a statement of the objectives, scope, and depth of the survey, as well as what was undertaken by CBCA staff. The project tasks and products outlined are intended to meet New York State Historic Preservation Office and National Park Service criteria, methodology, and current standards for Historic Resources Surveys.

The intention of this Reconnaissance level survey is to establish the framework for future preservation work by the City of North Tonawanda Historic Preservation Commission. This survey provides a strong historic context statement and identifies a resource pool with common architectural characteristics. Namely, this focus is on the identification of Bennett Kit Homes located throughout the city. No survey efforts have previously been done at this scale in North Tonawanda.

The boundary for this survey is the entire City of North Tonawanda, following the current legal boundaries of the City as indicated on Figure 1-1. This area contains the prevalence of these resources in the City, based on archival research and findings made during fieldwork.

CBCA staff followed the guidelines for Reconnaissance level historic resource surveys for research and fieldwork, as provided by NYSHPO dated March 31, 2023. Research was focused on understanding the



significant historical events and patterns which shaped development in the area, giving an in-depth analysis of Bennett Kit Homes, looking for unique architectural features, an overview of the Ray H. Bennett Lumber Company, and their popularity in and around Western New York. Research materials were consulted and forms the basis for the analysis and recommendations for future preservation work. Resources consulted for this historic context include books and other written resources, online databases, and local groups with access to primary and secondary sources. Local repositories consulted include the North Tonawanda Historical Society, the Historical Society of the Tonawandas, and the website *Catalog Homes of Western New York*.

CBCA also worked with the North Tonawanda HPC to engage with residents in mailings, social media and a public meeting and inform them of the survey and the methods they could use to determine if their house is a Bennett Kit Home for themselves by finding evidence on the interior portions that were not made available to surveyors.

CBCA staff conducted the necessary fieldwork for this project. Surveyors walked or drove in areas of North Tonawanda that are identified through research as having extant examples of Bennett Kit Homes. Surveyors collected streetscape photos from the public right-of-way that show the character of the survey area, as well as representative examples of confirmed Bennett Kit Homes. Staff took note of notable resources, examples of typical and atypical resources, and landscape features. CBCA staff did not collect individual data for each resource in the survey area. It is understood that a detailed evaluation of properties, including individual survey data for each resource, shall be undertaken in future survey work and is outside of the scope of this project.

The final product of this work is a Reconnaissance level historic resource survey report document entered into CRIS. It summarizes the survey methodology and findings, as well as a historic context statement.

## IDENTIFICATION METHODS

A key component in the methodology of this survey has been establishing a clear method to identify a resource as a Bennett Kit Home. Given the unique scope of this survey, CBCA staff first established a baseline for which properties would be evaluated on. The resource pool was limited to only include freestanding residential properties in the boundaries of the City of North Tonawanda constructed between 1900 and 1970, the years of operation of the Bennett Lumber Company.

The primary identification method used for this survey was the individual comparison of extant resources to company catalogs carried out during and after field work. Through the research process, CBCA staff found a number of character defining features for Bennett Kit Homes that were used to match a suspected resource to historic catalog images from the Bennett Lumber Company and other brands of kit homes. The survey team also utilized local newspaper articles, company records, and personal accounts from homeowners to pursue leads on resources assumed to be Bennett Kit Homes. Community input with individual homeowners was also done to obtain access to interior features unique to Bennett Kit Homes and/or relevant historic records.

To further aid in the identification process, CBCA staff worked in coordination with Sarah Mullane, a volunteer specialist in kit homes and plan book homes in the Buffalo-Niagara region. Mullane's concentration on the Ray H. Bennett Lumber Company has given her an ability to assist in the identification and confirmation of resources as authentic Bennett Kit Homes. Her personal blog, *Catalog Homes of Western New York* (<https://cataloghomesofwny.blogspot.com/>) served as an important resource for establishing the historic context for this survey and understanding how to confirm a property's identity as an authentic Bennett Kit Home.

This method of identification has resulted in the positive determination of all historically intact Bennett Kit Homes throughout the survey area. It is possible that there are additional resources that have been physically altered to be visually indistinguishable as

Bennett Kit Homes. A complete list of confirmed resources appears in the Appendix of this report that includes the address, SBL number, the suspected model of Bennett Kit Home, approximate construction date based on City data, a current photograph, the method of identification used, and brief narrative description of the property. This annotated list also includes a number that corresponds to maps found in the 'Recommendations' section of this report.



Figure 1-2: North Tonawanda Historic Preservation Commission Public Meeting Flyer

## COMMUNITY INPUT

In addition to these methods, CBCA staff has worked in cooperation with the North Tonawanda Historic Preservation Commission to engage with residents and receive their input for undertaking this survey project. The NTHPC circulated a letter to residents informing them of the survey and field work that would be conducted by CBCA staff. On May 24, 2023, a public meeting was held at the Carnegie Art Center in North Tonawanda that was attended by approximately thirty residents that gave an overview of the survey and provided homeowners instructions on how to identify a Bennett Kit Home for themselves. This meeting served an important role in receiving positive input from the community and confirming the identity of several properties as a Bennett Kit Home.

## ABOUT CLINTON BROWN COMPANY ARCHITECTURE

Clinton Brown Company Architecture pc (CBCA) is the full service, historic preservation, architecture, and grants services firm dedicated to collaboratively designing the renewal of historic building and heritage places. We attract new investment in them, create new performance by them, and support their continued equitable, economic, and environmental services to their communities, keeping them out of landfills.

CBCA personnel meet and exceed the Secretary of the Interior's 36 CFR Part 61 Professional Qualifications Standards of minimum education and experience in History, Architectural History, Architecture and Historic Architecture that are used by the United State Department of the Interior National Park Service. A full list of CBCA's resumes appears in Section VI. Appendix Consultant Resumes.



## II. HISTORIC CONTEXT





# HISTORIC CONTEXT

## EARLY HISTORY OF NORTH TONAWANDA (1825-1900)

The development of North Tonawanda can be traced back to the formation of the Erie Canal in 1825. Prior to its opening, the area was part of the larger purchase made by the Holland Land Company that remained unoccupied in the early decades of the nineteenth century due to the outbreak of the War of 1812. Upon its completion the canal provided a direct connection to communities throughout New York State, establishing a direct line from Lake Erie to the Hudson River for the transportation of goods and people. By 1878 the area that would become the City of North Tonawanda was described as “a safe and spacious harbor, as well for canal boats as for vessels navigating Lake Erie.”<sup>1</sup>



Figure 2-1: Detail of the 1854 Map of Niagara County showing initial development along Tonawanda Creek. Lewis Payne's sawmill, the first for the area is seen to the south.

<sup>1</sup> *History of Niagara County* (New York: Sanford and Company, 1878), 92

<sup>2</sup> “City of North Tonawanda Centennial Celebration: One Hundred Years of History” (North Tonawanda Public Library, 1997).

Initially characterized by densely forested land, North Tonawanda attracted settlers for its reputation as one of the largest lumber ports located along the canal. The earliest American settlers that arrived were primarily canal boatmen and their families, who helped to establish the area as a shipping port for wheat and lumber. One settler, Colonel Lewis Payne (1819-1898) moved from Wheatfield to North Tonawanda in 1855 and established the village's first sawmill. The same year, he purchased a farm at the intersection of Payne Avenue and Wheatfield Street, recognized as the Payne Estate. Shortly after, he petitioned the highway commissioners of North Tonawanda to lay out a road from his property to Tonawanda Creek to the south. Once recognized as Payne Avenue, the road would go on to serve as one of the major corridors that dictated future development.

The Village of Tonawanda originally consisted of the area four separate wards that functioned under the leadership of the Village Board of Trustees. Ongoing disputes regarding allocation of public services and funds to improve the community's infrastructure led to one of these wards advocating for a formal separation from the Village in 1854. It was passed through an act of the New York State Legislature three years later. This ward, defined by the boundaries of the Niagara River, Tonawanda Creek, Division (Mile) Street, and Wheatfield Street, would go on to become the future City of North Tonawanda.<sup>2</sup>

As its own village, North Tonawanda experienced its own growth and development due to the prosperous lumber industry. The village continued to develop new businesses, industries, and infrastructure in the 1870s and 1880s that centered on harvesting, manufacturing, and transporting lumber using the canal. It was during this time that the village experienced economic growth and an improvement in transportation routes, temporarily becoming the largest port on the Great Lakes.<sup>3</sup> Simultaneously, residential development took hold on the banks of Tonawanda Creek and near existing rail lines, as the area became defined by large parcels of

<sup>3</sup> “About the City of North Tonawanda,” *City of North Tonawanda*, n.d., <https://www.northtonawanda.org/about#:~:text=The%20city%20also%20calls%20itself,%22%2C%20designed%20by%20Stanford%20White.>

land used for farming and the production of lumber. This pattern of growth, in turn, was met by the expansion of municipal services and the formal incorporation of the City of North Tonawanda in 1897.<sup>4</sup>

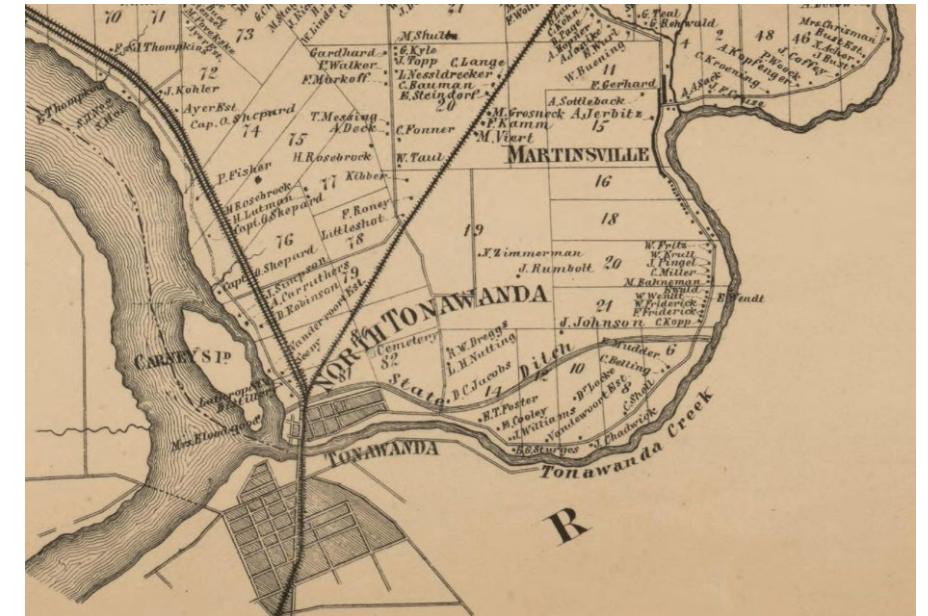


Figure 2-2: 1875 Beers Atlas of Niagara and Orleans County showing the Town of North Tonawanda in relation to Tonawanda. Note the early presence of rail lines through the area.

## RISE OF THE AMERICAN KIT HOME

Although they are generally associated with suburban development during the first half of the twentieth century, the concept of kit homes can be traced back over a century to 1830. One of the earliest records of a kit, or prefabricated, home originates with a London carpenter known as H. John Manning. The ‘Manning Portable Cottage’ that he developed and advertised was a dwelling that was built in individual components, shipped to a secondary location, and assembled on site by British emigrants looking to establish a new place to live. Primarily built as simple wooden structures, this method of construction quickly gained traction as an easy and affordable way to create housing at a scale that supported a growing immigrant population in Europe.

<sup>4</sup> “City of North Tonawanda Centennial Celebration: One Hundred Years of History.”



It is worth noting that the industry nearly always used the term “home” to designate the product. They believed customers would associate their kit house with the warm feeling of a home. The architectural history field and the National Park Service use the term “house.” This report uses home because the industry and its customers used this term.

By the late nineteenth century this idea traveled overseas as American companies began to manufacture their own line of prefabricated homes to meet the housing demands brought on by westward settlement.<sup>5</sup> Numerous companies were formed between the 1860s and the 1880s that each offered their own interpretations of ‘portable buildings’ that ranged from houses, vacation cottages, churches and farm buildings. Depending on the market, these companies would also cater their designs to be suitable for either warm or cold climates, highlighting the building’s durability and weather resistance.<sup>6</sup> The wide variety of building options that were offered, coupled with their affordable prices, allowed the kit home industry to flourish well into the early decades of the twentieth century as American cities experienced growth and development.

## TWENTIETH CENTURY GROWTH & KIT HOMES IN NORTH TONAWANDA (1900-1939)

Similar to other small cities, North Tonawanda experienced steady population growth in the early decades of the twentieth century as a result of improvements to local infrastructure and means of transportation. The streetcar system that was established in the 1880s began as a convenient alternative to pedestrian travel in and around North Tonawanda. Once improved by the innovation of an electric power source trolleys became the predominant way for residents to commute for work and leisure. North Tonawanda had four trolley lines and two steam rails that ran directly along residential sections of the city, giving residents several convenient

<sup>5</sup> Mark Chavez, “Prefabricated Homes,” *Exceptional Places* 6 (2011), <https://www.nps.gov/articles/prefabricated-homes.htm>.

<sup>6</sup> Mike Jackson, “Assembly Required: A Brief History of 20th-Century Kit House Designs,” *Architect* (blog), August 2, 2018,

options to travel. One of these lines, the Kenmore Route, began at Oliver Street in the north end of the city, traversed Tonawanda Creek to pass through the Parkside neighborhood of Buffalo and end near Delaware Park.<sup>7</sup> Popularity of the streetcar continued until 1922 before they were replaced by better methods of travel such as the bus and automobile.

Building on the early success of the lumber industry, several new manufacturing industries formed in North Tonawanda in the early 1900s that attracted middle-class workers seeking employment. Continued improvements to local shipping networks ushered in a new era of industrial growth. A number of new companies were established that produced a more diverse array of goods. One of the most recognizable of these was the Rudolph Wurlitzer Company. Recognized as the largest manufacturer of automated musical



Figure 2-3: 1920 advertisement from the *Tonawanda News* describing the former Payne Estate

[https://www.architectmagazine.com/practice/assembly-required-a-brief-history-of-20th-century-kit-house-designs\\_o](https://www.architectmagazine.com/practice/assembly-required-a-brief-history-of-20th-century-kit-house-designs_o).

<sup>7</sup> Harold Ahlstrom, “When Trains and Trolleys Traverse,” *Tonawanda News*, November 11, 1976.

instruments and organs for its time, they opened a North Tonawanda branch in 1910 and provided hundreds of residents with employment opportunities.<sup>8</sup> Related to the diversity of products in this era was the early decline of the lumber industry. Lumber forests in the northeast that were harvested in the previous decades were never replanted, resulting in a newfound scarcity of the natural resource that mills and lumber factories relied on.<sup>9</sup> To accommodate this issue, new companies emerged that specialized in producing and selling different types of lumber products for building purposes.

Among these new companies that formed was the Hoadley & Bennett Lumber Company. Its cofounder Raymond H Bennett (1876-1956) began his work as a partner in 1902 manufacturing raw lumber for construction purposes, as well as producing millwork, trim, wall boards, and shingles for houses. Within three years the company relocated their operation to a new plant at 190 Oliver Street, the former W.G. Palmer Lumber Co. facilities, before Bennett branched off to establish his own company that would be one of the city’s major lumber manufacturers of the twentieth century.

In 1908 Bennett went on to marry Ethel Stanley, the granddaughter of Lewis S. Payne. This relationship would prove to be significant because of the connection it made between Bennett and the former Payne Estate. After Payne’s death in 1898, his estate passed down to his son Edward C Payne and son-in-law Lyman G. Stanley (1842-1914). The two would enter into a real estate business together and planned to develop the family estate as one of North Tonawanda’s major residential tracts. Advertisements from the era described the land as one of the best locations for residential lots and factory sites.<sup>10</sup> Similar to other subdivisions in the city, such as the Sweeney Estate, the Payne Estate became the target for prospective homeowners to settle down. The land was subdivided into individual vacant lots that were advertised to prospective builders. Once they became purchasers, homeowners had the choice to build

<sup>8</sup> “City of North Tonawanda Centennial Celebration: One Hundred Years of History,” 61.

<sup>9</sup> kta preservation specialists, “Reconnaissance Level Survey of Historic Resources in North Tonawanda, Sweeney Estate,” 2019, 15.

<sup>10</sup> “Your Opportunity,” *The Tonawanda News*, April 19, 1920.

their home independently or obtain all the necessary components from a catalog.

It was in this context that Bennett Kit Homes emerged as an easy, affordable option for first time homeowners. Marketed towards younger generations of prospective homeowners, Bennett established his own distinct line of prefabricated homes. Before this point, housing was primarily characterized either by densely built boarding houses, or multi-generational housing that was shared between young families and their elders.<sup>11</sup> With his family connections, Bennett was able to help transform the Payne Estate into one of the city's greatest collection of single family homes, several of which were models that his company produced. This pattern of development took hold in other areas of the city and continued up until the outbreak of WWII, as distinct residential subdivisions formed in historically large private estate situated along major transportation corridors.



Figure 2-4: 1938 Aerial Photograph showing residential development in the city. The two vertically aligned streets that development is centered around are Oliver Street (left) and Payne Avenue (right)

<sup>11</sup> Rosemary Thornton, *The Houses That Sears Built: Everything You Ever Wanted to Know About Sears Catalog Homes* (Gentle Beam Publications, 2004), 12.



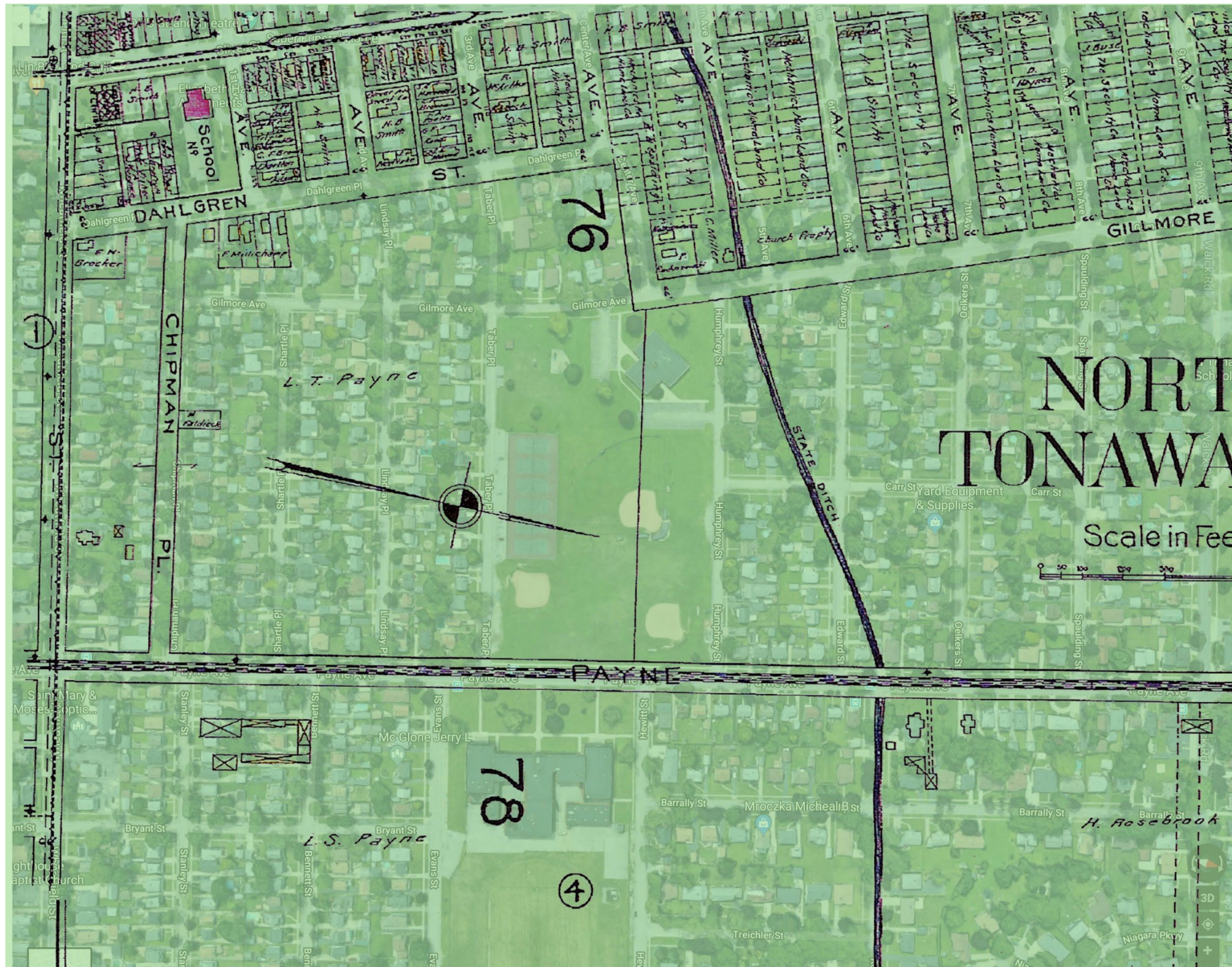


Figure 2-5: Current aerial photograph of North Tonawanda overlaid with the 1908 City Map. This map focuses on the Payne Estate, which covered both sides of Payne Avenue, and developed as a residential subdivision heavily populated by Bennett Kit Homes.



## A BRIEF HISTORY OF BENNETT KIT HOMES

Bennett Kit Homes were one of several brands of ‘catalog homes’ sold in the twentieth century to prospective homeowners across the country. Similar to other major brands such as Sears or Aladdin, the Bennett Lumber Company marketed their line of ‘redi-bilt’ homes in catalogs that gave customers the ability to choose a house that was designed to their exact specification. Offering approximately 60 unique designs in a catalog, customers were able to select from a range of models that were reflections of popular architectural styles of the time. Each model was given a unique floorplan that could be modified to fit the needs of the client.

In addition to the unique exterior designs and floorplans, the company offered services and materials that completed a home. Following the rise of automobile ownership, Bennett offered a handful of designs for freestanding garages named after car brands. For interiors, Bennett catalogs advertised a separate home equipment book that included a full range of mechanical systems to “equip your new home with modern conveniences at a saving.” They also offered a complimentary interior design service that would “help you plan to the very best advantage with whatever you care to spend.”<sup>12</sup>

The success of the Bennett Lumber Company fit into the national trend of residential development that occurred in the first half of twentieth century. Marketing themselves towards middle-income families seeking to establish a home for themselves, the company produced a series of catalogs throughout the 1920s and 30s that referenced the benefits of homeownership and the company’s ability to provide quality homes at an affordable price. Writing directly to the prospective homeowners, the company’s 1937 catalog included the following passage:

<sup>12</sup> Ray H. Bennett Lumber Company Inc., *Bennett Homes: Better-Built, Ready-Cut*, vol. 18 (North Tonawanda: Ray H. Bennett Lumber Co. Inc, 1920).

<sup>13</sup> Ray H. Bennett Lumber Company Inc., *Plan Book of Bennett Better-Built, Ready-Cut Homes*, vol. 43 (North Tonawanda: Ray H. Bennett Lumber Co. Inc, 1937).

“You are independent. You make whatever changes and improvements you desire and no one can tell you to move. You are free from rent-raising landlords-free to make your home whatever you want it to be. And the sense of security which you have when you own your home is priceless.”<sup>13</sup>



Figure 2-6: A page from the 1920 Bennett Lumber Company catalog that advertises ‘Modern Equipment For Your Home’ offered by the company. Its inclusion in mail order catalogs demonstrates Bennett’s attempt to appeal to first time homeowners and provide all the necessary components of a home.

Bennett also placed a strong emphasis on the affordability of their product compared to the excessive costs of home-building. The convenient location of Bennett’s mill in a “made-to-order center for

<sup>14</sup> Daniel Reiff, *Houses from Books: The Influence of Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950* (Penn State University, 2000), 224.

<sup>15</sup> Francis Kowsky, “Kit/Catalog Houses,” *Buffalo as an Architectural Museum* (blog), 2022, <https://buffaloah.com/a/archsty/kit/kit.html>.

distribution” allowed the company to produce all the building materials locally and directly ship them to customers using North Tonawanda’s rail system. Furthermore, customers were given the option of using stock length lumber instead of high-quality, cut-to-fit materials that were the standard for other lines of kit homes.<sup>14</sup>

Between 1906 and 1940 it is estimated that thousands of kit homes were built throughout North America and Canada.<sup>15</sup> Although it did not reach the level of same national level of abundance of Sears or Aladdin, the Bennett Lumber Company became one of the leading producers of kit homes in the region, building homes throughout the northeast.<sup>16</sup>

## POST WAR DEVELOPMENT & THE DECLINE OF KIT HOMES (1940-1970)

The Post World War II era is recognized as one of the most significant phases of residential development of the twentieth century. Similar to the events at the start of the century, a number of contributing factors created a high demand for affordable single-family housing in new suburban communities. National legislation, such as the GI Bill, made it possible for veterans returning home from the war to afford brand new homes with no interest on loans. The City of North Tonawanda was no exception to this growth, as the overall population continued to increase, and existing neighborhoods were populated with additional single family homes.

The rise of independent car ownership also played a critical role in residential development in this era. Starting ca. 1945, cars shifted from a luxury excluded for the wealthy few to an easily affordable option for middle and working-class families. Areas that were once undeveloped were suddenly marketed as a low density, self-contained community that was accessible with a car’s increased mobility and geographic reach.<sup>17</sup> Simultaneously, neighborhoods developed in the earlier half of the twentieth century saw a

<sup>16</sup> Laura Winchester, “‘Kit Homes’ WNY Ties N. Tonawandan Was in on Ground Floor of Post WWI Innovation,” *The Buffalo News*, May 8, 2006.

<sup>17</sup> David Ames, “Interpreting Post-World War II Suburban Landscapes as Historic Resources,” ed. Deborah Slaton and Rebecca A Shiffer, *Preserving the Recent Past*, 1995.



proliferation of new freestanding garages that were behind the main house and accessible by driveways. Sanborn maps from the era depict a high concentration of these garages in older neighborhoods of the city such as the Payne Estate.

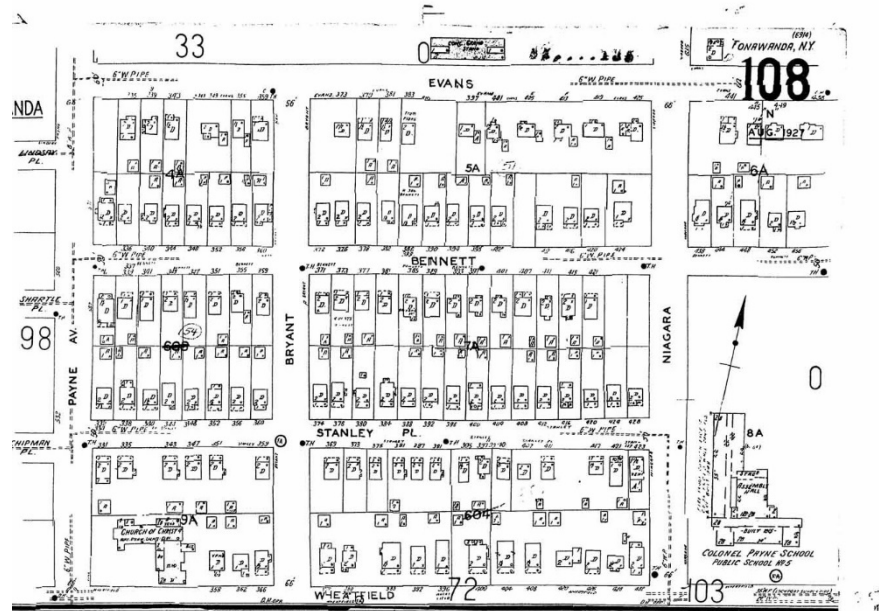


Figure 2-7: Section of the 1947 Sanborn Map of North Tonawanda. In addition to showing the distinct pattern of residential development that took hold, it also reveals the high presence of separate garages that formed in this era as automobile ownership increased.

Despite the high demand for housing, kit homes began to experience a slow and steady decline in popularity during the 1950s. The war's demands halted residential construction throughout the U.S. and forced major brands such as Sears to shut down their kit home operations entirely. Those that managed to stay afloat by the late 1950s fought to remain relevant to a new market. Bennett catalogs produced in these decades reflected a new car-centric design to their models that featured a garage as its focal point.

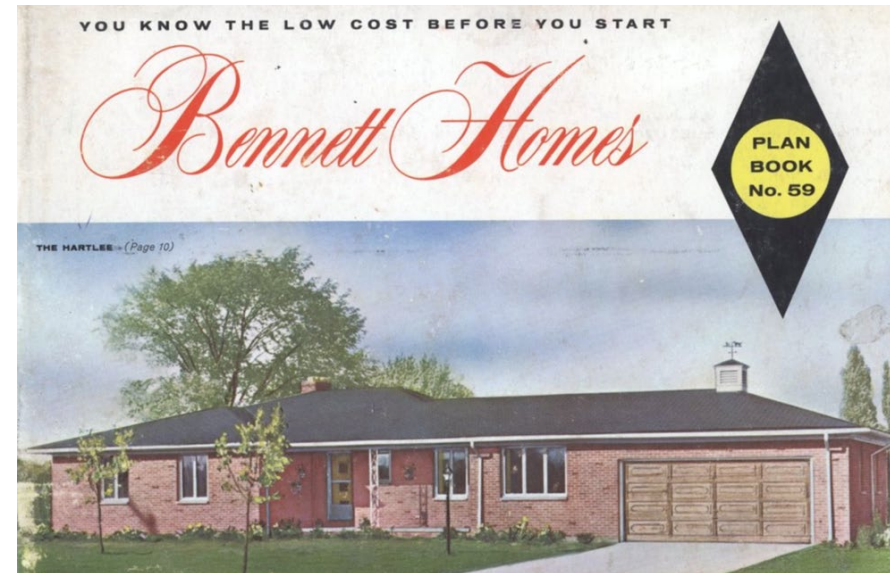


Figure 2-8: Cover of the 1958 Bennett Kit Home Plan book. By this point the company had adjusted their focus to selling houses that had garages as one of their main components.

The Bennett Lumber Company continued their operations through the 1960s, shutting down the next decade due to a lack of business. Its longevity compared to other similar brands of kit homes is a testament to their ability to adapt to a changing environment and continue to offer a product desired by homeowners. By this point the majority of residential properties were built in North Tonawanda the city's population began a period of gradual decline. Despite these changes, the city has been able to retain a large amount of its historic character and give recognition to its significant architectural heritage. Recent years have seen North Tonawanda establish a Historic Preservation Ordinance aimed at preserving and recognizing significant elements of local history. An important part of that local history is understanding the patterns of development that occurred and how they shaped the community as it appears today.



### III. ASSOCIATED PROPERTY TYPES



# ASSOCIATED PROPERTY TYPES

## OVERVIEW

The residential housing stock of North Tonawanda reflects a wide array of single and multi-family properties. Per the findings of the City's Comprehensive Plan from 2008, the City has 12,961 parcels that cover approximately 9,803 acres of land. Approximately 80 percent of these parcels have been assessed as residential, with the majority being single-family detached homes built before 1960. It is in this resources pool that the survey team examined resources to identify them as Bennett Kit Homes.

Bennett Kit Homes were identified using the aid of the firsthand accounts of homeowners and historic records of the Bennett Lumber Company. Properties were then compared to various historic pattern books and evaluated based on their existing features.

## CHARCATER DEFINING FEATURES & INTEGRITY

A critical component of this survey has been to establish a clear set of standards that a resource must portray in order to be considered a Bennett Kit Home. In addition to general characteristics such as construction date and building use, surveyors examined historic records of the Bennett Lumber Company and compared them to extant resources in the survey area. The following list describes the broad character defining features that were formed to confirm the identity of Bennett Kit Homes.

- Form & Massing: 1 ½ to 2 ½ stories with a wider horizontal length than other resources. Dormers and bump-outs are typical.
- Porch: Prominent full-width, single story porch that is either open or fully enclosed.
- Cladding: A simple, uniform cladding that is present on all elevations. Typically clapboard siding or brick masonry.

- Roof & Chimney: A moderately pitched asphalt roof, typically gabled but can be hipped/gambrel. A single brick chimney often appears in the middle of the roofline.
- Fenestration: Windows that are double-hung sash with multiple panes over a single pane, separated by wooden muntins. Rarely appearing in groups of 3 or more.
- Ornamentation: Simple decoration made of wood appearing on porches. A lack of elaborate decoration typical of earlier houses, such as pediments, columns, stained glass, ornate gables, wrap around porches etc.

In addition to presenting these features, a property must exhibit a property must also retain enough integrity of design, workmanship, materials, and feeling to convey its historic appearance and significance. Buildings that have undergone substantial alterations or additions where they no longer match the historic model they were built as were not included in the final count of resources.

## BENNETT KIT HOME MODELS

Similar to other kit home manufacturers of the era, Bennett Kit Homes came in various models that allowed customers to pick the design best suited for their needs and taste. While most models could be easily discerned from one another by distinct forms or massing there were also several that only varied in their slight details, such as the placement of the front porch or the organization of fenestration. As a result, each model was additionally given a distinct name to set them apart from one another. An analysis of the survey results demonstrates that North Tonawanda retains over 40 different models of Bennett Kit Homes, the majority of which only appear once or twice throughout the whole city. The following section gives a brief description of the few models that appeared more frequently, as well the character defining features which were used to help in the identification process.

### Raymond

Reaching the height of its popularity during the Arts & Crafts Movement, the majority of Bennett models were different interpretations of the Craftsman style. Characterized by a

streamlined design, the style was easily adapted by companies such as Bennett because of its simple design and frequent reliance on lumber to produce its trademark decorative structural components. One of the more common versions that Bennett produced for local homeowners was the Raymond. This model's character defining features include a centered gabled dormer at the roofline and a full width front porch supported by square columns. Extant examples were identified throughout the city at 249 Wheatfield Street, 352 Vandervoot Street, and 43 Chipman Place.



Figure 3-1, 3-2: The Raymond Model from the 1920 Bennett Kit Home Catalog (top) and 43 Chipman Place (bottom)



## Elmwood

The Elmwood model was one of several interpretations of Dutch Colonial architecture offered in Bennett catalogs starting in 1928. Its prominent gambrel roofline was a consistent feature that appeared on other models found throughout North Tonawanda such as the Montrose and the Virginian. What set the Elmwood apart from other models was its inclusion of an enclosed porch on the façade and a lack of exposed rafter tails at the roofline. One of the larger units sold in catalogs, the Elmwood was advertised as having “all the structural advantages of a “square house”, but with a beauty of exterior that instantly attracts the notice of the passerby.”<sup>18</sup> Extant models are dispersed throughout North Tonawanda, located at 953 Nash Road, 257 Sommer Street, 348 Stanley Street, 550 E Thompson Street, and 7230 Ward Road.



Figure 3-3: The Elmwood Model from the 1928 Bennett Kit Home Catalog



Figure 3-4: 257 Sommer Street

## Chelsea

One of the few examples of the Tudor Revival style architecture produced by Bennett, the Chelsea model stood out from other models for its steeply pitched rooflines on its front gable and vestibule. Other character defining features of the model that set it apart from other brands include its narrow form, a distinct white painted trim on the roofline and windows, and a secondary entrance on the side of the building that has a gabled hood. Examples of the Chelsea model appear in close proximity to one another, located at 393 Bennett Street, 397 Bennett Street, 344 Stanley Street, 380 Wheatfield Street, and 392 Wheatfield Street.



Figure 3-5: The Chelsea Model from the 1937 Bennett Kit Home Catalog



Figure 3-5: 380 Wheatfield Street

<sup>18</sup> Ray H. Bennett Lumber Company Inc., *Bennett Better Built Homes*, vol. 38 (North Tonawanda: Ray H. Bennett Lumber Co. Inc, 1928).



## IV. RECOMMENDATIONS

## SUMMARY OF SURVEY RESULTS

Rather than using a broad lens to study all the resources in North Tonawanda, the results of this survey reflect a specific study of Bennett Kit Homes located throughout the city. cursory research and investigation of these resources has revealed a rich history that ties into national trends of development and has only briefly been described in records of North Tonawanda’s history. While this type of history can be easily applied to other communities in Western New York, North Tonawanda is unique for its identity as the origin of Bennett Kit Homes and their direct access to the lumber industry, which was instrumental in the Bennett Lumber Company’s success. It is also worth noting the company’s longevity compared to famous brands such as Sears or Aladdin, which halted production of their kit homes decades earlier.

Overall, the built fabric of the survey area depicts a wide range of property types that span several decades of growth and development. Residential properties are generally conventional in design and construction and fit into a pattern of development typical to middle income neighborhoods that formed in the twentieth century. Of these resources, there are 67 Bennett Kit Homes that were identified throughout North Tonawanda. The following maps show the distribution of these resources throughout the survey area. (See Annotated List in Appendix for corresponding numbering)

A breakdown of these results help to shed light on the residential development trends the city experienced in the 20<sup>th</sup> century. The majority of properties identified as Bennett Kit Homes were built in the years between 1920 to 1929 and are concentrated in the south section of the city, east of Payne Avenue. Other kit homes are scattered throughout other residential sections of the city alongside properties built in the years following the 1930s. A small handful of resources also appear in the National Register listed Sweeney Estate Historic District.

The research presented in this report suggests that North Tonawanda has an abundance of this unique historic resource. Furthermore, there are sections of the City that warrant further investigation for their historic significance and eligibility for the State

and National Registers as individual properties and potential historic districts.

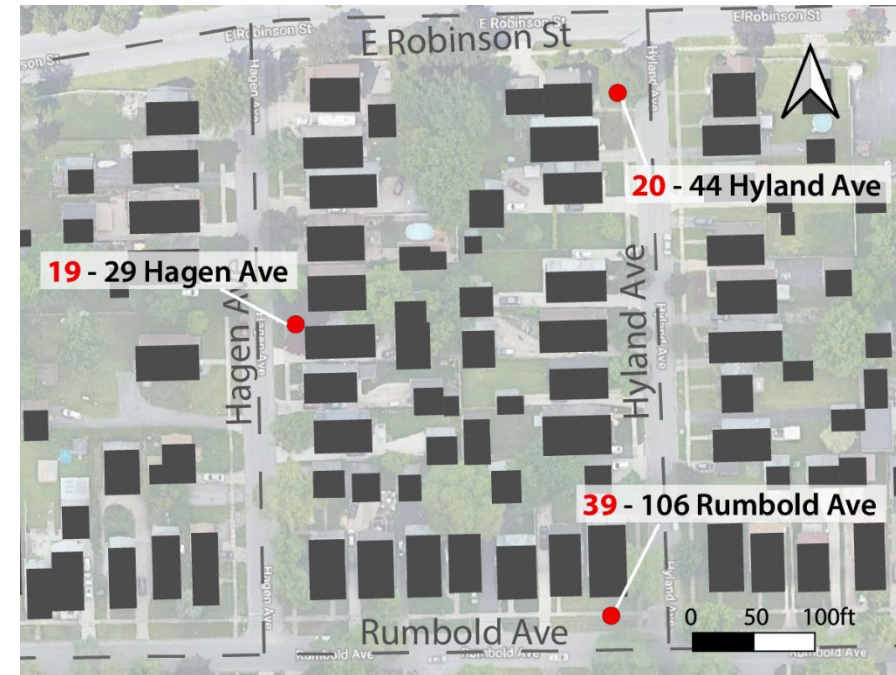


Figure 4-1: Map showing distribution of Bennett Kit Homes throughout the survey area, zoomed in on North Tonawanda’s Spruce neighborhood.



Figure 4-2: Map showing distribution of Bennett Kit Homes throughout the survey area, zoomed in on North Tonawanda’s Payne Estate neighborhood.

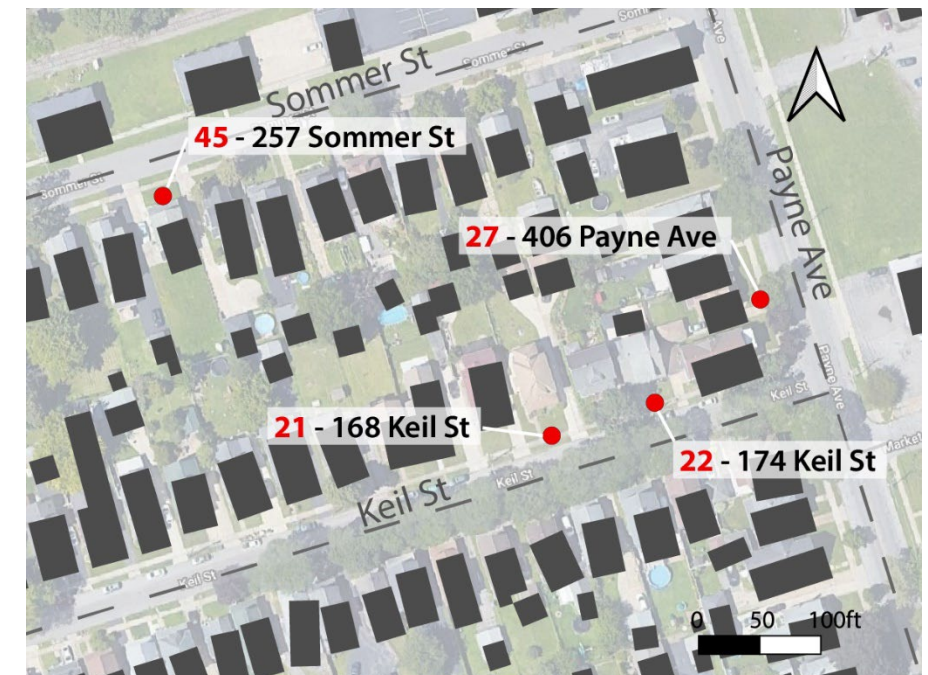


Figure 4-3: Map showing distribution of Bennett Kit Homes throughout the survey area, zoomed in on North Tonawanda’s Downtown neighborhood.



Figure 4-4: Map showing distribution of Bennett Kit Homes throughout the survey area, zoomed in on North Tonawanda’s Pine Woods neighborhood.



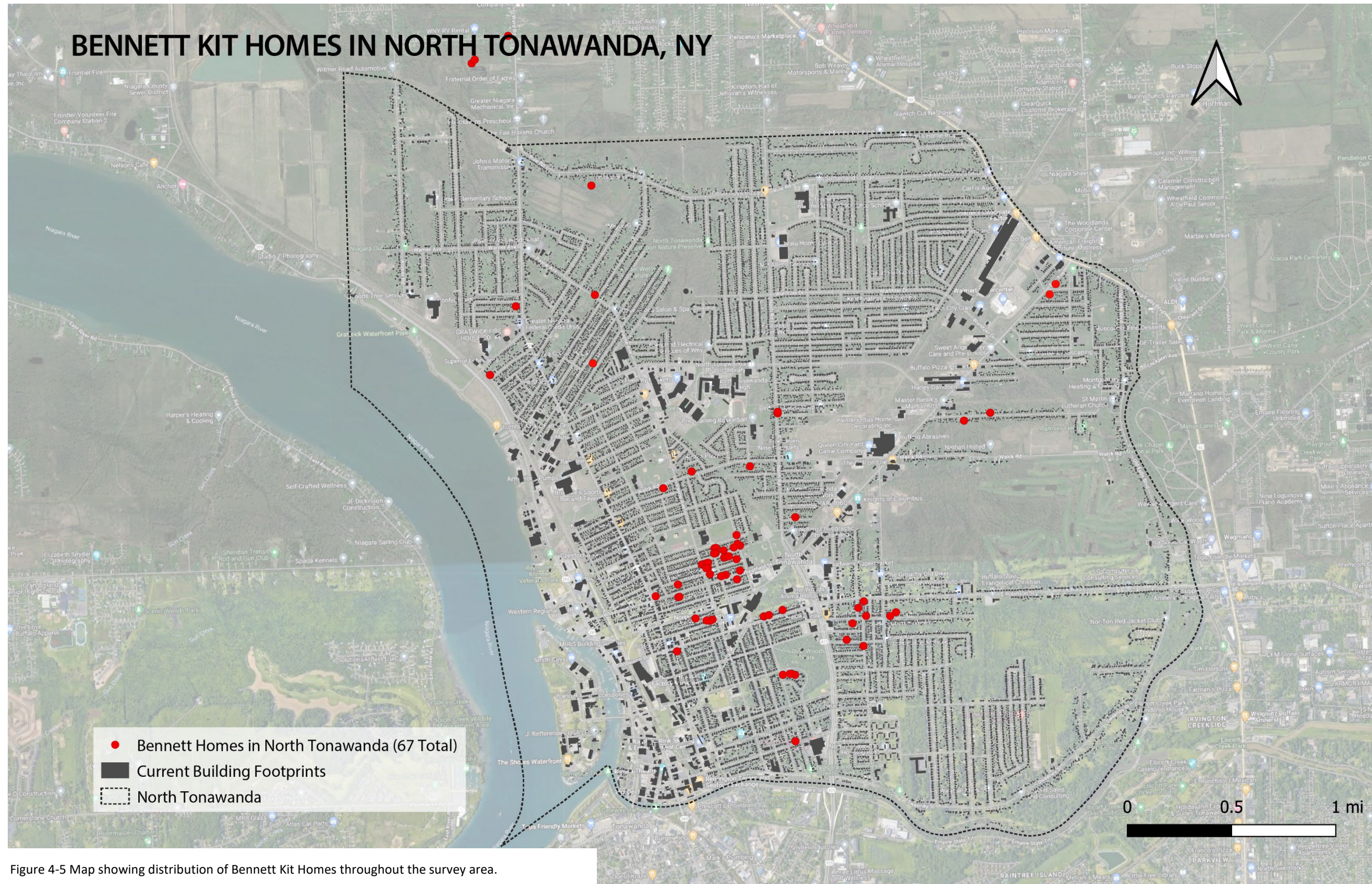


Figure 4-5 Map showing distribution of Bennett Kit Homes throughout the survey area.



## PRESERVATION STRATEGIES & EDUCATIONAL OPPORTUNITIES

Based on our historic preservation expertise and on the background to the undertaking of this survey, we recommend the following actions. Adopting these recommendations will assist the City in protecting the historic character of its historic core and to retain and enhance real property values better even as it grows and changes in the future.

### 1. Continue survey work throughout North Tonawanda.

The resources observed and documented by this survey report reflect an aspect of the City of North Tonawanda that has not previously been recognized as having a valuable historic character, yet we have found that they do meet national criteria for historic designation. With this in mind, we recommend the City plan to continue to survey other areas throughout North Tonawanda that have not been surveyed and to update previous surveys. This will add to the public record of the local building stock and potentially generate more opportunities to increase real estate value and property tax revenue through the benefits of historic preservation.

Pursuing an additional intensive level historic resources survey would provide a deeper dive into the specific properties identified in this report. It would also include development of a clear methodology for evaluating eligibility of these identified properties – primarily focused on evaluating integrity and establishing important design elements that would make it eligible for National Register listing.

### 2. Make this Historic Resources Survey readily available to the public.

- Use the NT Historic Preservation to facilitate public meetings that share the results of the survey with the public.
- Spread awareness of this survey using social media, marketing, and public meetings.

- Share this Survey with existing community groups such as the Historical Society of the Tonawandas and the North Tonawanda History Museum to give them updated information for future historic research.
- Develop tours of historic areas to promote the City's visitation and provide opportunities for neighborhood improvements.

### 3. Pursue Nomination of a Proposed National Register Historic District.

During the survey work, CBCA identified several properties as potentially contributing resources to a historic district. While beyond the scope of a Reconnaissance Level Historic Resources Survey, we recommend that additional work is done by the City to follow up with these findings, with the intention of creating a district that is eligible for nomination to the State and National Registers. The recommended path would be the undertaking of an Intensive Level Historic Resources Survey that would establish the criteria of eligibility for a proposed historic district and how they apply to the inventoried resources of this report.

Listing on the State and National Registers offers many benefits to property owners. It helps to bolster pride in the community's historic resources. Several grant programs are also available for National Register listed properties, which can aid in funding rehabilitation and restoration projects. Another key benefit is the access to rehabilitation tax credit programs. These programs can put money back into the pockets of owners of historic properties who seek to care, restore, repair, and maintain their historic buildings, offering an important financial incentive to promote preservation.

National Register listing, or even just the determination that a property is eligible, identifies a property as one whose architecture and/or historical significance and value must be considered in planning by state and federal; agencies and by communities using state or federal funds. Governmental agencies are required by law to assess the impact of their

projects, such as road widening or bridge replacement, on historic resources which may be impacted by such work. Listing on the State and National Registers brings a higher level of review and sensitivity towards future projects.

### 4. Prepare a Multiple Property Submission consisting of a Multiple Property Designation Form and at least one individual nomination.

While a National Register Historic District would provide designation for a set number of properties in a historically significant portion of North Tonawanda, it neglects the important resources scattered throughout the city. The City should commission a Multiple Property Submission (MPS) consisting of a Multiple Property Designation Form (MPDF) and at least one individual nomination. The MPDF would provide a broad context document and set registration requirements for a group of historically and thematically associated resources. This would allow for all the confirmed Bennett Kit Homes described in this report, and likely other kit homes, to receive recognition and be eligible for the benefits of designation in the National Register of Historic Places.

### 5. Pursue Local Designation

Because the City of North Tonawanda is a Certified Local Government, they have the ability to pursue establishing a local historic district and/or individual historic landmarks. Using the findings of this survey, we recommend that the City's Historic Preservation Commission consider local designation as an option to help protect property values and give recognition to its important historic buildings.

### 6. Develop Public Outreach and Education.

For preservation to be successful in any community, it must have strong support from residents and property owners. Often, valuable community assets are taken for granted and overlooked by residents who pass by them every day. As the adage goes, "a fish doesn't know there is water because it is swimming in it." Gaining public support for preservation efforts requires a



coordinated partnership of residents, community leaders, businesses, and others to understand the value of protecting existing resources. Preservation can serve an important civic and economic role in communities, as it can foster civic pride and the investment of economic and political resources which can help to stabilize a community.

7. Regularly update survey information.

While this Historic Resources Survey can be thought of as a product, historic preservation is more of an on-going process in communities that change over time. These changes should be reviewed and recorded periodically.

8. Collaborate with other Local/Regional/National preservation organizations.

The field of historic preservation has many facets to it that often require firsthand knowledge in order to provide the highest degree of benefits to a community. Historic preservation reaches its potential as a team enterprise. The City of North Tonawanda has the advantage of being connected to a strong network of professional consultants and organizations experienced in this line of work that are qualified to assist in the process of working with owners to maintain and enhance their significant historic resources. We recommend that future preservation projects, whether they are conducted by individual homeowners, local community groups, or the City government, will benefit from collaboration, especially with the following organizations.

**Local:** Preservation Buffalo Niagara  
<https://preservationbuffaloniagara.org/>

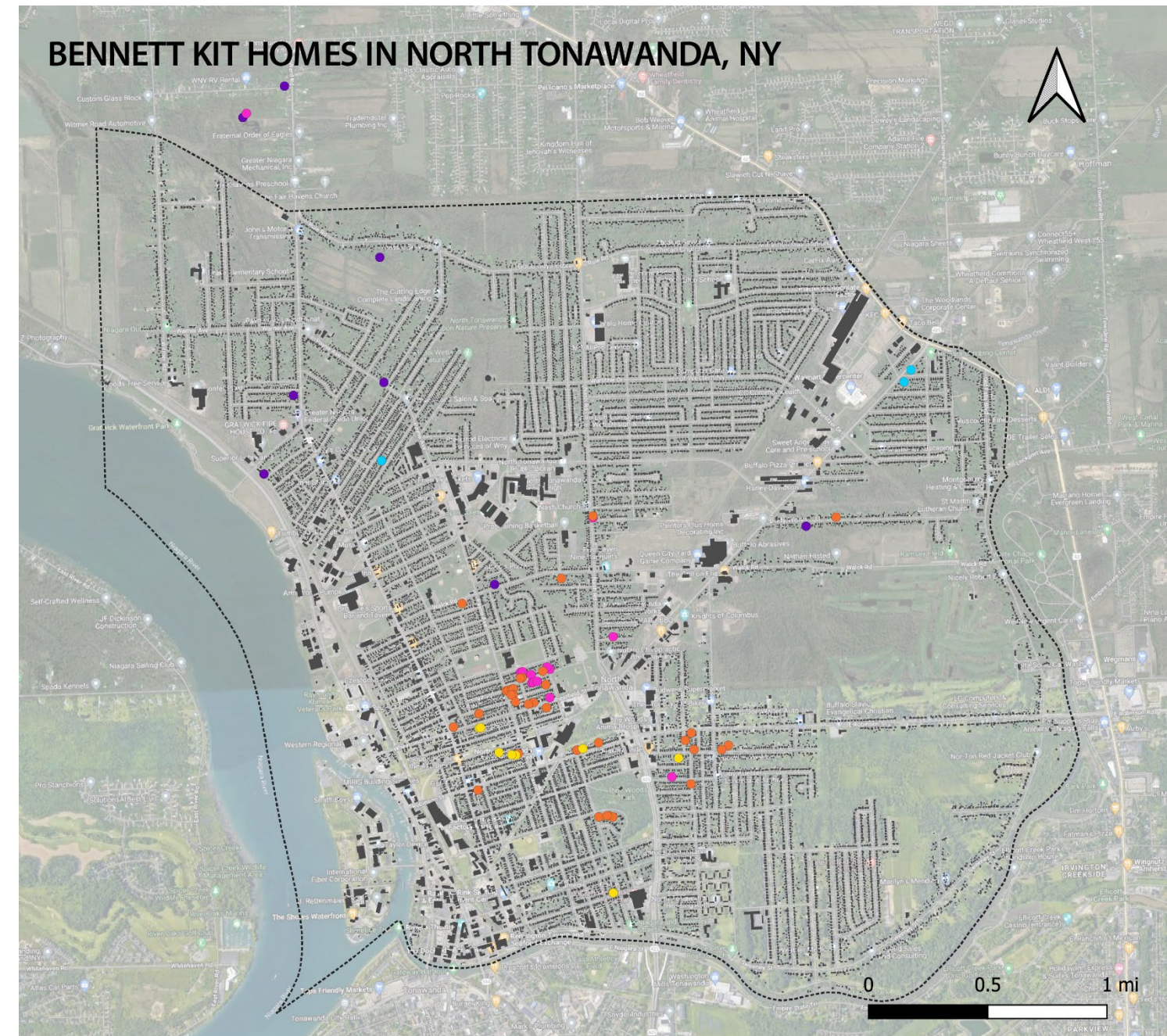
**Regional:** The Landmark Society of Western New York, Inc.  
<https://www.landmarksociety.org/>

The Preservation League of New York State  
<https://www.preservenys.org/>

The New York State Historic Preservation Office  
<https://parks.ny.gov/shpo/>

**National:** The National Trust for Historic Preservation  
<https://savingplaces.org/>

The National Park Service  
<https://www.nps.gov/state/ny/index.htm>



- Legend**
- Bennett Homes built in 1910 - 1919 (8 Total)
  - Bennett Homes built in 1920 - 1929 (34 Total)
  - Bennett Homes built in 1930 - 1939 (14 Total)
  - Bennett Homes built in 1940 - 1949 (8 Total)
  - Bennett Homes built after 1950 (3 Total)
  - Current Building Footprints
  - ⋯ North Tonawanda

Figure 4-6: Map showing distribution of Bennett Kit Homes throughout the survey area and their approximate dates of construction.



## THE POTENTIAL BENNETT KIT HOME HISTORIC DISTRICT

Proposed Period of Significance: 1910-1939

Historic Use: Residential, Religious/Church, Education

Current Use: Residential, Religious/Church, Education

**Physical Summary:** The proposed Bennett Kit Home Historic District is a .03 square mile neighborhood in North Tonawanda, Niagara County, New York. The district consists of 160 resources, 24 of which have been positively identified as Bennett Kit Homes (prefabricated residential properties that were produced in North Tonawanda by the Ray H. Bennett Lumber Company between 1900 and 1970). Seven properties in the district have been positively identified as kit houses produced by companies other than Bennett.

The area primarily consists of densely built residential properties, with two ecclesiastical properties and one school building located along the edges of the district. Streets throughout the district maintain characteristics typical of residential areas of the city, featuring continuous public sidewalks and concrete curbs that run along asphalt roads. Landscaping generally consists of mature trees and grass lawns in front of each residence. Buildings are typically frame or brick residences that are one and one-half or two and one-half stories sited at a uniform setback, with free-standing garages located behind the main house and accessible via a driveway. These properties cover a range of architectural styles that reflect the popular trends at their respective dates of construction. Typical styles that appear include Craftsman, Colonial Revival, and Tudor Revival, among others.

Originally established as the Payne Estate, this area developed in the early twentieth century as a residential subdivision for first time homeowners as part of a larger trend of development in the city. The area would go on to become one of the city's most intact collection of Bennett Kit Homes, a unique type of architectural resource that emerged during a unique period of development in

American architecture when citizens mail ordered their houses-choosing designs and floorplans and assembling it themselves.

**Significance:** The proposed Bennett Kit Home Historic District is potentially significant under National Register Criterion A in the area of community planning and development for its association with the Bennett Lumber Company, one of the nation's leading producers of prefabricated Kit Homes in the early twentieth century. Starting in the early 1900s the Bennett Lumber Company became one of North Tonawanda's major industries specializing in the production of lumber products. As the local population continued to increase, the company's founder Raymond H. Bennett pivoted to the production of a unique line of mail-order homes. These homes were manufactured in individual pieces and shipped to homeowners both locally and nationally, using North Tonawanda's extensive network of railroads.

The proposed district is also potentially significant under Criterion C in the area of architecture as an excellent example of a residential subdivision in North Tonawanda during period of intense development between 1915 and 1929. The district maintains sufficient architectural integrity to convey its history as a specific settlement pattern that was developed by E.C. Payne and L.G. Stanley. The district stands out from other residential sections of the city for its highly intact and large collection of Bennett Kit Homes. Built using local lumber harvested from the area, Bennett Kit Homes emerged as an affordable option for first time homeowners to establish themselves with a new home customized to fit their needs and tastes. The resources identified as Bennett Kit Homes reflect unique models of residential properties that were offered in a range of architectural styles with custom details, garages, and interior finishes.

### Applicable National Register Criteria

**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.

**Boundary Justification:** The boundary of the proposed district encompasses the greatest number of properties determined to be Bennett Kit Homes. It also aligns with a portion of the Payne Estate, which was marketed as one of the best areas for residential development in 1914. These boundaries consider modern and historic legal boundaries, natural and cultural features, and the distribution of resources in the area.

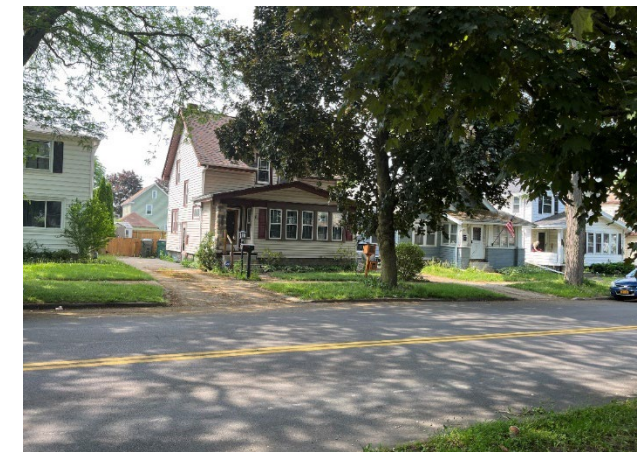


Figure 4-7: Current Streetscape of Bennett Street looking east.



Figure 4-8: Current Streetscape of Wheatfield Street looking north.





**Legend**

- Bennett Homes built in 1910 - 1919
- Bennett Homes built in 1920 - 1929 (14 Total)
- Bennett Homes built in 1930 - 1939 (9 Total)
- Bennett Homes built in 1940 - 1949
- Bennett Homes built after 1950
- Non-Bennett Kit homes (7 Total)
- Current Building Footprints
- ▭ Initial Survey Boundary

Figure 4-9: Map showing location and approximate construction date of Bennett Kit Homes in the Potential Bennett Kit Home Historic District

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## VI. APPENDIX






**ANNOTATED LIST OF CONFIRMED BENNETT KIT HOMES**

ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ ID METHOD:	DESCRIPTION:	PHOTO:
339 Bennett St. (1)	182.54-2-15	Ca. 1929	Woodlawn	1 1/2-story front-gable roof single-family house. Triple set of 6/6 double-hung windows on first-floor level and one 1/1 double-hung window centered on gable on attic level. Off-center partial-width open front porch with tapered square columns, and front-gabled roof.	
			Records of NT History Museum		
341 Bennett St. (2)	182.54-2-16	Ca. 1925	Davenport	1 1/2-story front-gable roof single-family house. Triple set of 1/1 double-hung windows on first-floor level and on gable on attic level. Full-width front porch with tapered square columns, and hipped roof.	
			Records of NT History Museum		
347 Bennett St. (3)	182.54-2-18	Ca. 1927	Ashland	2-story front-gable roof single-family house. Triple set of 1/1 double-hung windows on first-floor level and double set of 1/1 double-hung windows on second floor level. Full-width enclosed front porch, front gable roof.	
			Records of NT History Museum		
351 Bennett St. (4)	182.54-2-19	Ca. 1925	Lisbon	2 1/2-story front-gable roof single-family house. Multi pane window on first floor, and two 6/6 double-hung windows with shutter on second floor level. Full-width front porch with square columns, and hipped roof.	
			Homeowner Authentication		

ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
376 Bennett St. (5)	182.55-1-37	Ca. 1927	Vernon	2 1/2-story front-gambrel roof single-family house. 6/1 double-hung windows on second floor level and along full-width enclosed front porch with hipped roof on first floor level. Octagon-shaped small attic level window. 1-story front-gable roof 2-bay garage at the rear.	
			Records of NT History Museum		
378 Bennett St. (6)	182.55-1-36	Ca. 1925	Chesterfield	2 1/2-story front-gable roof single-family house. 1 6/6 double-hung window on first floor level, 2 6/6 double-hung windows with shutters on second floor level, and a small semi-circular-shaped window on attic level. Full-width open front porch with hipped roof. 1-story side-gable roof 2-bay garage at the rear.	
			Records of NT History Museum		
393 Bennett St. (7)	182.55-1-43	Ca. 1930	Chelsea	2 1/2-story front-gable roof with high peaked overhang on front façade single-family house. Double sets of 6/1 double-hung windows with shutters on first and second floor levels. Small semi-circular-shaped window on attic level. High peaked enclosed vestibule. 1-story front-gable roof 1-bay garage at the rear.	
			Records of NT History Museum		




ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
397 Bennett St. (8)	182.55-1-44	Ca. 1938	Chelsea	2 1/2-story front-gable roof with high peaked overhang on front façade single-family house. Triple set of 1/1 double-hung windows with shutters on first-floor level, and two 6/6 double-hung windows on second floor level. Small semi-circular-shaped window on attic level. High peaked enclosed vestibule.	
			Catalog Match	1-story front-gable roof 2-bay garage at the rear.	
398 Bennett St. (9)	182.55-1-31	Ca. 1930	Atherton	2-story side-gable roof with a centered dormer single-family house. Off-center bay window with shutters on first floor level and double set of 1/1 double-hung windows in dormer on second floor level. Full-width enclosed front porch, front gable roof.	
			Catalog Match	1-story front-gable roof 2-bay garage at the rear.	
407 Bennett St. (10)	182.55-1-46	Ca. 1930	Flanders	2 1/2-story side-gable roof single-family house. Off-center multi-pane bay window with shutters on first floor level and 1/1 double-hung windows with shutters on second floor level. Full-width enclosed front porch, front gable roof.	
			Catalog Match	1-story front-gable roof 1-bay garage at the rear.	

ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
424 Bennett St. (11)	182.55-1-25	Ca. 1925	Woodlawn	1 1/2-story front-gable roof with bracketed eaves single-family house. 9/1 and 6/1 double-hung windows on first floor level and one awning window centered on gable on attic level. Off-center partial-width enclosed, front-gabled roof. Side entry door.	
			Records of NT History Museum	1-story hipped roof 1-bay garage at the rear.	
438 Bennett St. (12)	182.55-1-23	1937	Douglas	2-story side-gable roof with front-gable wing single-family house. Saltbox roof masonry enclosed vestibule. 6/6 double-hung windows with shutters.	
			Catalog Match	Contemporary garage addition.	
444 Bennett St. (13)	182.55-1-22	1930	Victoria	2-story front-gable roof with bracketed eaves single-family house. Quadruple set of 6/1 double-hung windows on first floor level enclosed front porch, and 2 double sets of 6/1 double-hung windows on second floor level. Side entry door.	
			Catalog Match	1-story front-gable roof 2-bay garage at the rear.	
43 Chipman Place (14)	182.62-1-19	Ca. 1925	Raymond	2-story side-gable roof with a centered dormer single-family house. 1/1 double-hung windows. Full-width open front porch, simple square columns and hipped roof.	
			Catalog Match	1-story front-gable roof 1-bay garage at the rear.	






ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
1731 Ellwood Ave (15)	176.20-2-3	1953	Royalston	2-story side-gable roof with front-gable wing single-family house. Fixed and 1/1 double-hung windows with shutters. Front circular-shaped window in gable on second level.	
			Catalog Match	1-story front-gable roof with cupola 1-bay garage/shed at the rear.	
1519 Erie Ave (16)	176.16-2-13	1952	Auburn	1-story side-gable roof with hipped roof wings single-family house. Fixed and 1/1 double-hung windows with shutters.	
			Catalog Match	1-story hipped roof 1-bay garage/shed at the rear.	
379 Evans St (17)	182.55-1-3	Ca. 1930	Glencoe	2-story front-gable roof with lateral dormer single-family house. Triple set of 3/1 double-hung windows on first-floor level, and double set of 3/1 double-hung windows on second floor level. Full-width open front porch, simple square columns and hipped roof.	
			Catalog Match	1-story front-gable roof 2-bay garage at the rear.	



ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
381 Evans St (18)	182.55-1-4	Ca. 1930	Lisbon	2-story front-gable roof with lateral dormer single-family house. Triple set of 9/9 double-hung windows on first-floor level, and double set of 9/9 double-hung windows on second floor level. Full-width enclosed front porch, saltbox roof.	
			Catalog Match	1-story front-gable roof 1-bay garage at the rear.	
29 Hagen Ave. (19)	182.73-1-15	Ca. 1920	Edison	1-story front-gable roof with bracketed eaves single-family house. 1/1 double-hung windows with shutters. Off-center partial-width open front porch with square columns and front-gabled roof.	
			Catalog Match	1-story front-gable roof 1-bay garage at the rear.	
44 Hyland Ave (20)	182.73-1-21	Ca. 1928	Elmwood	2-story front-gambrel roof single-family house. 1/1 double-hung windows. Full-width enclosed front porch with hipped roof.	
			Catalog Match	1-story side-gable roof 1-bay garage at the rear.	
168 Keil St. (21)	182.70-1-39	Ca. 1913	Madison	2 1/2-story hipped roof with a centered dormer single-family house. 1/1 double-hung windows. Full-width open front porch with square columns and a hipped roof.	
			Catalog Match	1-story hipped roof 1-bay garage at the rear.	




ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
174 Keil St. (22)	182.70-1-37	Ca. 1910	Sharon	1 1/2-story side-gable roof with a prominent front-facing shed roof single-family house. 1/1 double-hung windows on first floor level, and a quadruple set of 1/1 double-hung windows in dormer on second floor level.	
			Catalog Match		
68 Klaum Ave. (23)	182.48-2-22	Ca. 1930	Glencoe	1 1/2-story front-gable roof single-family house. 3/1 double-hung windows. Full-width open front porch with square columns and a hipped roof.  1-story front-gable roof 1-bay garage at the rear.	
			Catalog Match		
158 Linwood Ave. (24)	176.77-1-37	Ca. 1951	Royalston	2-story side-gable roof with front-gable wing single-family house. Fixed, casement and 6/1 double-hung windows. Front circular-shaped window in gable on second level.  1-story front-gable roof 2-bay garage at the rear.	 
			Catalog Match		
947 Nash Rd. (25)	182.32-1-78	Ca. 1930	Ideal	2-story clipped gable roof single-family house. Sliding windows. Full-width open front porch with simple square columns and a front-facing shed roof.	
			Catalog Match		

ADDRESS:	TAX ID:	DATE OF CONST :	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
953 Nash Rd. (26)	182.32-1-79	Ca. 1922	Elmwood	2-story front-gambrel roof single-family house. 1/1 double-hung windows with fixed awnings. Full-width enclosed front porch with hipped roof.  1-story front-gable roof 1-bay garage at the rear.	
			Catalog Match		
406 Payne Ave. (27)	182.70-1-35	Ca. 1924	Erie	2 1/2-story hipped roof with a centered dormer single-family house. 1/1 double-hung windows. Full-width enclosed front porch with a front-gabled roof.	
			Catalog Match		
1287 Payne Ave. (28)	176.61-1-26	Ca. 1940	Cornell	1-story high-peaked side-gable roof with front-gable wings single-family house. Sliding and 1/1 double-hung windows. Front masonry chimney.  1-story front-gable roof 1-bay garage at the rear facing North Ave.	
			Catalog Match		






ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
9 Pine Woods Dr. (29)	182.18-1-5	1929	Sheffield	2-story high-peaked side-gable roof with a front-gable wing and front faced shed dormer single-family house. Quadruple set of 6/1 double-hung windows with shutters on first floor level, and a triple set of 6/1 double-hung windows with shutters on second floor level. Lateral masonry chimney.	
			Catalog Match	1-story front-gable roof 1-bay garage at the rear.	
25 Pine Woods Dr. (30)	182.18-1-8	Ca. 1920	Frederick	2 1/2-story front-gable roof single-family house. Triple sets and singular 6/1 double-hung windows. Full-width open front porch with simple square columns, and rooftop balcony for second floor.	
			Records of NT History Museum	1-story hipped roof 2-bay garage at the rear.	

ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
33 Pine Woods Dr. (31)	182.18-1-10	Ca. 1926	Marlowe	2-story side-gambrel roof with pedimented roof detail over centered entry door single-family house. Triple set of center 6/6 and outer 4/4 double-hung windows with shutters on first floor level. 6/6 double-hung windows with shutters on second floor level. Lateral addition with second floor balcony.	
			Catalog Match	1-story front-gabled roof 1-bay garage at the rear.	

ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
47 Pine Woods Dr. (32)	182.18-1-12	Ca. 1924	Densmore	2 1/2-story front-gable roof with bracketed eaves single-family house. 1/1 double-hung windows with shutters. Full-width open front porch with screens, simple square columns and front-facing shed roof.	
			Catalog Match	1-story front-gable roof 1-bay garage at the rear.	
16 Porter Ave. (33)	175.83-1-47	Ca. 1940	Ashley	1-story side-gable roof single-family house. 1/1 double-hung windows. Partial-width centered open front porch, metallic supports, and pedimented roof. Attached garage.	
			Records of NT History Museum		
372 Robinson St. (34)	182.71-2-9	Ca. 1925	Wayne	1 1/2-story side-gable bracketed roof with front-gabled dormer single-family house. Triple sets of 4/1 and 6/1 double-hung windows with shutters on first and second floor levels.	
			Catalog Match	1-story front-gable roof 1-bay garage at the rear.	
382 Robinson St. (35)	182.72-1-2	Ca. 1910	Marlowe	2 1/2-story side-gambrel roof with pedimented roof detail over centered entry door single-family house. 1/1 double-hung windows with shutters.	
			Catalog Match	Lateral sun room addition with flat roof.	




ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
406 Robinson St. (36)	182.72-1-12	Ca. 1923	LaSalle	2-story hipped roof with lateral and front dormers single-family house. Triple set of 3/1 double-hung windows on first and second floor levels. Full-width open front porch, tapered columns and hipped roof.	
			Catalog Match	1-story front-gable roof 2-bay garage at the rear.	
810 Ruie Rd (37)	175.12-1-38	Ca. 1940	Pilgrim	1 1/2-story side-gable roof with two dormers single-family house. 1/1 double-hung windows. Centered entryway open front porch, square columns, and pedimented roof.	
			Catalog Match	1-story front-gable roof 1-bay garage at the rear.	
77 Rumbold Ave (38)	182.73-1-67	Ca. 1915	Victoria	2-story front-gable bracketed roof with lateral dormers single-family house. 1/1 double-hung windows with fixed awnings. Full-width enclosed front porch with hipped roof. Lateral entry door.	
			Catalog Match	1-story front-gable roof 1-bay garage at the rear.	



ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
106 Rumbold Ave (39)	182.73-1-29	Ca. 1922	Sheridan	1 1/2-story front-gable bracketed roof with lateral dormers single-family house. 3/1 and 5/1 double-hung windows. Full-width enclosed front porch with front-gabled roof. Lateral entry door with pedimented rood detail.	
			Catalog Match	1-story front-gable roof 2-bay garage at the rear facing Hyland Ave.	
168 Rumbold Ave (40)	182.74-1-55	Ca. 1925	York	1 1/2-story front-gable roof single-family house. Triple set of 1/1 double-hung windows on first floor level, and double set of 1/1 double-hung windows in gable on second floor level. Full-width open front porch with square columns and a front-gable roof.	
			Catalog Match	1-story front-gable roof 2-bay garage at the rear.	
186 Rumbold Ave (41)	182.74-1-51	Ca. 1920	Hartford	2-story front-gable roof with lateral dormers single-family house. Full-width open front porch with metal supporters and hipped roof.	
			Catalog Match	1-story hipped roof 1-bay garage at the rear.	

ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
1243 Sherwood Ave. (42)	182.35-1-6	Ca. 1940	Columbia	1 1/2-story side-gable roof with high-peaked front-gable wing single-family house. Double sets of 1/1 double-hung windows.	
			Catalog Match	1-story side-gable roof 1-bay garage at the rear.	
1304 Sherwood Ave. (43)	182.08-1-53	Ca. 1930	Edison	1 1/2-story front-gable roof with bracketed eaves single-family house. 4/1 and 1/1 double-hung windows with shutters. Off-center partial-width enclosed front porch with front-gable roof.	
			Catalog Match	1-story front-gable roof 1-bay garage at the rear.	
1308 Sherwood Ave. (44)	182.08-1-52	Ca. 1923	Ontario	1 1/2-story front-gable roof with bracketed eaves single-family house. 4/1 and 1/1 double-hung windows. Off-center partial-width open front porch with screens, square columns, and front-gable roof.	
			Catalog Match		
257 Sommer St. (45)	182.70-1-23	Ca. 1910	Elmwood	2 1/2-story front-gambrel roof single-family house. Bay, sliding and 1/1 double-hung windows. Front semicircular-shaped window in gable on attic level. Full-width enclosed front porch with hipped roof.	
			Catalog Match		

ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
344 Stanley St. (46)	182.54-2-26	Ca. 1925	Chelsea	2 1/2-story front-gable roof with high peaked overhang on front façade single-family house. 6/1 double-hung windows on the first-floor level, and a double set of 6/1 double-hung windows with shutters on second floor level. Small 1/1 double-hung window on attic level. High peaked enclosed vestibule.	
			Records of NT History Museum		
347 Stanley St. (47)	182.54-2-32	Ca. 1928	Ashland	2-story front-gable roof single-family house. Triple set of 1/1 double-hung windows on first-floor level and two 1/1 double-hung windows on second floor level. Full-width open front porch with tapered square columns, and front-gabled roof.  1-story hipped roof 2-bay garage at the rear.	
			Catalog Match		
348 Stanley St. (48)	182.54-2-25	Ca. 1925	Elmwood	2 1/2-story front-gambrel roof single-family house. Slider with colonial inserts window on first floor level, and 3/1 double-hung windows on second floor level. Front semicircular-shaped window in gable on attic level. Full-width enclosed front porch with hipped roof.  1-story front-gable roof 1-bay garage at the rear.	
			Records of NT History Museum		


ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
424 Stanley St. (49)	182.55-1-52	Ca. 1925	Davenport	2-story front-gable roof single-family house. Triple set of 1/1 double-hung windows with shutters on first-floor level and a double set of 1/1 double-hung windows with shutters on second floor level. Full-width open front porch with tapered square columns, and front-gabled roof.  1-story front-gable roof 1-bay garage at the rear.	
			Homeowner authentication		
550 E Thompson St. (50)	182.73-3-51	Ca. 1930	Elmwood	2-story front-gambrel roof single-family house. 3/1 double-hung windows with shutters. Full-width partially enclosed front porch with hipped roof.  1-story front-gable roof 1-bay garage at the rear.	
			Catalog Match		
593 E Thompson St. (51)	182.73-4-1	Ca. 1927	Vernon	2 1/2-story front-gambrel roof single-family house. 3/1 double-hung windows. Full-width enclosed front porch with hipped roof.  1-story front-gable roof 1-bay garage at the rear facing Spruce St.	
			Catalog Match		




ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
392-394 Tremont Ave. (52)	185.32-1-17	Ca. 1917	Tremont	2 1/2-story hipped roof with front dormer multi-family house. 1/1 double-hung windows. Full-width open front porch, square columns and hipped roof.	
			Catalog Match	1-story hipped roof 1-bay garage at the rear.	
352 Vandervoort St. (53)	182.78-1-5	Ca. 1920	Raymond	2-story side-gable roof with a centered dormer single-family house. Off-center bay window on first floor level and two 3/1 double-hung windows in the dormer on second floor level. Full-width open front porch, tapered square columns, and hipped roof.	
			Catalog Match		
247 Walck Rd. (54)	182.09-1-47	Ca. 1929	Ideal	2-story clipped and bracketed gable roof single-family house. Quadruple set of 1/1 double-hung windows on first floor level, and triple set of 1/1 double-hung windows in gable on second floor level. Full-width enclosed front porch with a hipped roof.	
			Catalog Match		
334 Walck Rd. (55)	182.09-2-33	Ca. 1949	Karen	1 1/2-story side-gable roof with front-gable wing single-family house. 1/1 double-hung windows with shutters. Front octagonal-shaped window in gable on second floor level.	
			Catalog Match	1-story front-gabled roof 1-bay garage at the rear.	

ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
487 Walck Rd. (56)	182.39-1-15	Ca. 1920	Montrose	2-story front-gambrel roof single-family house. 3/1 double-hung windows with shutters. Full-width enclosed front porch with hipped roof.	
			Catalog Match	1-story hipped roof 2-bay garage at the rear.	
230 Ward Rd. (57)	175.20-1-28	Ca. 1941	Jackson	1-story side-gable roof single-family house with a saltbox roof vestibule. 6/1 double-hung windows, lateral masonry chimney.	
			Catalog Match		
7104 Ward Rd. (58)	162.00-4-8	Ca. 1941	Croyden/Crafton	1 1/2-story side-gable roof with front-gable wings single-family house. 1/1 double-hung windows. Uncovered partial-width concrete front porch.	
			Catalog Match		
7196 Ward Rd. (59)	162.20-1-64	Ca. 1945	Sheffield	2-story high-peaked side-gable roof with a front-gable wing and front faced shed dormer single-family house. Quadruple set of 6/1 double-hung windows on first floor level, and a triple set of 6/1 double-hung windows with shutters on dormer on second floor level. Lateral masonry chimney.	
			Catalog Match	1-story front-gable roof 2-bay garage at the rear.	



ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
7230 Ward Rd. (60)	162.00-4-33	Ca. 1936	Elmwood	2-story front-gambrel roof single-family house. Quadruple set of 6/1 double-hung windows on first floor level, and single 6/1 double-hung windows on second floor level. Full-width partially enclosed front porch with hipped roof.	
			Catalog Match		
206 Wheatfield St. (61)	182.62-1-77	Ca. 1928	Madison	2 1/2-story hipped roof with front dormer single-family house. 6/1 double-hung windows on first and second floor levels, and 2 casement windows in dormer on attic floor level. Full-width open front porch, square columns and hipped roof.  1-story front-gable roof 1-bay garage at the rear.	
			Catalog Match		
247 Wheatfield St. (62)	182.62-2-6	Ca. 1910	York	1 1/2-story front-gable roof with side-gable wing single-family house. 3/1 double-hung windows. Front casement window in gable on second floor level.	
			Catalog Match		
249 Wheatfield St. (63)	182.62-2-7	Ca. 1910	Raymond	2-story side-gable roof with a centered dormer single-family house. 6/6 double-hung windows with shutters. Full-width partially enclosed front porch, simple square columns and front-gabled roof.	
			Catalog Match		

ADDRESS:	TAX ID:	DATE OF CONST:	MODEL OF BENNETT/ID METHOD:	DESCRIPTION:	PHOTO:
380 Wheatfield St. (64)	182.55-2-27	Ca. 1925	Chelsea	2 1/2-story front-gable roof with high peaked overhang on front façade single-family house. Triple set of 3/1 double-hung windows on first floor level and single 3/1 double-hung windows on second floor level. High peaked enclosed vestibule.  1-story front-gable roof 1-bay garage at the rear.	
			Catalog Match		
392 Wheatfield St. (65)	182.55-2-24	Ca. 1925	Chelsea	1 1/2-story hipped roof with front dormer single-family house. 3/1 double-hung windows. Full-width open front porch, square columns and hipped roof.  1-story front-gable roof 1-bay garage at the rear.	
			Catalog Match		
411 Wheatfield St. (66)	182.63-1-23	Ca. 1920	LaSalle	1 1/2-story hipped roof with front and lateral dormers single-family house. 1/1 double-hung windows. Full-width open front porch, square columns and hipped roof.  1-story front-gable roof 1-bay garage at the rear.	
			Catalog Match		
428 Wheatfield St. (67)	182.55-2-17	Ca. 1938	Malvern	1 1/2-story side-gable roof with two dormers single-family house. 1/1 double-hung windows with shutters. Centered entryway vestibule with front-gabled roof.  1-story front-gable roof 1-bay garage at the rear.	
			Catalog Match		



## CONSULTANT RESUMES

Clinton E. Brown, FAIA  
Principal Architect / Heritage Architect

Resume

### OVERVIEW

Clinton Brown founded CBCA, a Buffalo-based, nationally active full service historic preservation, architecture, and grant services firm that is a significant leader in renewing historic places. CBCA specializes in collaboratively designing new futures for historic buildings and heritage places, attracting new investment, and creating new performance for landmarks, to keep them out of landfills. As a design and funding trailblazer, CBCA makes complex projects successful in entrepreneurial ways.

A graduate of Franklin & Marshall College, the Institute for Architecture and Urban Studies and the University of Virginia School of Architecture, Mr. Brown has led a career spanning the public, not-for-profit, and private sectors with architectural, historic preservation, and civic leadership at the local, state-wide, national, and bi-national levels. He has testified before Congress on transportation enhancements and has advocated on Capitol Hill and in Albany for historic preservation issues.

He is a founding Board Member of the not-for-profit Richardson Center Corporation that is rehabilitating the former Richardson Olmsted State Asylum Campus in Buffalo. Multiple Secretaries of the Interior have appointed him a Commissioner of the Erie Canalway National Heritage Corridor Commission. He is a Board Member and an adjunct instructor at the Willowbank School of Restoration Arts and Centre for Cultural Landscape in Queenston, Ontario, Canada, of which HRH Prince Charles is Patron.

He helped create the New York State Historic Preservation Tax Credit program. He is a founder of the Niagara Arts & Cultural Center in a former school in Niagara Falls, NY, now among the nation's largest multi-arts centers. He was a creator of the King Urban Life Center in a former Buffalo church. He developed the pioneering concept for the Lafayette Lofts mixed-use project in a church that was to be abandoned if it could not be self-financing.

His book, *Olmsted's Elmwood: The Rise, Decline and Renewal of Buffalo's Parkway Neighborhood, A Model for America's Cities*, will be published by City of Light Publishing. It is a history of Buffalo's largest National Register Historic District, which he listed, and that is ranked as one of the most desirable places to live in the nation.

He speaks frequently in professional, civic, and academic venues on historic preservation and historic preservation finance, history, heritage tourism, public policy, and community revitalization.

The American Institute of Architects named him a Fellow of the Institute for the significance of his work as an architect and civic leader in historic preservation.

Clinton E. Brown, FAIA  
Principal Architect / Heritage Architect

Resume continued.

### PROFESSIONAL QUALIFICATIONS AND SELECTED PROJECT EXPERIENCE

- Education and experience qualifications exceed the US Secretary of the Interior's 36 CFR Part 61 "Professional Qualification Standards"
- Fellow of the American Institute of Architects

#### Historic Resources Surveys

- Surveys of over 18,000 resources in 26 Historic Resource Surveys of all formats, all settings.

#### Nominations for Local and State/National Registers of Historic Places

- Successful local and state/national designation of nearly 8,000 resources in 44 Individual, Historic District, MPDF and certification formats, many as a result of survey recommendations.

#### Grant Writing and Grant Administration

- More than \$37 Million raised for clients' historic preservation projects
- NYS HCR Funded and other NY Main Street Projects - Over 300 small business, small properties across New York State

#### State and Federal Historic Commercial and Residential Tax Credits

- More than \$30,000,000 raised, Nine of ten appeals successful.

#### Heritage Consultation / Historic Structure Reports

- Orangeville Town Hall, Orangeville, NY
- Buffalo Niagara Heritage Village, Amherst, NY
- Livingston County Historical Society Museum, CAP-funded Historic Structure Assessment, and EPF-funded Historic Structure Report
- NYC Dept. of Environmental Protection Section 14.09 Analysis of Alternatives for Demolition, 8 historic water treatment facilities
- Canadian Niagara Power Plant Reuse Study, Niagara Falls, Canada
- Willowbank School of Restoration Arts, Queenston, Ontario, Canada
- Lister Block Rehabilitation Consultation, City of Hamilton, Province of Ontario

#### Related Historic Preservation Experience and Expertise

- Historic Preservation Tax Credit Application services
- Historic Building Code Compliance services
- Historic Rehabilitation, Adaptive Use Project, and Financial Planning Services
- Historic Structure Reports, Building Condition Reports
- Grant Writing, Grant Administration Services
- Public Policy, Public Advocacy at Local, State National, International levels
- Not-for-Profit, Non-Governmental Historic Preservation organization leadership

Gregory Pinto  
Associate Architectural Historian

## PROFESSIONAL EXPERIENCE

- 2018 to date **Clinton Brown Company Architecture, PC**  
Buffalo, NY  
Associate Architectural Historian
- 2017-2018 **Georgetown Square Wine & Liquor**  
Buffalo, NY  
Provide customer service and assist with knowledge of products

## EDUCATION

- 2019 **Master of Urban Planning**  
State University of New York at Buffalo - Buffalo, NY  
Specialization in Historic Preservation, GPA: 3.64  
Graduate Planning Student Association Senator
- 2017 **BA History**  
State University of New York at Fredonia- Fredonia, NY  
Minor American Studies, GPA: 3.4  
Phi Alpha Theta Honor Society  
Dean's List for 4 Semesters

## VOLUNTEER EXPERIENCE

**Dunkirk Historical Museum**, Fall 2016 - Handling, Documentation, and Archiving of historic materials.

**ACSP Annual Conference**, Fall 2018 - Student Volunteer at Buffalo Conference

**Amherst Historic Preservation Commission**, September 2019 to February 2021 – Resource Person

## Resume

## HISTORIC PRESERVATION/ DESIGN PROJECT EXPERIENCE

- National Register Nomination and Determination of Eligibility Preparation
  - Lakewood Village Hall-Lakewood
  - Cattaraugus County Memorial and Historical Building- Little Valley
  - The Bank of East Aurora-East Aurora
  - The Levi J & Francis A Pierce House- Forestville
  - The Captain Joseph Allen House- Catskill
  - Uptown Theatre- Utica
  - Park Avenue Historic District- Rochester
- Historic Resource Survey- Documentation & Preparation
  - Bennett Kit Home RLHRS- City of North Tonawanda
  - West Side Gateway RLHRS- City of Jamestown
  - Court House Square RLHRS- Village of Little Valley
  - Forestville RLHRS/Center-Pearl Street ILHRS- Forestville
  - Alberta Post-Modern Historic District- Village of Amherst
- Grant funded Facade Improvement Projects- Research and preparing project information
  - Kaisertown/Lovejoy/Grant-Amherst Buffalo Main Streets Initiative
  - Village of Springville/Village of Sherman New York Main Street
- Historic Preservation Certification Applications
  - 67 & 69 E. Main Street- Springville
  - LeRoy National Bank- LeRoy
  - Bank of East Aurora
  - The Captain Joseph Allen House

## SKILLS

- Experience conducting archival research and documentation of existing conditions of buildings
- Knowledge of architectural styles
- Knowledge of National Register criteria and
- Microsoft Office Software / Adobe Acrobat / CRIS / NYSOPRHP CRIS Trekker / InDesign / GIS StoryMaps
- Marketing & Website Design

Tera K. Perilli  
Historic Preservation Project Associate

## PROFESSIONAL EXPERIENCE

- 2018 to date **Clinton Brown Company Architecture, pc**  
Buffalo, NY  
Historic Preservation Project Associate
- 2015 to date **Becker Farms and Vizcarra Vineyards**  
Gasport, NY  
Private Events Bartender

## EDUCATION

- 2019 **Master of Urban Planning**  
State University of New York at Buffalo – Buffalo, NY  
Specialization in Historic Preservation, GPA: 3.7
- 2017 **BA Environmental Science**  
Niagara University- Lewiston, NY  
Minor Art History, GPA: 3.3  
Niagara University Division I Track and Field  
Dean's List for 5 Semesters

## VOLUNTEER EXPERIENCE/ INTERNSHIPS

**Richardson Center Corporation**, Spring 2017 – Office and Project Management Intern  
**Reddy Bikeshare**, Fall 2017 - Marketing, Communications and Promotions Intern  
**ACSP Annual Conference**, Fall 2018 – Buffalo Conference Student Volunteer

## Resume

## HISTORIC PRESERVATION/ DESIGN PROJECT EXPERIENCE

- Historic Rehabilitation Tax Credit Applications
  - Commercial: 703 Linwood Avenue Apartments, The Bank of East Aurora, Captain Joseph Allen House, Christ Episcopal Church, Cox Building Rochester
  - Residential: 700 Auburn Avenue, 188 Bidwell Parkway, 196 Bidwell Parkway, 83 Bryant Street, 41 Chapin Parkway, 85 Cleveland Avenue, 1088 Delaware Condominium, 175 Dorchester Road, 95 Hodge Avenue, 443 Linwood Avenue, 697 Linwood Avenue, 88 Middlesex Road, The Park Lane Condominium (82) Owners, 7 Saybrook Place, 19 Saybrook Place, 85 Windsor Avenue
- Grant Administration Services for Façade Renovation projects, preparing project information folders, communications, grant paperwork & legal documents for Broadway Pratt BMSI, East Side Commercial Districts Program, City of Canandaigua NYMS TA, Village of Cuba NYMS, Town of Eden NYMS, Village of Lakewood NYMS, Black Rock Revival BMSI, University District NYMS TA
- Historic Research, Fieldwork, and Documentation for Park Avenue National Register Nomination, Forestville Historic Structures Report, Jamestown's Park West Historic Resource Survey

## SKILLS

- Ability to conduct historic research and find sources for materials
- Microsoft Office Software / CRIS / NYSOPRHP CRIS Trekker



Thaina Guinzani, Assoc. AIA  
Intern Historic Preservation Architect

**Resume**

**PROFESSIONAL EXPERIENCE**

- 2020 – Present **Clinton Brown Company Architecture, pc**  
Buffalo, NY  
Intern Architect
- Spring/Fall 2020 **SUNY University at Buffalo**  
Buffalo, NY  
Graduate Teaching Assistant (Arch. Theories + Sketching)
- 2019 – 2020 **Center for Urban Studies, University at Buffalo**  
Buffalo, NY  
Office and Research Assistant
- 2014 – 2015 **The City and The Law Lab, Universidade Federal Fluminense Niteroi, RJ, Brazil**  
Research Fellow
- 2021 **Master of Architecture, concentration in Urban Design**  
SUNY University at Buffalo, School of Architecture and Planning
- 2015 – 2016 **Exchange Program – Science without Borders**  
SUNY University at Buffalo, School of Architecture and Planning
- 2018 **Bachelor of Architecture and Urban Planning**  
Universidade Federal Fluminense, Niteroi, RJ, Brazil

**VOLUNTEER EXPERIENCE/ INTERNSHIPS**

**Center for Urban Studies, Summer Academic Camp on Neighborhood Development, Summer, Buffalo, NY, summer 2016 - Volunteer Teacher**

**HISTORIC PRESERVATION/ DESIGN PROJECT EXPERIENCE**

- Building/ Site Survey, Drafting, and Design for:
  - Historic Building Reports/ Re-Use or Renovation of Existing Buildings
  - Parrott Hall Feasibility Study, Geneva NY
  - Medina Railroad Museum Historic Structure Report, Medina NY
  - Lighthouse Point Historic Site Development Project, Buffalo NY
  - Locust Street Art Accessibility Report, Buffalo, NY
  - Façade Grant Projects: NY Main Street and NYMS TA
  - East Side Commercial District Program
- Documentation and Field Survey for Historic Resource Surveys:
  - City of Jamestown Park West Reconnaissance Level Historic Resource Survey, Jamestown NY
- Support Drafting for Historic Tax Credits Project:
  - The Capt. Joseph Allen House Historic Tax Credits Project, Catskill NY
  - 443 Linwood Ave. State Historic Homeownership Tax Credit Application Services, Buffalo NY

**SKILLS**

- GIS / AutoCAD / Rhinocerus / Revit / SketchUp / Adobe Creative Cloud / Lumion
- Knowledge of Adobe Acrobat and Microsoft Office
- Marketing and Social Media content and Management

**LANGUAGES**

English, Spanish, and Portuguese

Anna Flaherty  
Administrative Assistant

**Resume**

**PROFESSIONAL EXPERIENCE**

- 2023 – Present **Clinton Brown Company Architecture, pc**  
Buffalo, NY  
Administrative Assistant
- 2022 **Aerotek, Inc.**  
Cheektowaga, NY  
Recruiter Trainee
- 2021 **Brady Corporation**  
Buffalo, NY  
Intern Order Processor
- 2019 – 2021 **Compass Group**  
Cincinnati, OH  
Catering Assistant
- 2017 – 2021 **Five Guys**  
Buffalo, NY  
Crew Member
- 2018 – 2022 **Xavier University, Williams College of Business**  
Cincinnati, OH  
BSA in Business Management and HR  
Women's Club Squash, Ceramics, Women in Business
- 2018 – 2022 **Nardin Academy**  
Buffalo, NY  
NYS Regents Diploma  
Varsity Basketball, Photography, Ceramics, Italian Club

**EDUCATION**

**HISTORIC PRESERVATION/ DESIGN PROJECT EXPERIENCE**

- Grant funded Façade Improvement Projects: Historic research for building photos, survey maps and preparing Historic Resource Inventory Form
- Grand Administration Services for Façade Renovation projects, preparing project information folders, communications, grant paperwork and environmental compliance checklists for: Kaisertown, Lovejoy, & Grant Amherst Buffalo Main Street Initiatives; Springville and Sherman New York Main Street programs.
- Support Grant Proposal Submissions for City of Oneida, Village of Endicott
- Compose and mail marketing letters for Historic Rehabilitation Tax Credit Applications
- Documentation and Field Survey for Historic Resource Surveys:
  - Bennett Kit Homes, North Tonawanda
- Assist team with the Erie County Storefront Revitalization Grant Program

**SKILLS**

- Microsoft Office
- QuickBooks Invoicing
- CRIS / NYS OPRHP CRIS Trekker
- Social Media Management
- Recruiting
- Customer Service
- Online Sales
- SAP Software
- Human Resource Management

