

TOWN OF GRAND ISLAND

HISTORIC RESOURCES SURVEY PLAN

Grand Island, Erie County, NY

Final Report, December 9, 2024

PREPARED FOR:

The Town of Grand Island

Mr. Peter Marston, Supervisor

2255 Baseline Road, Grand Island, NY 14072



GRAND ISLAND, NY

The Heart of the Niagara



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CLINTON BROWN COMPANY ARCHITECTURE, PC
Renewing Historic Buildings & Heritage PlacesSM

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Mr. Peter Marston, Supervisor

Ms. June Crawford, Historic Preservation Advisory Board Chair

PREPARED BY:

Clinton Brown Company Architecture, pc

This report has been prepared by Clinton Brown Company Architecture pc members Gregory Pinto, Jill Nowicki, Thaina Guinzani Wahler, 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

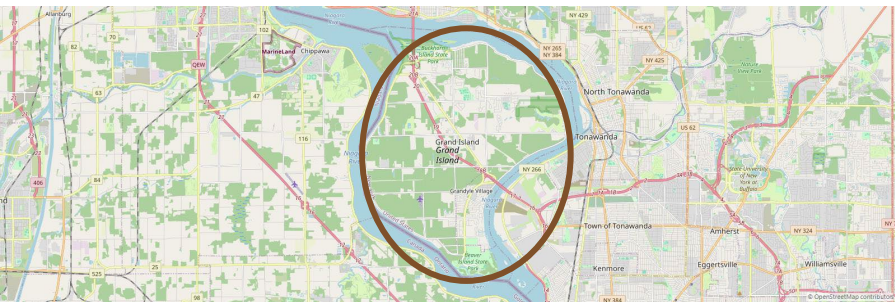
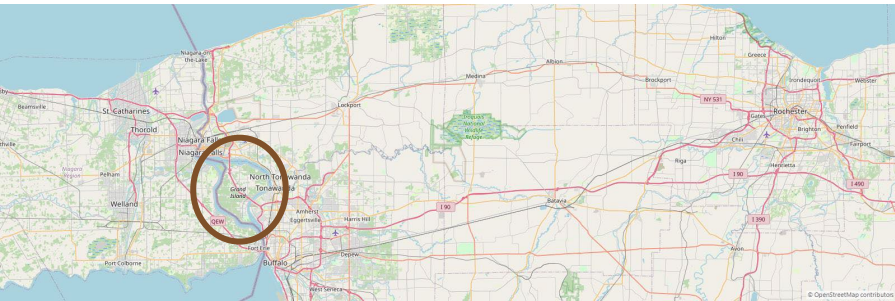
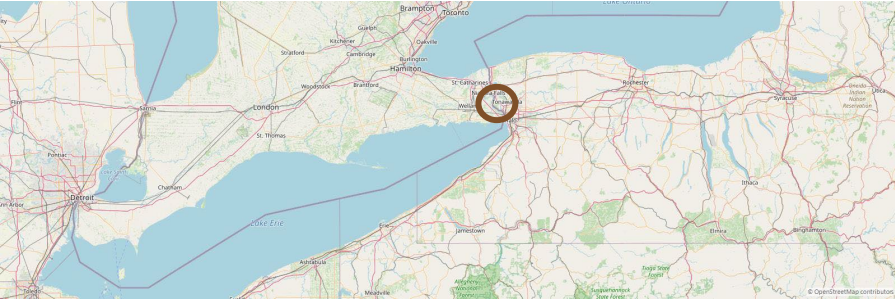
Through the aegis of the Town of Grand Island, the Grand Island Historic Preservation Advisory Board (GIHPAB) engaged Clinton Brown Company Architecture pc to prepare a Historic Resource Survey Plan for the Town of Grand Island. Funded by a \$7,000 grant from the Erie County Legislature, the initial goal of the Board was to develop a survey of the island’s historic buildings and sites, significant architectural examples of various time periods, recommendations for the designation of historic districts, and recommendations that can assist the Town in prioritizing the recognition of these sites over time and as funding becomes available.

Among a group of 3 consultants that the Board had considered for this project, CBCA submitted a proposal based on the amount of funding available. CBCA was chosen to assist in the long-term goals of the Town in developing priorities for historic preservation, and for designing a plan for community involvement.

What follows is the first step in a longer process that provides an introduction to the historic preservation process and a strategy which follows the typical format used for historic preservation plans for a community. Sections of this report, consisting of an historic overview, brief review of existing visible conditions, assessment of needs, goals and objectives, recommendations, and an appendix, are intended to be an educational tool for the Town to use as guidance for future preservation survey and planning projects.

Our general suggestion is that with additional funding and a targeted focus area, the Town would be able to pursue future preservation work that would meet its goals of designating historic resources and benefits, and continuing the work of the GIHPAB.

A special thank you is owed to Town Historian Jodi Crawford and June Crawford, Chair of the GIHPAB, who facilitated the initial grant from Erie County to fund this work and have provided guidance on the Town’s preservation goals.



Figures 1-3: Location of the Town of Grand Island, NY in the context of the Great Lakes (Top), Western New York (Middle), and between the US and Canada (Bottom)

Source: Erie County GIS

THE TARGET AREA

This Historic Resources Survey Plan principally focuses on identifying the extant built resources which are 50 years or older in the Town of Grand Island. Located between the cities of Buffalo and Niagara Falls, the Town is a 33.3 square mile island surrounded by the Niagara River on all its sides. The area is accessible by two sets of

paired bridges at its north and south ends, connecting to the the City of Niagara Falls and the Town of Tonawanda, respectively. The Town also benefits by being adjacent to the Canadian border and having a direct connection to Lake Erie via the Niagara River.

THE PRESERVATION PROCESS IN NEW YORK STATE

In New York State, the primary agency that oversees and manages historic preservation is the NYS Historic Preservation Office (NYSHPO).

A division of the Office of Parks, Recreation and Historic Preservation, NYSHPO helps communities identify, evaluate, preserve, and revitalize their historic, archeological, and cultural resources. The SHPO administers programs authorized by both the National Historic Preservation Act of 1966 and the New York State Historic Preservation Act of 1980. These programs, including the Statewide Historic Resources Survey, the New York State and National Registers of Historic Places, the federal historic rehabilitation tax credit, the Certified Local Government program, the state historic preservation grants program, state and federal environmental review, and a wide range of technical assistance, are provided through a network of teams assigned to territories across the state. The SHPO works with governments, the public, and educational and not-for-profit organizations to raise historic preservation awareness, to instill in New Yorkers a sense of pride in the state's unique history and to encourage heritage tourism and community revitalization.

The New York State Division for Historic Preservation offers a set of interconnected online tools for searching and submitting historic resource data. These applications support field data collection, research, environmental review, historic recognition, tax credit programs, and other initiatives administered by the Division. The [Cultural Resource Information System \(CRIS\)](#) is the Division's flagship online resource.

METHODOLOGY

This methodology statement is intended to follow the prevailing approach to historic preservation based on the Secretary of the Interiors Standards for Preservation Planning.
(https://www.nps.gov/articles/sec_stds_planning_standards.htm)

CBCA staff followed the guidelines for Secretary of the Interior's "Standards and Guidelines for Archaeology and Historic Preservation," and the "Secretary of the Interior's Standards for Historic Preservation." in order to establish a framework for this report, curating specific information as needed to best suit the objectives of this report. Research was focused on understanding the historic development of Grand Island and identifying the areas of historic importance to the Town. In addition to archival research of available historic resources, this information was primarily provided by June Crawford, representing the GIHPAB. This information was used to formulate the priorities, goals, and recommendations that are laid out in the following sections of the report.

CBCA also conducted a preliminary field visit to areas of interest to the Town and those which were identified by CBCA as having potential for historic significance. Rather than documenting each resource, the priority was to get a cursory look at the resources and see what their existing conditions were. The primary identification method used to initially determine these involved working with the Town Assessor to determine the areas with the greatest concentration of resources – buildings, structures, objects, landscapes, sites, or districts that are important to the human past – across Grand Island whose original construction dates were 50 years or older.

The 50-year rule is a guideline used by the National Park Service (NPS) for listing eligibility. It means that when a building is 50 years or older, it can be eligible for listing on a local, State, or National Register and therefore be deemed historic. Because of the 50-year rule, the methodology used in this Historic Resources Survey Plan was to identify the buildings within Grand Island that meet this

criterion as a starting point in creating an inventory of potential historic resources.

The corresponding map (Figure 4) illustrates these findings, considering the year 1980 for the 50-year mark in anticipation of the needed time for the municipality to put any preservation initiatives in place.

ABOUT CLINTON BROWN COMPANY ARCHITCETURE

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.



Figure 4: Map depicting 45 years or older resources in the Town of Grand Island, rather than the 50-year-old standard used by the National Park Service and the New York State Historic Preservation Office (NYSHPO) for reviewing historic properties. The earlier 45-year threshold was chosen in anticipation of the time needed for the municipality to implement preservation initiatives before the resources reach the standard 50-year mark.

II. HISTORIC CONTEXT



HISTORIC CONTEXT

EARLY HISTORY OF GRAND ISLAND

The Town of Grand Island had a pre-contact Native American settlement whose presence does not appear among the Town’s extant resources. The first historical reference to Grand Island is found in Father Louis Hennepin's book *Nouvelle Decouverte*, published in 1697. He describes the sailing of *The Griffon* up the Niagara River to its first anchorage between Grand Island and Squaw Island. He refers to "d'une grande Isle." The French called the island La Grande Isle.



Figure 1: 1824 Map of Grand Island as surveyed by New York State Source: New York State Archives

During the early part of the eighteenth century, the island may have been visited by French traders, hunters, and missionaries, but it was off the beaten path. When supplies, soldiers and settlers from Quebec and Montreal, bound for the West, arrived at Fort Niagara, it was necessary to secure the services of Native American porters to carry the goods around the falls. The road was hardly more than a trail skirting the edge of the gorge. Above the falls, bateaux would settle in the tranquil waters, the supplies tightly secured once more. After the settlers had retaken their places, the party would glide from the shore and up the west channel of the Niagara to Lake Erie.

After the French and Indian Wars, Grand Island became part of the British domain. Sir William Johnson visited Grand Island, spending a night here in 1761. He encamped on the West Side of the island, near the mouth of Sixth Creek.



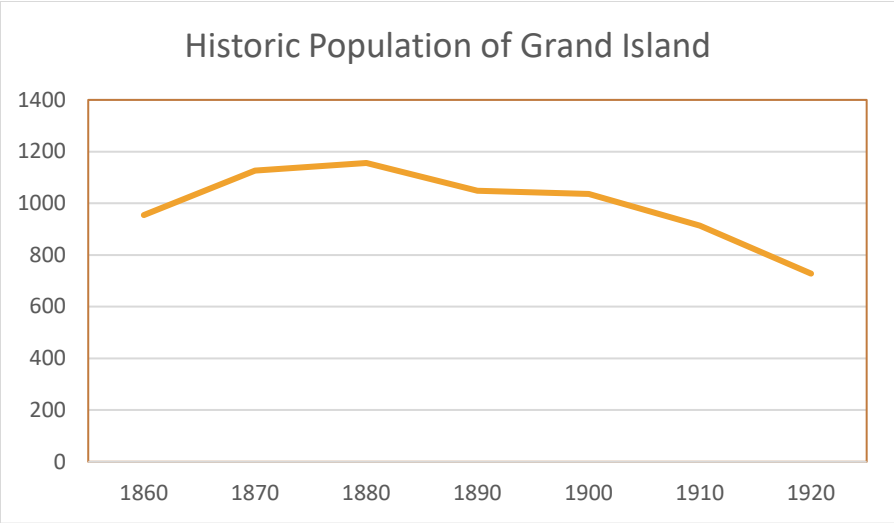
Figure 2: 1926 Aerial Photo of Buckhorn Island Source: isledegrande.com

The title to Grand Island was not clear until the boundary survey of 1822. A boundary commission declared that the West branch of the Niagara River was the main channel of the river because it was deeper. The Treaty of Ghent had determined that the boundary between the United States and Canada was to be midstream of the

Niagara River. Now that the midstream of the river was found to be the west channel, all the islands with the exception of Navy Island became a part of the United States.

When the island was surveyed by the state in 1824, the land was divided into lots of not more than 200 acres. These were sold at public auction. Mr. Samuel Leggett of New York City, acting for Major Mordecai M. Noah, purchased 2,555 acres as a refuge for Jewish peoples and Island into a large and flourishing city. Major Noah ordered the cornerstone for his enterprise from the Cleveland quarries. He composed the inscription for it "Ararat, A City of Refuge for Jews, Founded by Mordecai Noah in the month Tizri 5586, September 1825 and in the 50th Year of American Independence.

The Town of Grand Island was formally established in 1852, comprised of three islands: Buckhorn Island, Beaver Island, and Grand Island. The first houses were log cabins, but plank houses soon became the norm. Some of the originals still exist on the island today, but most have been covered with shingles or clapboard. Farming became a prominent industry on the island during the later half of the nineteenth century. Farmers struggled to clear the wooded land but were rewarded: the soil was ideal for growing fruit trees. Peaches, apples, pears, and cherries thrived. During the 1870s and 1880s the farmers on the island were better off than farmers in surrounding areas, due to the many markets and diversity of crops (everything from hay to beef to fruit) produced on the island. One such farmer, Lewis F. Allen, established the Allentown Farm on the southern end of the island and was responsible for introducing new crops. He became nationally known for his work with shorthorn cattle. The promising opportunity for farmers led to a rise in population in the late decades of the nineteenth century, reaching a peak of over 1,100 residents in 1880.



Source: U.S. Decennial Census

GRAND ISLAND’S GOLDEN AGE

As Buffalo and Niagara Falls experienced continued growth and development in the late nineteenth century, the peaceful and secluded Grand Island became a getaway for socials, festivals, parties, and picnics. Despite a dip in the number of permanent residents, the island received a steady rise in visitors from the city seeking to get away on vacation. A number of resorts, hotels and clubs of grandeur sprang up around the edge of the island, including Oakfield, the Bedell House, the McComb House, Sheenwater, the Buffalo Launch Club, and Eagle Park. They boasted amusement rides, cottages, competitions, and fine dining. Chartered steamers brought boatloads of people to the island every summer. The Oakfield Club located on the west shore and upriver from the Falconwood Club, was the largest private club on the Island, at one time boasting a membership of 400. Another private organization, the Bedell House, ran as one of the island’s main hotels and held a variety of events ranging from bridal showers, political rallies and live concerts. It remained a social landmark for residents up until a fire in 1988 destroyed the property, with exception to one of its cottages used as housing for workers staying on the island temporarily.

Most of these resorts went out of business just before or after World War I. The causes that contributed to the decline of this type of business were varied and complex. The growing popularity of the

automobile enabled people to travel many miles in a short time to other areas along the Canadian and American shores and to inland regions. The opening of the Canadian lakeshore resorts, especially, took away much of the trade. After a few years of the resort decline, New York State decided to bring back Grand Island’s festive summer atmosphere. The State purchased Beaver Island and surrounding estates in 1935 and turned it into Beaver Island State Park. One of these estates built by Lewis Allen’s son, the River Lea House, was acquired by the State and was saved from demolition. Today it is maintained and operated by the Grand Island Historical Society as a museum.

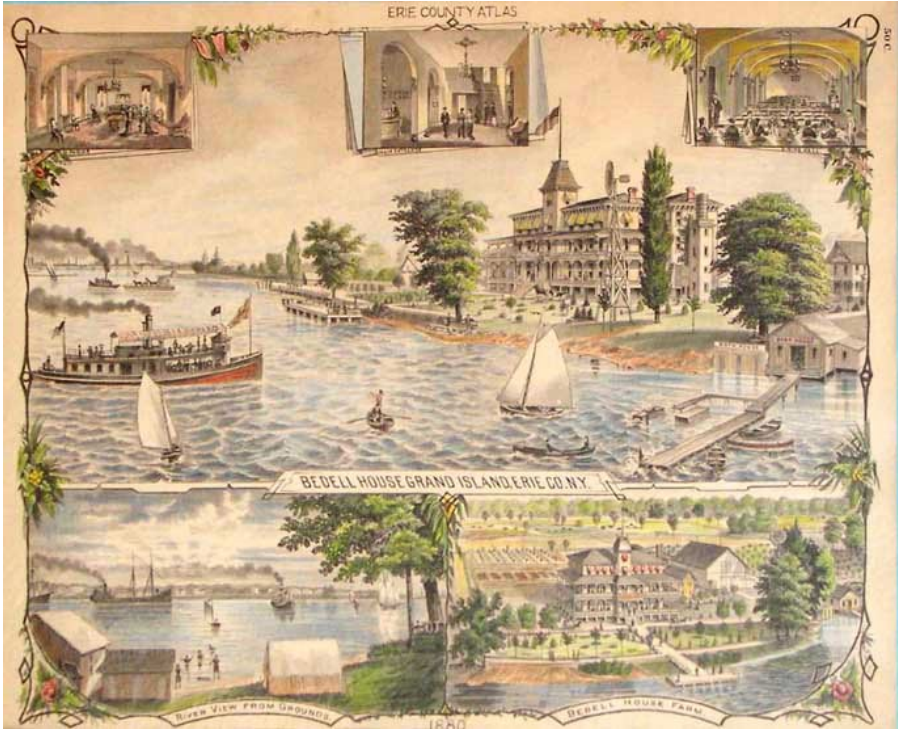


Figure 3: 1858 illustration of the original Bedell House in the Erie County Atlas Source: BuffaloAH.com

GRAND ISLAND BRIDGES & THE FERRY

The first time that a bridge was proposed for Grand Island was in 1819. In an Albany newspaper called the Argus, there appeared an article signed by "Pro-jector" demanding that a city of Erie be located on Grand Island and connected to the mainland by a bridge. Nothing came of this ambitious plan.

As settlement began in earnest in the early nineteenth century, residents relied on ferry service run by citizens to get them to and from the island. These early ferries were typically very small, having room for one team of horses or oxen, and were either steam-driven or powered by horses on a treadmill. William Williams was given the first franchise to operate a ferry from the south side of Tonawanda Creek to Grand Island in April, 1825. The State of New York gave a similar privilege to James Sweeney to operate a ferry from the north side of the creek to the island. By approximately 1851, Jacob Schaeffer ran another on the East River near the present south bridge. The ferry that Jacob Hensler operated between White Haven and Tonawanda starting in 1874 ran from the Bedell House to the foot of Sheridan Drive in the Town of Tonawanda, saving the islanders many miles of travel on mud roads.

One of the benefits of this service was increased signs of permanent settlement in previously inaccessible parts of Town. Around the Bedell House, prominent businessmen arrived looking to establish stately manors in close proximity to the private clubs on the river’s shore. Quickly becoming a highly sought after location, this area formed into its own hamlet known as Ferry Village.

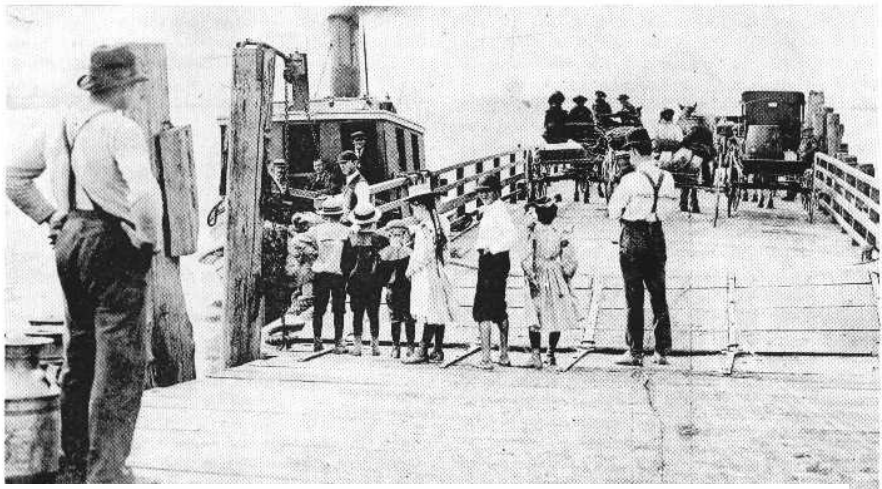


Figure 4: 1901 Photograph showing citizens embarking on the Grand Island Ferry Source: The Buffalo News

When Lewis F. Allen decided to sell his extensive holdings on the island in 1887, he pointed out that Niagara Street in the hamlet was paved to within two miles of the ferry.

The two ferries - the upper ferry leaving from Ferry and East River Roads for the foot of Sheridan Drive and the lower ferry, leaving from East River Road just south of White Haven for Tonawanda, were the only means of year-round transportation to the mainland. Ferry travel continued to be the primary means of transportation until 1929, when the Niagara Frontier Bridge Commission was organized with the intent to construct a set of bridges to facilitate easier travel to and from the island.

Supported by Robert Moses, former Governor Alfred E. Smith, and Governor Franklin D. Roosevelt, the legislature approved the appropriation of funds, and ground was finally broken for a bridge in 1933. The first set of bridges — leading south, to Tonawanda, and one leading north, to Niagara Falls — were completed in 1935. The second set of bridges, twins to the existing bridges, opened in 1965.

Island residents marked the opening of the bridges with a celebration on July 13, 1935. The town folk and their friends assembled at the Town Hall, where a long procession of automobiles formed. A band led the procession toward the south bridge, through the Tonawandas to Niagara Falls, then over the north bridge to Edgewater Park. The speakers at the park included John L. Mesmer, the supervisor, Arthur L. Swartz, Charles Freiberg, Reginald F. Long and Franklin St. John Sidway. Mr. Sidway paid tribute to William H. Conboy, a former supervisor who was unable to be present, as the man who had worked unceasingly for thirty-seven years to secure a bridge. A buffet supper was served to more than 2,000 persons.

Since the opening of the bridges Grand Island has been in a state of transition from a rural to a suburban area. Many subdivisions have been developed such as Sandy Beach, Grandyle Village, East Park and Coldbrook Manor, which still retain the character of a neighborhood formed between the 1930s and 1950s. The

¹ Information from this Chapter has been gathered from collections of the GIHPAB, edited by CBCA. A full bibliography of sources consulted appears in the Appendix

population of the town increased from less than 1,000 in the early 1930's to almost 4,500 in 1952 and has continued to grow steadily. Today Grand Island remains an important part of Western New York and is a place of major employment and affordable housing thanks to its unique location and accessibility. ¹



Figure 5: ca. 1963 aerial photo showing the South Grand Island Bridge under construction

Source: Collection of The Buffalo History Museum. General photograph collection, Bridges - Grand Island.

III. EXISTING CONDITIONS



EXISTING CONDITIONS

GRAND ISLAND’S 45-YEAR-OLD RESOURCES

Per the Grand Island Town Assessor, there are approximately 4,000 individual resources across the Town which have a construction date prior to 1979. To better understand the historic development of Grand Island, CBCA has analyzed these historic resources through the lens of the major historical events that facilitated development in the Town, the construction of the two Grand Island bridges. The timeframes selected for classifying the parcels represent the years that the Grand Island bridges were built - 1935 and 1965.

As noted in the corresponding map, the majority of these historic resources were built in the period between the two bridge’s construction, when residential development began in earnest and development began to peak. Resources built prior to 1935 appear to be rarer and may require more time and attention in order to be preserved.

PREVIOUSLY IDENTIFIED RESOURCES

Part of the initial project research was to also identify any resources that have been previously identified by the NYSHPO as a historic resource. Using the CRIS database reveals that the entire Town of Grand Island has a limited amount of information in regards to its historic resources. Only a small handful of resources have been reviewed by the NYSHPO and determined eligible for listing in the National Register. One resource has made it to the benchmark of official inclusion in the National Register of Historic Places: The Spaulding-Sidway Boathouse (NR #98000552).

Additionally, CBCA has reviewed a list of significant historic resources that has been compiled by Town Historian Jodi Robinson. The 54 resources primarily consist of single family residential properties, as well as a number of churches, cemeteries, and recreational establishments. CBCA has reviewed the list and identified 40 resources in the corresponding chart that are extant and appear to be viable options for future preservation planning work (those which are also 50 years or older). Additional work

through surveying or local landmarking will aid in determining their eligibility for designation.

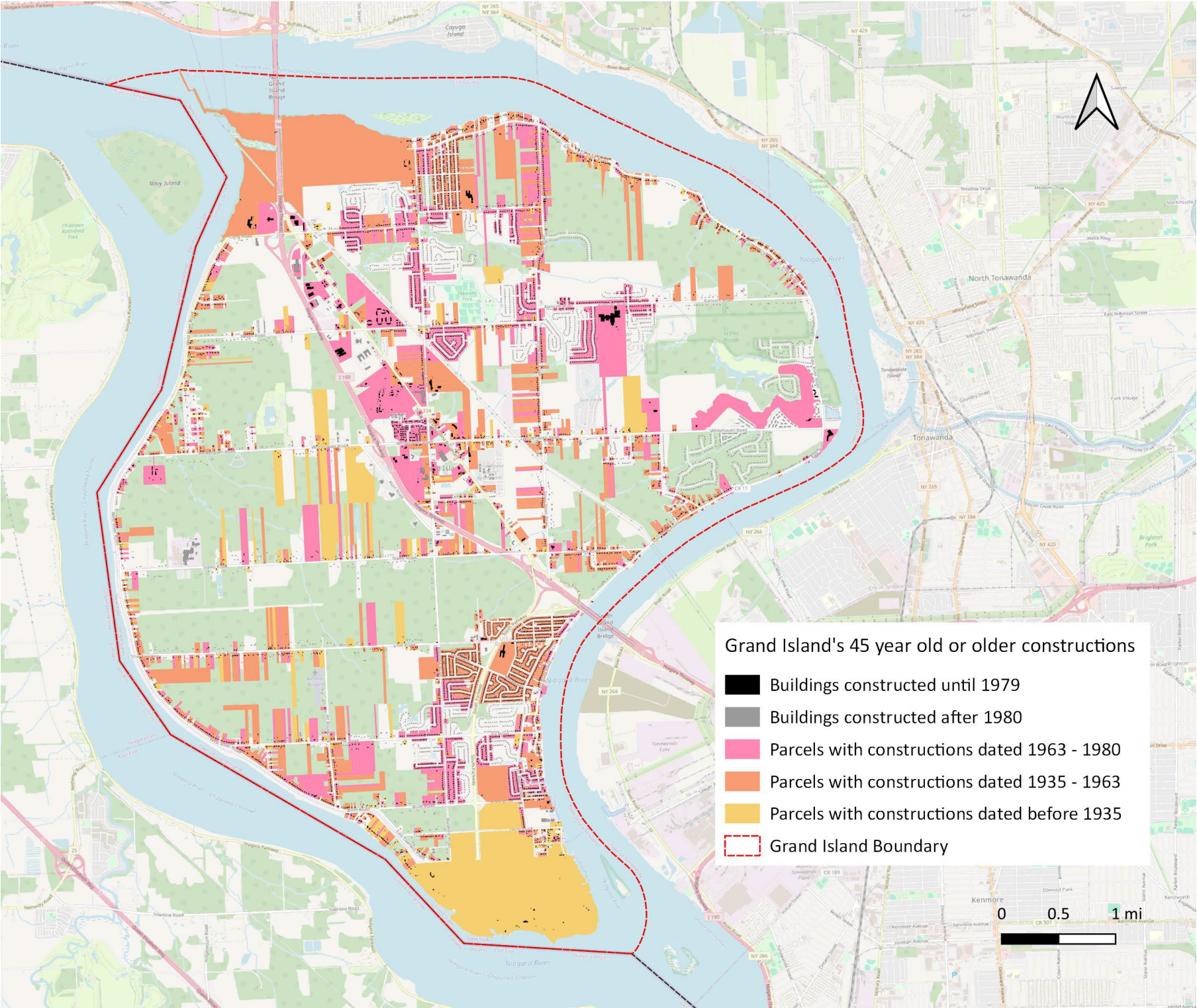


Figure 1: Grand Island’s 45-year-old or older resources distinguished by their dates of construction in relation to the Grand Island bridges.

A LISTING OF EXTANT HISTORIC RESOURCES ON GRAND ISLAND

Address	Name	Construction Date
1270 Baseline Rd	Maccabee Hall	Late 1800s
1970 Baseline Rd	Robert Kaiser House	c. 1910
2106 Baseline Rd	St. Stephen Church	1890
2725 Baseline Rd	Krieger House	Late 1800s
2100 Baseline Rd	Saint Stephen Cemetery	1862
2136 W Oakfield Rd	River Lea	c. 1873
	Klopp House	c. 1920
2297 Bush Rd	Link Homestead	1912
1554 Cox Rd	Nielan House	c. 1850
358 E River Rd	Davern House	c. 1890
503 E River Rd	Buffalo Launch Club Light House	Pre 1850, moved 1936
828 E River Rd	Ice House; Rumsey/Frank Schutt Farm	1860
1040 E River Rd	George Bell House	Mid 1800s
1918 E River Rd	Patrick Stack House	c. 1866

1952 E River Rd	Pfohl House	1888
4410 E River Rd	Morgan Farmhouse	c. 1860
E River Rd	Whitehaven Cemetery	1867
1437 Ferry Rd	Bedell House Tavern	
1496 Ferry Rd	Tucker’s Store	1900
2015 Fix Rd	Bell House	c. 1870s
2020 Fix Rd	Peter De Glopper House	c. 1865
2176 Fix Rd	John De Glopper House	Late 1800s
3121 Grand Island Blvd	School House #5	c. 1860
Harvey Road	Sour Springs Grove	
2306 Love Rd	Landel Homestead (Folts House)	c. 1870
2411 Love Rd	Webb House	c. 1866
1487 Staley Rd	Huling House	Pre 1900
2748 Stony Point Rd	Schutt House	1891
Stony Point Rd	Maple Grove Cemetery	1902
2196 W Oakfield Rd	Kolkmann House & Carriage House	Late 1800s

2266 W Oakfield Rd	Spaulding Sidway Boat House	1941
1305 Whitehaven Rd	Yensan House	1860
1966 Whitehaven Rd	Kaiser House	c. 1866
2100 Whitehaven Rd	Trinity Church	1907
Whitehaven Rd	Trinity Cemetery	1852
2488 Whitehaven Rd	Alt (Meyer) House	c. 1860
2489 Whitehaven Rd	Viola Alt House	c. 1860
Whitehaven Rd	Whitehaven Smoke House	c. 1830
E River Rd	Whitehaven Cemetery	1867
2511 W River Rd	Site Eagle Park Disaster	1912

IV. ASSESSMENT OF NEEDS

ASSESSMENT OF NEEDS

To best assist the Town of Grand Island with its goals, this section of the report is intended to provide a brief context on local preservation activities by identifying the areas of strength and weakness. A fundamental component of this project has been to communicate with the GIHPAB to identify its successes and the elements of historic preservation that have been obstacles. With this information, the Town will be able to better understand the leading issues of historic preservation and guide future preservation planning activities in a way that is best suited to the current conditions.

THE NEEDS OF GRAND ISLAND



Figure 1: The restored cupola in front of Grand Island Town Hall
Source: wnypapers.com

Grand Island currently has an extensive array of organizations and event dedicated to recognizing its historic resources. In addition to the GIHPAB, the Town has a dedicated historian and historical society (Grand Island Historical Society) dedicated to educating the

public about the history of Grand Island. A number of resources across the island have been identified with historic markers, including the Whitehaven Smokehouse, Grand Island’s oldest built resource. Recently, the GIHPAB has celebrated the completion of its first visible preservation project, the relocation and restoration of the cupola of the former Grand Island Town Hall to its current location on Baseline Road. Done in coordination with several Town departments, volunteers, and members of the community, the original 1938 structure has been restored to its original grandeur and is a public monument to the importance of preserving local history. Other successes have included small scale tours of historic resources offered by the Town and events held in Beaver Island State Park by the Grand Island Historical Society.

With these achievements there are also areas for improvement that require additional time, attention, and resources to properly resolve. Though a series of conversations with the Town Historian and GIHPAB chairman June Crawford, the following topics have been highlighted as challenges to recent preservation efforts:

- A lack of engagement and interest from property owners when approached about opportunities to designate their properties as historical landmarks.
- Development in the last 10 years which has encroached on open spaces and applies pressure to historic resources.
- Limited funding to enact historic preservation projects, despite growing interest from the Town and volunteer efforts.
- Loss of valuable historic resources to demolition or neglect.
- A lack of enforcement and protection for alterations to historic resources which detracts from neighborhood value in some areas of Grand Island.

These points, while significant, are not uncommon. A 2019 survey by the National Trust for Historic Preservation identified the most common problems from communities across the country which have engaged in the historic preservation process. As described in this survey, some of the most commonly cited challenges reported are as follows:

- Need for funding
- Need to communicate the relevancy of preservation
- Pressures from new development
- Bureaucratic nature of some preservation processes
- Lack of education the next generation of preservationists
- Lack of diversity
- Risks posed by climate change

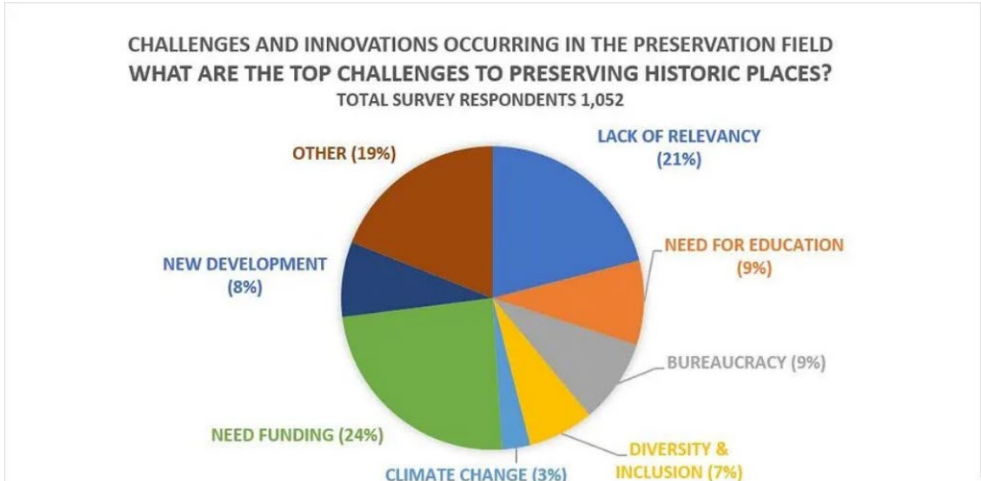


Figure 2: Chart outlining the challenges to historic preservation at the national level
Source: savingplaces.org

BENEFITS OF HISTORIC PRESERVATION

Preservation offers many benefits which are often not discussed outside of the preservation community. Informing administrators, the public, and potential funders about these benefits will help the Town better address the areas of improvement in future preservation projects.

1. **Sustainability:** Studies by the National Trust for Historic Preservation have found that communities who choose to engage in the preservation process are more likely to produce long term investment which, in turn, increases property values and encourages people to buy and rehabilitate properties in a historic district. Recent analysis has also shown that these properties are less impacted by fluctuating interest rates and economic downturns.

2. Resource Management & Identification: The process of surveying and designating historic resources helps a municipality better understand its resources and their best use. Municipalities that are involved in the designation process benefit by having a better sense of the resources that are threatened and require assistance to help safeguard from neglect or improper treatment.
3. Financial Incentives: In addition to encouraging investment for economic development, designation comes with a series of financial incentives for property owners who want a return on their investment. New York State offers tax incentives for the rehabilitation of historic commercial and residential properties, and historic barns. Additionally, historic preservation can be integrated into local economic development practices to attract investment in capital improvement projects.
4. Education & Advocacy: The work of achieving designation comes with the benefit of raising advocacy and education for resources or groups that have historically been marginalized. By identifying resources associated with these groups, a fuller story of a community can be made broadly accessible.
5. Environmental Impact: The most environmentally friendly building is one that already exists. By conserving resources and effectively conserving resources, preservation projects lessen pollution, landfill waste, and energy consumption associated with demolition and new construction.
6. Social Benefits: Areas that are recognized as historic districts are important for communities because they add a level of protection and distinction on the buildings people care about. Recognizing and protecting historic buildings attracts people and gives long-term residents a sense of pride in their community.



Figure 2: The 2021 unveiling ceremony of the statue of U.S. Army Private Charles Deglopper, an example of support for local history

Source: wnypapers.com

V. GOALS & OBJECTIVES



GOALS & OBJECTIVES

The role of CBCA as a qualified preservation specialist is to assist Grand Island in developing a long-term strategy that will lead to the identification of properties eligible for listing in the National Register of Historic Places. The Town has the unique opportunity to choose the areas it would like to identify and protect with historic designation.

One of the stated goals of the GIHPAB has been to raise public awareness about historic preservation and to obtain support for a series of projects they would like to implement throughout Grand Island. The first step to achieving this goal is to provide a foundation for why this work is important and the process in which it can be achieved. With this information, the board will be able to guide the preservation process how they see fit through a series of project phases.

THE PATH TO DESIGNATION

The process of identifying and designating properties in New York State generally follows the same sequence of events. Working in coordination with the NYSHPO to provide guidance, a community or project sponsor can establish a plan for a **reconnaissance level historic resource survey** of a specific target area to gather information on the resources which may be worthy of designation.

The dominant factors in selecting a survey area are budget, time, and the location of known historic resources. Survey boundaries can be entire communities, neighborhoods, planning areas, based on geographical or landscape features. Survey boundaries are usually determined by the project sponsor in conjunction with NYSHPO staff.

Once the survey parameters have been established, the community or project sponsor should select a qualified, experienced historic resources survey professional to undertake the survey and create the report. A preservation professional is defined as someone who meets the Secretary of the Interior's Professional Qualifications in

architectural history or history as outlined by the federal government in 36 CFR 61, Appendix A (<https://www.nps.gov/articles/sec-standards-prof-guals.htm>). Non-professionals (such as students or volunteer groups) may assist with certain parts of the survey, including historic research, address checking, mapping, photography, data entry, and data entry.

Because reconnaissance-level surveys do not typically include detailed information on each property, they generally do not provide sufficient information for making informed evaluations of historic or architectural significance. **Intensive-level surveys** include historical research on the surveyed properties that provides the information needed for determining which properties (both individual properties and historic districts) are eligible for historic designations. An alternative option at this point is to pursue **local landmarking**, which places a level of protection and recognition for a property without additional coordination with the NYSHPO.

In order to become listed on the National Register of Historic Places, a building or district must first meet at least one of the four criteria for eligibility as determined by the NPS. This case for significance is made in a **Determination of Eligibility** reviewed and approved by the NYSHPO. Once considered eligible, a formal nomination can be prepared by a professional in a **National Register Nomination** that acts as a fuller, in depth document that fully describes the architectural details of the nominated resource(s) and an argument for significance using the Criteria of Eligibility. Once completed to the sufficient standard of a NYSHPO reviewer, the draft is presented to the State Review Board for listing on the **State Register** with a recommendation it is also approved by the NPS to grant it **National Register Listing**. The entire process can take anywhere from six months to a year, depending on the scope and scale of the nomination.

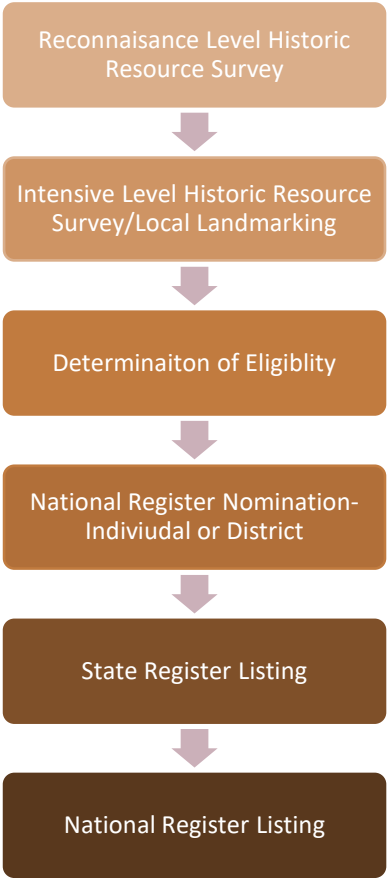


Figure 1: Chart showing the typical process in the path to historic designation

GIHPAB OBJECTIVES

The GIHPAB has stated that there are specific resources on the Town of Grand Island which they would like to pursue with additional preservation work. In addition to these identified resources, CBCA has identified three residential neighborhoods that warrant investigation for potential eligibility as a designated historic resource. Pursuing designation extends the incentives of historic tax credits to properties designated as historic resources and gives properties a measure of protection through a notice, review, and consultation process.

- **Alt Homestead:** The Alt family was one of Grand Island’s first settler farming families. The Alt Farm and Homestead dates back to the mid-1800s when the Alt family migrated from Germany, and it has been an agricultural location since then. Philip Alt purchased the property and created a farm that has been passed down through the family to the present day (six generations of the Alt family). The remaining property includes a historic farmhouse, Grand Island Schoolhouse #8, a historic icehouse, a barn built in the 1870s, sheds that at one time belonged to the Grand Island Highway Department, and an original plank construction garden shed. The historic Schoolhouse #8 was recently renovated into the Alt Nature Center and has been hosting several community programs and educational events.



Figure 2: Alt Nature Center located at Whitehaven Road
Source: Preservation Buffalo Niagara

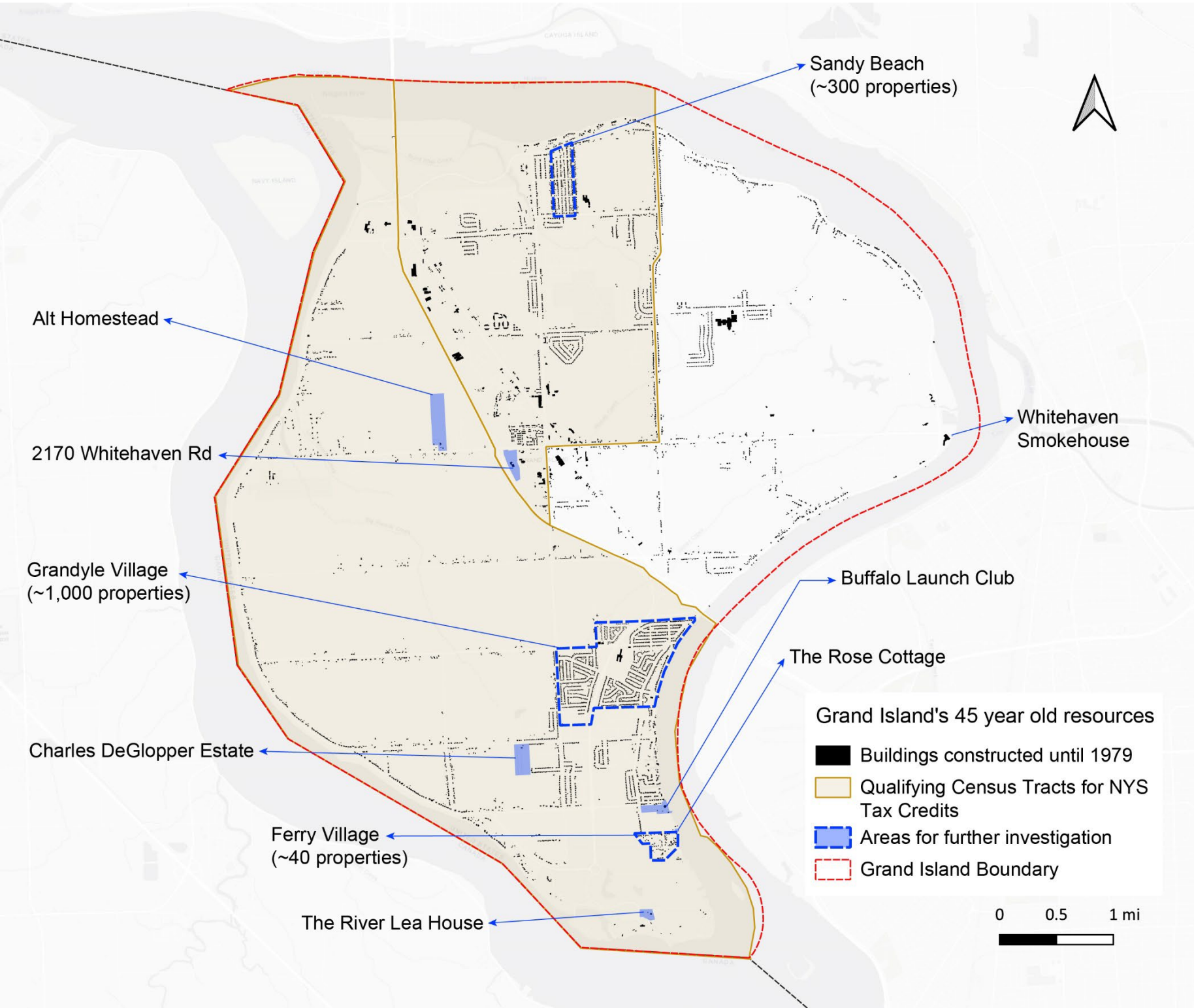


Figure 3: Map of Grand Island’s 45-year-old or older resources highlighting the buildings and areas most likely to have National Register listing due to the age of the buildings, historic integrity, and concentration of resources for possible historic districts.

- **Buffalo Launch Club:** Located at 503 E River Rd, the current Buffalo Launch Club building was constructed in 1932 to replace the original clubhouse building that was destroyed by a fire in 1931.

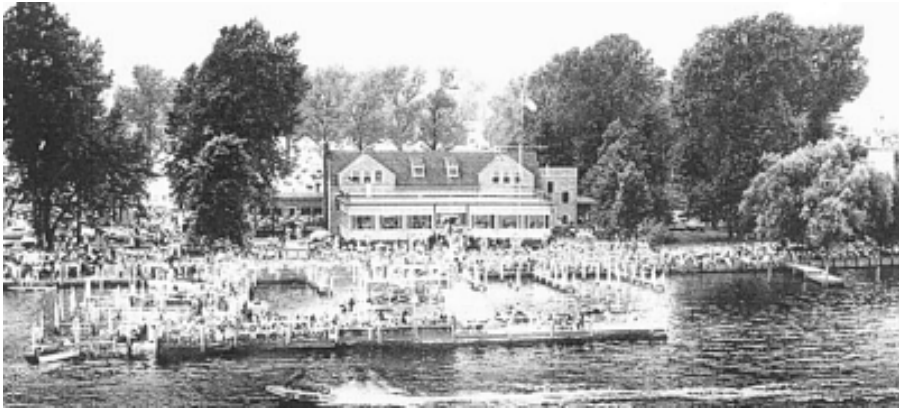


Figure 3: 1950s image of the Buffalo Launch Club's international regatta event. Source: Buffalo Launch Club

- **Charles DeGlopper Homestead:** Charles DeGlopper was a Grand Island native who served in WWII as a member of the 82nd Airborne Division’s 325th Glider Infantry Regiment. Remembered for his heroic efforts sacrificing himself for his battalion during the American invasion of Normandy, DeGlopper has already earned local recognition with his His family home on Fix Road is privately owned and consists of the main house and an original barn which have been identified as an important local landmark.



Figure 4: The DeGlopper Homestead at 2176 Fix Road

- **The Rose Cottage:** One of Grand Island’s several clubs and resorts that developed around the turn of the 20th century, the Bedell House was a profitable hotel that held a variety of public events for visitors coming to the island via ferry. In addition to the main hotel, the property had a series of cottages that served as housing for the workers coming to Grand Island on the ferry. Following a series of fires, the original hotel was demolished in the 1980s and the Rose Cottage became the only original structure left standing. Located in the hamlet of Ferry Village, the building has been identified as an immediate priority for preservation due to the quickly changing nature of the surrounding neighborhood and the lack of applicable zoning enforcement.

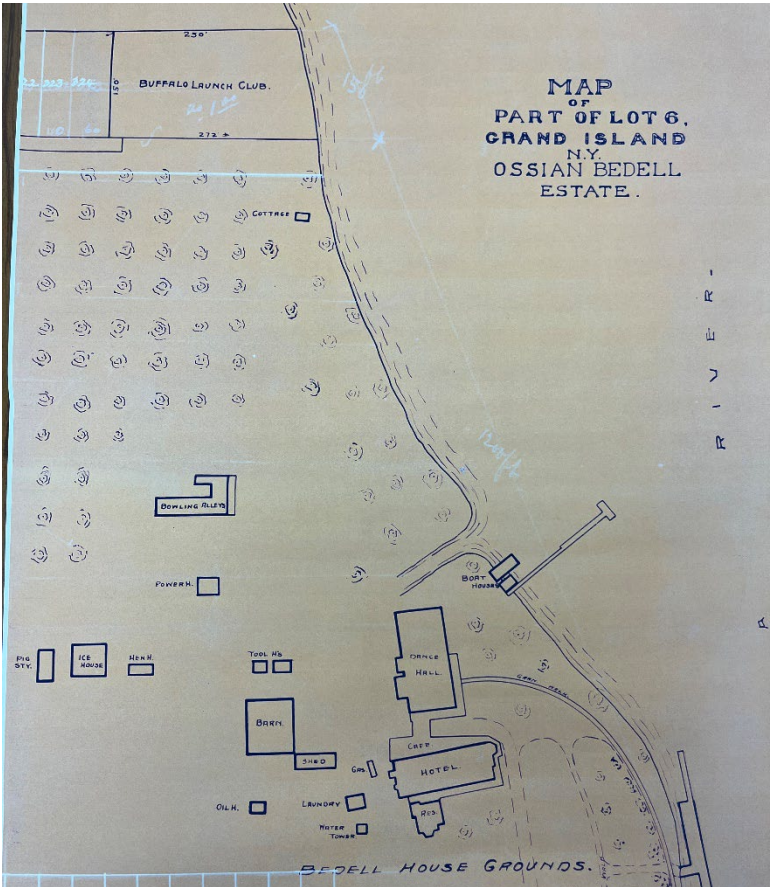


Figure 5: Map showing the building footprints for the properties that made up the original Bedell Estate Source: June Crawford



Figure 6: Whitehaven Smokehouse. Source: Andre Carrotflower

- **Whitehaven Smokehouse:** On the property of the Radisson Hotel, the stone block building ca. 1834 is the only remnant of the Whitehaven Settlement, owned by Stephen White as part of his East Boston Timber Company.
- **CannonDesign Headquarters:** Constructed in 1972 as the headquarters for Cannon, an international architecture and design firm, the building has been the home to Thermo Fisher Scientific, a biotechnology company since 2019. It is a rare example of midcentury-modern architecture which stands out among Grand Island’s older resources.



- **Grandyle Village, Sandy Beach, and Ferry Village:** The three neighborhoods have been identified as the densest collections of resources with construction dates 50 years or older.
- **The River Lea House:** Originally built as a farm house, the River Lea House is one of Grand Island's most well-known historic resources. Built ca. 1849, the Italianate-style dwelling historically served as a dwelling on Lewis F. Allen's property on Allenton Farms. It is currently part of Beaver Island State Park and the headquarters of the Grand Island Historical Society. Previously determined as National Register eligible by the NYSHPO, the building is in excellent condition but requires additional work to make the museum facilities accessible. Archeological finds in the surrounding property have also been recently identified.



Figure 7 (Top): The former CannonDesign HQ building at Whitehaven Road

Figure 8 (Bottom): The River Lea House in Beaver Island State Park

VI. RECOMMENDATIONS



RECOMMENDATIONS

SUMMARY

The three principal steps of historic preservation are to identify historic resources, to recognize these resources officially, and to protect them from harmful changes. Undertaking these steps generally constitutes preservation planning.

This Historic Resources Survey Plan for the Town of Grand Island advances into one document information from multiple resources. The purpose of this survey project has been to guide the Town in identifying the Town's significant historic and architectural resources, and to initiate the survey, designation, and preservation planning process, to protect from destruction or insensitive rehabilitation, buildings and neighborhoods in the Town which have special historic, architectural and cultural character. Adopting these recommendations will assist the Town in protecting the character of its historic core and to retain and enhance real property values better even as it grows and changes in the future.

ESTABLISHING PRIORITIES

As described by architectural historian John Conlin, historic preservation is “simply the instinct to make the most of what we already have.” For Grand Island, there is a diverse array of extant resources that have potential to be part of a larger plan to preserve, protect, and designate important historic resources. The best way to decide these priorities is to evaluate the properties and neighborhoods which are the most threatened and which have the most significance to the community. Based on our historic preservation expertise and input received from Grand Island, CBCA recommends the GIHPAB proceeds with selecting initial priorities from the list of individual resources and neighborhoods included in this report. Focusing on these resources would likely attract funding and set the stage for future phases of preservation work.

PRESERVATION STRATEGIES FOR GRAND ISLAND

Depending on the scope, size, and available budget for a project, there are a range of preservation strategies which can be carried in a series of phases. The following gives a brief overview of the various strategies and our recommendations for areas of implementation.

- **Reconnaissance Level Historic Resources Survey:** As mentioned in previous sections, the first step in the preservation process in a community is to establish what is there and why it is important. A RLHRS would be useful for the Town both as a means to engage with the NYSHPO and create a targeted area of work for funding purposes. A RLHRS would be primarily effective to carry out early on in the designation process for residential neighborhoods, commercial areas, or any area with a dense, intact collection of resources that are at least 50 years or older.
- **Determination of Eligibility/National Register Nomination:** 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. CBCA recommends that this level of work be done further along in the preservation planning process once there is a clear individual resource or district that wishes to receive the honor of designation or requires funding for additional work.

An overview of the National Register Nomination process can be found in National Register Bulletins 15 & 16A.

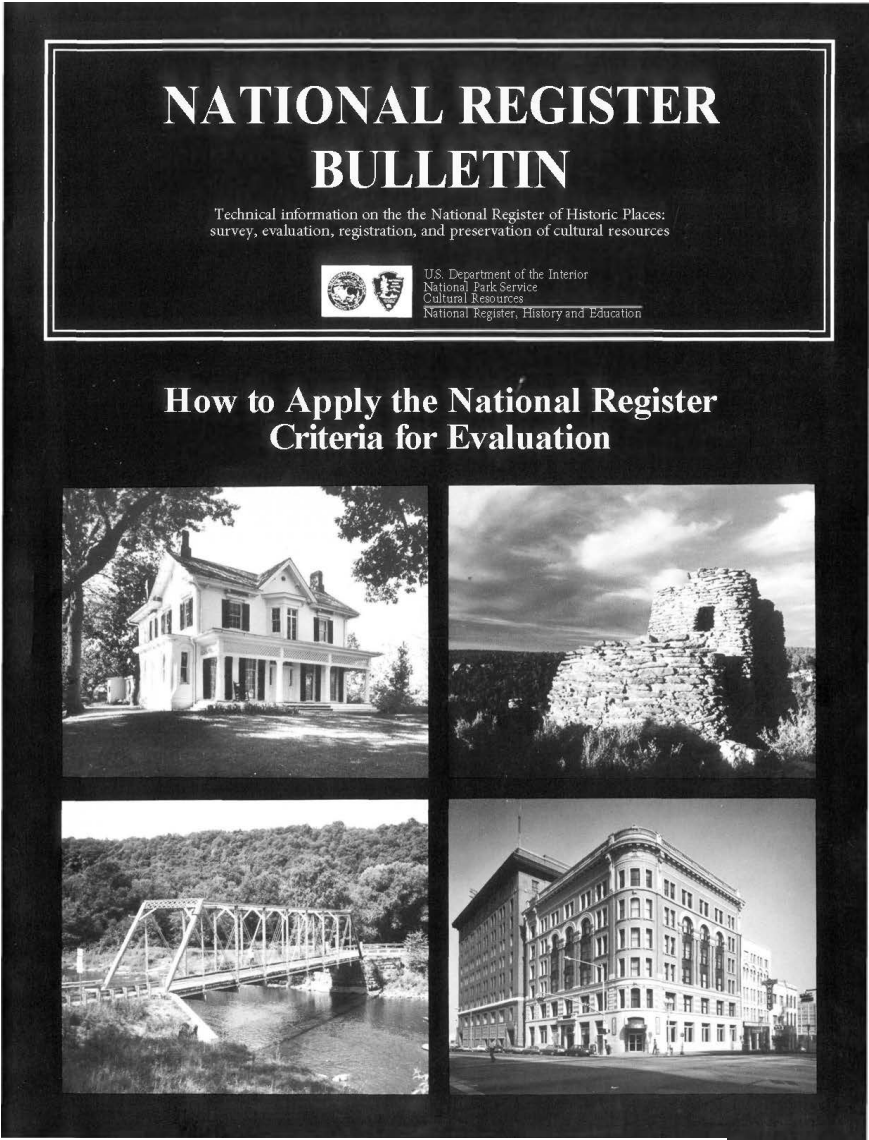



Figure 1: National Register Bulletin 15

<https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>

- **Multiple Property Designation Form:** The National Register Multiple Property Documentation Form (NPS 10-900-b) is a cover document that is used to nominate groups of thematically related historic properties to the National Register of Historic Places (NRHP). Properties’ historic context could be related to an individual or group of individuals, architecture or engineering, or historic trends



New York State
Parks, Recreation and
Historic Preservation

INDIVIDUAL PROPERTY
INFORMATION SHEET

IDENTIFICATION

Historic Resource Name (if any) _____
Address or Street Location _____
County _____ City/Village/Hamlet _____
Original use _____ Current use _____
Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Primary Building Type: ☐Residential ☐Commercial ☐Industrial ☐Religious ☐Agricultural
☐Institutional ☐Other (specify) _____
Structure: ☐Frame ☐Concrete ☐Stone ☐Brick ☐Other _____
Roof shape: ☐Gable ☐Hipped ☐Flat ☐Other _____
Stories _____ Window Type/Material _____
Foundation/Wall/Roof Materials _____
Architectural Style _____
Additions and Alterations, if known _____
Additional Buildings / Outbuildings _____
Landscape Features / Site Description _____
Prepared by: _____ Address _____
Telephone: _____ Email _____ Date _____

New York State Office of Parks, Recreation and Historic Preservation
Division for Historic Preservation, Pebbles Island, PO Box 189, Watford, New York 12188-0189
518-237-8643 | https://parks.ny.gov/shpo

Figure 2: Sample of the Historic Resource Inventory Form Source: NYSHPO

and patterns, without the requirement to be physically contiguous such as a historic district. The MPDF serves as a basis for evaluating related properties, establishes registration requirements, and streamlines the nomination process reducing the amount of time, funding, and expertise required to add properties to the NRHP. Good examples could be a collection of buildings with the same architect, design, or building materials.

The process is further outlined in the National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form.

<https://www.nps.gov/subjects/nationalregister/upload/NRB16B-Complete.pdf>

Examples of related thematic properties on Grand Island may include those relating to the Island’s amusement/recreation history, mid-century office/ industrial complexes, or its early settlement. Recognizing these places helps a community reconnect with its identity. Further research will yield additional insights.

- **Historic Resource Inventory Forms:** Another valuable identification method that can be completed at the local level is the NYSHPO Historic Resource Inventory Form. Used as a tool of initial reference by preservationists and the NYSHPO, these forms provide a quick, condensed description of the history of a resource, a basic description of the building and its site, and simple documentation consisting of maps, photos, and other available research materials. For important resources on Grand Island that do not have any documentation, this can be a useful strategy to obtain insight from NYSHPO and gain insight on an individual resource’s potential eligibility. The form is available online and can be submitted by any individual or organization.

- **Local Landmarking:** Having the ability to designate a property as a local landmark grants an important level of protection without the involvement of the NYSHPO. Quite often, local landmark status prevents demolition or inappropriate alterations and provides owners with important research information to engage in additional preservation work. Should the GIHPAB obtain the ability to designate local landmarks, important work can be done to recognize important resources and obtain support from interested members of the community.

FUNDING SOURCES

Undertakings for historic preservation such as these often require funding from outside sources. New York State offers a variety of grants and funding opportunities that can be applied for with the assistance of a preservation consultant. The NYSHPO provides a concise description of these sources below:

<https://parks.ny.gov/shpo/preservation-assistance/funding-sources.aspx>

CERTIFIED LOCAL GOVERNMENT

CBCA recommends pursuing Certified Local Government (CLG) designation. The CLG program’s primary goal is to encourage municipalities to develop and maintain community preservation efforts in coordination with local land use planning and improvement activities. Participation in the CLG program allows municipalities to partner with the state and federal governments throughout the processes of identifying and evaluating community resources and protecting historic properties. For more information <https://parks.ny.gov/shpo/certified-local-governments/>

PUBLIC OUTREACH

CBCA recommends developing a program of public outreach and education. For preservation to be successful in any community, it must have strong support from residents. 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.

Proactive ways to raise public awareness about local preservation efforts can range from hosting public meetings, mailing, and making preservation documents available to the public. Coordinating with local and trusted organizations and using social media to raise public awareness are also valuable tools that can help inform residents and get them to feel comfortable engaging with the Town to preserve and recognize their own historic resources.

TAX CREDIT INCENTIVE PROGRAMS

The Town of Grand Island is located within three Census tracts, two of which are qualifying census tracts under the State tax credit programs. New York State has two historic tax credit programs, the commercial and homeowner programs. Based on the resources identified in this report, CBCA estimates as many as 4,500 properties located in qualifying census tracts on Grand Island. Should these properties become designated, their owners would be eligible candidates for these programs. An overview of each one follows.

FEDERAL AND NYS COMMERCIAL HISTORIC TAX CREDIT PROGRAM

The headline is that the tax-paying owner of a depreciable, certified historic building in a qualifying census tract who undertakes a substantial, certified historic rehabilitation is allowed federal and state historic tax credits, up to a combined 50% of Qualified Rehabilitation Expenditures. They must be applied for via a 3-part Historic Preservation Tax Credit Application. The rehabilitation must be consistent with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for the Historic Preservation Tax Incentive Program as recommended by the State Historic Preservation Office (SHPO) and determined by the National Park Service (NPS).

More information:

<https://parks.ny.gov/shpo/tax-credit-programs/electronic-submission-process-federal-hptc-programs.aspx>

<https://www.nps.gov/subjects/taxincentives/index.htm>

NEW YORK STATE HISTORIC HOMEOWNERSHIP REHABILITATION TAX CREDIT

The Historic Homeownership Rehabilitation Credit program offers a state income tax credit equal to 20% of qualified rehabilitation expenses associated with repair, maintenance, and upgrades to historic homes. The house must be located in a qualifying census tract and listed in the New York State and National Registers of Historic Places individually or as a contributing building in a listed Historic District. The value of the credit is applied to your NYS tax liability to reduce the amount you owe. The program covers 20% of qualified rehabilitation expenses up to a credit value of \$50,000 per year. The rehabilitation must be consistent with The Secretary of the Interior's Standards for Rehabilitation and Guidelines as determined by the State Historic Preservation Office (SHPO). They must be applied for via a 3-part application.

More information: <https://parks.ny.gov/shpo/tax-credit-programs/>

NEW YORK STATE HISTORIC BARN REHABILITATION TAX CREDIT

The Historic Barn Rehabilitation Tax Credit program offers a state income tax credit equal to 25% of the expenditures incurred to rehabilitate a historic barn, with no cap on the amount of credit that may be earned. The barn must have been built prior to 1946 and the work must be approved by the Division for Historic Preservation. There is no requirement to be located in a qualifying census tract or be listed on the National Register of Historic Places.

More information: <https://parks.ny.gov/shpo/tax-credit-programs/>

Promoting the use of these programs will benefit property owners and the Town by attracting investments in historic buildings that are supported by the state and federal governments. The Town benefits from increased construction activity in existing buildings, reducing

the impact on Town infrastructure caused by new building, and the review and approval processes to access the historic tax credits ensure that building alterations will enhance the historic character of buildings and historic districts, which retains and increases real estate value.

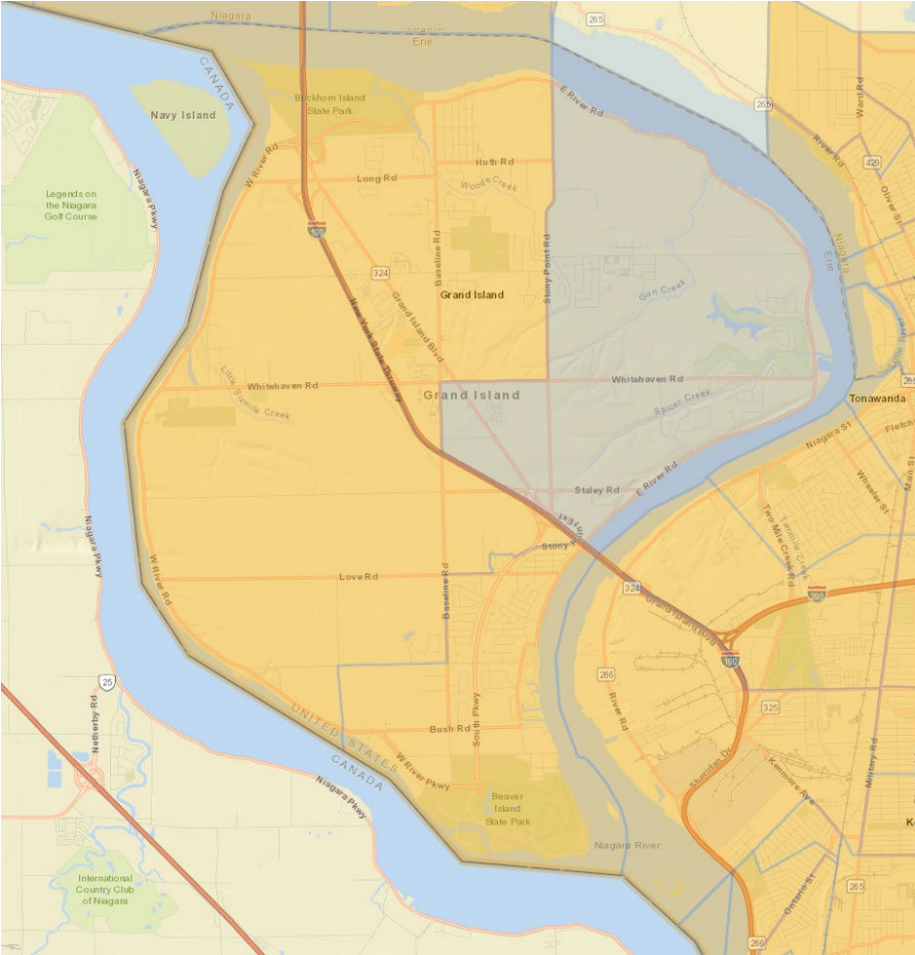


Figure 3: Qualifying Census Tracts on Grand Island (through 2027)

VII. APPENDIX

THE SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

STANDARDS FOR PRESERVATION

PRESERVATION IS DEFINED as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

- 1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- 2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed.

Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Preservation as a Treatment

When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment.

STANDARDS FOR REHABILITATION

REHABILITATION IS DEFINED AS the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation as a Treatment

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

STANDARDS FOR RESTORATION

RESTORATION IS DEFINED AS the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

- 1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
- 2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
- 3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- 4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
- 6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
- 7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence.

- A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
- 8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - 9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - 10. Designs that were never executed historically will not be constructed.

Restoration as a Treatment

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

STANDARDS FOR RECONSTRUCTION

RECONSTRUCTION IS DEFINED AS the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

- 1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such

- reconstruction is essential to the public understanding of the property.
- 2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
 - 3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
 - 4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
 - 5. A reconstruction will be clearly identified as a contemporary re-creation.
 - 6. Designs that were never executed historically will not be constructed.

Reconstruction as a Treatment

When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment.

ONLINE RESOURCES

NATIONAL PARK SERVICE -PRESERVATION BRIEFS

The Preservation Briefs, published by the Technical Preservation Service branch of the National Park Service, can assist building owners, preservation professionals, and organizations preserve, protect, rehabilitate, and restore historic buildings. The following reports can be accessed online at: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

NATIONAL PRESERVATION WEBSITES

Library of Congress/American Digital Library
www.loc.gov/collections/

National Park Service
www.nps.gov

National Register of Historic Places
www.nps.gov/subjects/nationalregister

National Trust for Historic Preservation
www.preservationnation.org/

Preservation Directory
www.preservationdirectory.com

NEW YORK STATE PRESERVATION WEBSITES

New York State Museum
<http://www.nysm.nysed.gov/>

New York State Office of Parks, Recreation, and Historic Preservation
<https://parks.ny.gov/shpo/>

Preservation League of New York State
www.preservenys.org/

LOCAL PRESERVATION WEBSITES

Preservation Buffalo Niagara
www.preservationbuffaloniagara.org

Landmark Society of Western NY
www.landmarksociety.org

Buffalo Architecture and History
www.buffaloah.com

ERIE COUNTY WEBSITES

Erie County Chamber of Commerce
<https://www.eriecountychamber.com/>

Erie County Government
<https://www4.erie.gov/>

The Buffalo History Museum
<https://buffalohistory.org/>

TOWN OF GRAND ISLAND WEBSITES

Town of Grand Island
<https://www.grandislandny.us/>

Grand Island Historic Preservation Advisory Board
<https://www.grandislandny.us/220/Historic-Preservation-Advisory-Board>

Grand Island Chamber of Commerce
<https://gichamber.org/>

Grand Island Historical Society
<http://www.isledegrande.com/historicalsociety/historicalsociety.php>

CONSULTANT RESUMES

Clinton E. Brown, FAIA

Principal Architect / Heritage Architect

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 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 King Charles III 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*, has been 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.

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

Architectural Historian

PROFESSIONAL EXPERIENCE

2018 to date **Clinton Brown Company Architecture, PC**

Buffalo, NY

Architectural Historian for historic preservation projects including National Register Nomination, Historic Resource Surveying, and Historic Structure Reports. Specializes in archival research and assistance in grant writing and preparation of State Historic Preservation Tax Credit Applications.

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

SKILLS & QUALIFICATIONS

- Meets and Exceeds 36 CFT Part 61, “Professional Qualifications Standards,” of the Secretary of the Interior’s Standards
- 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

HISTORIC PRESERVATION/ DESIGN PROJECT EXPERIENCE

National Register Nomination/Determination of Eligibility

- Lakewood Village Hall-Lakewood
- Yeomans House- East Aurora
- The Bank of East Aurora-East Aurora
- The Levi J & Francis A Pierce House- Forestville
- The Captain Joseph Allen House- Catskill
- Uptown Theatre- Utica
- Cattaraugus County Memorial & Historical

Building- Little Valley

- Park Avenue Historic District- Rochester

Historic Resource Surveys

- Bennett Kit Home RLHRS- North Tonawanda
- West Side Gateway RLHRS- Jamestown
- Court House Square RLHRS- Little Valley
- Forestville RLHRS/Center-Pearl Street ILHRS- Forestville
- Alberta Post-Modern Historic District- Amherst

Historic Structure Reports

- Locust Street Art Center
- Medina Railroad Museum
- Lakewood Village Hall

Grant funded Facade Improvement Projects-

- Kaisertown/Lovejoy/Grant-Amherst Buffalo Main Streets Initiative
- Village of Springville/Village of Sherman
- Historic Preservation Certification Applications
- 67 & 69 E. Main Street- Springville
- 315 Pennsylvania Street- Buffalo
- LeRoy National Bank- LeRoy
- 405 Linwood Avenue- Buffalo
- 50 Normal Avenue- Buffalo
- 615 Lafayette Avenue-Buffalo
- The Captain Joseph Allen House- Catskills

• Grant Writing

- The Yorker Museum- Preserve NY
- Juneteenth Festival Building- Preservation Opportunity Fund
- JFK Community Center- Conserving Black Modernism Grant

ADDITIONAL EXPERIENCE

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

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

Western New York Heritage Magazine, Spring 2024- Author of “Better-Built, Ready Cut”
The Neighborhood Shaping Impact of Bennett Kit Homes

PROFESSIONAL EXPERIENCE

2007 to date	Clinton Brown Company Architecture, PC Buffalo, NY Project management on restoration and rehabilitation projects including design development, construction documents, and construction contract administration. Specializes in Investment Tax Credit application preparation and compliance with the Secretary of the Interior’s Standards.
2004-2006	Walter Sedovic Architects Buffalo, NY Historic preservation coordination on restoration and rehabilitation projects.
2001-2002	ADD Inc. Cambridge, MA Interior Design Coordinator

EDUCATION

2007	MFA Historic Preservation Savannah College of Art and Design-Savannah, GA Internship: Lyndhurst, A National Trust Site, Tarrytown, NY
2000	BFA Interior Design Rochester Institute of Technology, Rochester, NY

PROFESSIONAL QUALIFCATIONS

- Meets and Exceeds 36 CFR Part 61, “Professional Qualification Standards,” of the Secretary of the Interior’s Standards
- Heritage Preservation Conservation Assessment Program (CAP) - Certified Building Assessor

HISTORIC PRESERVATION/ DESIGN PROJECT EXPERIENCE

Local/National Register of Historic Places-listed Structures

- Park Lane Condominium, Window Restoration & Replacement Project, Buffalo, NY
- Allentown Theater Roof Replacement & Exterior Reconstruction Project, Buffalo, NY
- Shea’s Buffalo Interior Ceiling Restoration Project, Buffalo, NY
- Niagara City Lofts, Rehabilitation Project, Niagara Falls, NY
- Parkside Lodge Window Reconstruction Project, City of Buffalo DPW, NY
- Centerway Building, Corning, NY – Adaptive reuse and Historic Tax Credits
- Inn at Fort Niagara, Schematic Design, Porter, NY
- The Cox Building Rehabilitation, Schematic Design, Rochester, NY

Re-Use/Renovation of Existing Buildings

- Façade Grant Projects: NY Main Street,

NYMS TA, BMSI, DRI & Erie County CCIP

- School 63 Adaptive Use and Rehabilitation, Schematic Design, Buffalo, NY
- The Salvation Army Additions and Alterations Project Lockport, NY
- Town of Collins Town Hall Renovation and Expansion Project-Town of Collins, NY
- The Carney Residence, Restoration Project, Tonawanda, NY
- The Keller Residence, Schematic Design, Medina, NY

Heritage Consultations

- National Women’s Hall of fame-Seneca Falls, NY-Historic Tax Credits
- Cattaraugus County Memorial and Historical Building, Preservation Plan
- Livingston County New York Main Street Program, Façade Improvement Consultation
- Hayes Hall, University of Buffalo, Historic Treatment Consultation

Thaina Wahler, Assoc. AIA
Intern Historic Preservation Architect

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 Fluminense Niteroi, RJ, Brazil Research Fellow

EDUCATION

2021	Master of Architecture, concentration in Urban Design SUNY University at Buffalo, School of Architecture and Planning
2018	Bachelor of Architecture and Urban Planning Universidade Federal Fluminense, Niteroi, RJ, Brazil
2015-2016	Exchange Program-Science without Borders SUNY University at Buffalo, School of Architecture and Planning

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
- Fluent in English, Spanish, and Portuguese

CBCA EXPERIENCE – HISTORIC RESOURCES SURVEYS

Type	Project #	Date	Project and Location	Number	Main funding sources	Notes about Prior Information
Historic Resources Surveys						
HRS	03-010	2004 - 2006	Buffalo Urban Renewal Agency: Broadway-Fillmore, Grant-Ferry, Triangle, Parkside Planning Neighborhoods, Buffalo	3,786	BURA/HUD	Some blue forms
RLHRS	08-023	2009	City of Newburgh LHD	2,020	City, CLG	Resurvey local historic district
HRS	02-036	2005	City of Niagara Falls Downtown	2,000	City, Wendt Foundation	New
RLHRS	05-012 A	2006	Town of Clarence Reconnaissance LHRS	1,820	Town, CLG	New
RLHRS	03-041	2003	Chautauqua County Wind Farm	1,250	Private	New
RLHRS	13-030	2015	Old First Ward, Buffalo	1,100	Community organization, PNY	New
RLHRS	17-019	2017	Village of Clyde, Wayne County, NY	750	Village of Clyde	Limited previous survey
HRS	05-012 A	2009	Town of Clarence Intensive LHRS	640	CLG, Town	Previous CBCA Survey
RLHRS	07-008	2011	City of Lockport Downtown Reconnaissance	615	CLG, City	New
RLHRS	08-019	2010	Black Rock Neighborhood, Buffalo	514	Greenway	New
RLHRS	21-022	2021	West Side Gateway Neighborhood, Jamestown, NY	569	City, Preserve NY	New
RLHRS	08-021	2008	Village of Palmyra	330	Preserve NY	Local historic district
RLHRS	09-013	2010	Village of Sherman	290	Preserve NY	New
ILHRS	12-053	2017	Village of Brockport	269	CLG, Village	Local historic district
HRS	16-049	2017	Town of Amherst NY Intensive HRS Selected	223	Town, CLG	Update selected previous survey
RLHRS	19-013	2019	Hamlet Of Forestville Reconnaissance HRS, Chautauqua, NY	220	Northern Chaut Com Foundation	Previous windfarm survey
HRS	11-014	2012	Industrial Resources of Broome County, NY	159	CLG, County	New
HRS	12-054		Maple Avenue, Elmira NY	97		New
HRS	13-031	2013	Scajaquada, Amherst St, Buffalo	92	Community organization	
HRS	13-056		Brockport Architectural Descriptions	75	CLG, Village	Some previous
ILHRS	13-056	2013	ILHRS of the Village of Brockport West Side	49	CLG, Village	Update previous selected survey
ILHRS	12-028	2013	Village of Williamsville, NY Intensive	43	CLG, Village	Some previous
HRS	16-048	2017	Village of Brocton NY Downtown, Chautauqua County	20	NY Main Street, Village	New
ILHRS	03-048	2003	Town of Amherst NY Entranceways	25	CLG, Town	New
RLHRS	18-041 H	2019	University Main Street RLHRS	24		
HRS	16-051 B	2017	Town of Eden Four Corners, Eden, NY	30	NY Main Street / Erie County CCIP	
RLHRS	22-068	2023	North Tonawanda Bennett Kit Homes	150		
TOTAL HRS PROPERTIES				17,160		

CBCA EXPERIENCE – NATIONAL REGISTER HISTORIC DISTRICT NOMINATIONS

Type	Project #	Date	Project and Location	Number	Main funding sources	Notes about Prior Information
National Register Historic District Nominations						
NR HD	10-008	2016	Elmwood Historic District East, Buffalo, NY	2,539	Multiple, PNY	Some prev CBCA survey
NR HD	10-008	2015	Elmwood Historic District West, Buffalo, NY	2,246	Multiple, PNY	Some prev CBCA survey
NR HD	16-057	2019	Park Avenue, Rochester, NY	1,600	PNY, Foundations, homeowners	Very good previous survey
NR HD	08-021	2009	Village of Palmyra	217	Village, PNY	Previous CBCA Survey
NR HD	07-008	2014	The High and Locust Streets Historic District, Lockport. NY	158	City, CLG	Some prev CBCA survey
NR HD	13-051	2014	Village of Lancaster Broadway, 127 properties	146	CLG, Village	
NR HD	2014	2014	Village of Lancaster Central Avenue 19	146		
NR HD	12-054	2013	Maple Ave Historic District, City of Elmira	139	CLG, PNY, City	
NR HD	10-050 D	2015	East Hill Historic District, Springville, NY	92	PNY, CLG, Village	Some previous survey
NR HD	09-047	2010	Chilton Ave/Orchard Pkwy, Niagara Falls	81	PNY, CLG, City	None
NR HD	16-012	2017	West End Historic District, Springville, NY	63		Some previous survey
NR HD	16-012	2017	Fiddler's Green Historic District, Springville, NY	52	PNY, CLG, Village	Some previous survey
NR HD	09-049	2010	The Genessee Gateway	23		
NR HD	19-013 A	2021	Center-Pearl Forestville	21		Previous CBCA HRS
NR HD	11-041	2012	Ansco Buildings, Broome County	5	CLG, County	Previous CBCA MPDF
TOTAL NRN DISTRICT PROPERTIES				7,528		

BIBLIOGRAPHY

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LaChiusa, Chuck. "Highlights of the History of Grand Island, NY"
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National Park Service. "Preservation Planning Standards"
https://www.nps.gov/articles/sec_std planning_standards.htm

New York State Parks, Recreation and Historic Preservation. "The New York State Historic Preservation Plan: Executive Summary 2021-2026"

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<https://preservationbuffaloniagara.org/blog-post/alt-homestead-wins-preservation-leadership-award-by-preservation-buffalo-niagara/>

Robinson, Jodi. "The History of Grand Island"
<http://isledegrande.com/gihist.htm>

Robinson, Jodi. "Grand Island Pictures from the Past"
<http://www.isledegrande.com/giphotos/photos-old.php>

Webb, Amy, "Building Relevance What Are the Top Challenges Facing Preservation?" October 8, 2020.
<https://savingplaces.org/stories/survey-top-challenges-facing-preservation>

HISTORIC RESOURCES SURVEY PLAN

Grand Island, Erie County, NY

Final Report, December 9, 2024



GRAND ISLAND, NY

The Heart of the Niagara



CLINTON BROWN COMPANY ARCHITECTURE, PC

Renewing Historic Buildings & Heritage PlacesSM