

United States Department of the Interior
National Park Service

DRAFT

National Register of Historic Places Registration Form

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

1. Name of Property

historic name EAST HILL HISTORIC DISTRICT

other names/site number _____

2. Location

street & number 98-367 East Main Street [] not for publication

city or town Springville [] vicinity

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

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[] entered in the National Register

[] see continuation sheet

[] determined eligible for the National Register

[] see continuation sheet

[] determined not eligible for the National Register

[] removed from the National Register

[] other (explain) _____

Signature of the Keeper

date of action

East Hill Historic District

Erie County, New York

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5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

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

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

Contributing	Noncontributing	
59	31	buildings
_____	_____	sites
_____	_____	structures
2	_____	objects
61	31	TOTAL

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

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/

single dwelling

secondary structure

DOMESTIC/

single dwelling

multiple dwelling

secondary structure

COMMERCE/TRADE/professional

FUNERARY/mortuary

HEALTHCARE/hospital/medical business/office

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

MID-19th CENTURY/Greek Revival

LATE VICTORIAN/ Italianate, Queen Anne,

Stick/Eastlake, Shingle

LATE 19th & EARLY 20th CENTURY REVIVALS/

Colonial Revival

LATE 19th & EARLY 20th AMER. MOVEMENTS/ Bungalow/Craftsman

foundation various

walls various

roof various

other N/A

Narrative Description

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

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Areas of Significance:

(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance:

Ca. 1835-1935

Significant Dates:

Ca. 1835, 1835, 1878, 1935

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

C.J. Shuttleworth

Joseph B. Flemmings, R. Davis

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10. Geographical Data

Acreeage of Property 53.18 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 18
Zone Easting Northing

3 18
Zone Easting Northing

2 18

4 18

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Hannah Beckman, Historic Preservation Project Assistant [Edited by Jennifer Walkowski, NYSHPO]

organization Clinton Brown Company Architecture, pc date March 20, 2015

street & number 617 Main Street, Suite M303 telephone (716) 852-2020

city or town Buffalo state NY zip code 14203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

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East Hill Historic District - Narrative Description of Properties

The East Hill Historic District is composed of the finest examples of residential buildings located on East Hill in the village of Springville, Erie County, New York. Many of the houses are associated with some of the most influential Springville residents from the century between ca. 1835 and ca.1935, when the village grew to become a prosperous community. The district contains the largest collection of intact historic residential resources in the village that retain a high level of architectural integrity, reflective of the community's evolution over a century long period. The district takes its name from a notable local topographical feature, with its location on a rolling hillside overlooking the relatively low lying village commercial core and other residential areas. Contributing resources span from just after Springville's incorporation as a Village in 1834, to booming growth in the late nineteenth and early twentieth century, and eventual stagnation with the dawn of the automobile age. Resources within the district were originally built for residential use. While a few were modified for commercial use during the course of the last century, the district still retains a residential feeling and scale. The East Hill Historic District contains a range of architectural styles and types, from more modest residences inspired by pattern books, to large, grand late nineteenth century residents of some of the area's most prominent citizens, set far back up on the hill.

The district is located within the village of Springville, Erie County, New York. Springville is located roughly 28 miles south-east of the city of Buffalo. Springville is approximately 3.7 square miles in area, in the southeast portion of the town of Concord. Main Street (U.S. Route 39) runs east to west through the center of the village. The overall character is that of a village, more rural than urban. However, Springville is the largest, most concentrated community within the town of Concord, which remains quite rural. Spring Brook, the largest spring for which the village is named, runs generally north to south throughout the center of the village, just west of the historic district. Main Street has traditionally been the primary east-west route through the center of the village. East Main Street, which runs along East Hill, has historically been a residential corridor directly east of the traditional commercial downtown, but a few residential buildings transitioned into commercial use as the original commercial core expanded. The East Hill Historic District is located just to the east of the National Register listed East Main-Mechanic Streets Historic District, a downtown commercial district, however, there is a decided physical break between the commercial architecture and the residential fabric near the intersection of Main Street and Pearl Street. The two areas are quite distinct.

The East Hill neighborhood of Springville derives its name from its physical location on a hill at the east end of Springville. Springville otherwise tends to be relatively flat, especially close to the village center, near Spring Brook. However, traveling away from the village center along East Main, there is a significant rise in topography beginning near Elk/Franklin Street until just after Myrtle Street. After Myrtle Street, the land begins to level out and remains fairly flat for the remainder of the historic district. Building one's house on the

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hill became a sort of status symbol for the residents of Springville, who lived literally and figuratively above the rest of the village.

The East Hill district covers an area of approximately 53-acres along East Main Street, in a portion of the village directly east of the historic commercial core. The district begins directly east of Franklin and Elk Streets and continues until a few lots past East Avenue. The residences at 362 East Main Street on the north side and 367 East Main Street on the south are the easternmost properties, forming the east boundary. Beyond this boundary, there is a notable decline of architectural integrity. Rear property lines form the north and south boundaries, as adjacent streets to the north and south of the historic district developed during a different era and have a different historic context. As East Main Street was one of the earliest streets to be developed for residential use, it contains a range of architectural types and styles, reflective of the growth and economic success of the community. Reflective of this change, many of the buildings are modest, more vernacular buildings, set close to the road with irregular set-backs from the street. The district building stock is mostly mid-to late-nineteenth century, 2- to 2 ½-story wood frame and masonry buildings of residential form and use. There are several Greek Revival style buildings dating back to the early- to mid-nineteenth century. On the south side of the street, towards the western end of the district nearest the commercial downtown, there are several of the community's largest and most grand residences. Built in the late nineteenth century, these houses are larger and more ornately decorated than many of the surrounding houses, reflecting popular styles such as the Queen Anne and Shingle style. These grander residences are set further back from the street, located on the slight rise of the landscape, emphasizing the dramatic presence of the buildings. A few residential buildings were converted over time for commercial use, reflecting the changing landscape caused in the village of Springville by the automobile age, however they still in large part reflect their original residential function. Many of the properties also have secondary buildings, including large barns, autobarns, and garages of varying ages and styles. The only non-residential buildings within the district include three institutional buildings associated with the Bertrand Chaffee Hospital, all non-contributing as they are outside of the period of significance.¹

The streetscape along East Main Street is generally consistent within the district. East Main Street is approximately 32 feet wide, with a small portion of the road widening to approximately 40 feet wide close to the Bertrand Chaffee Hospital. The road is mostly asphalt paved with single lanes running in either direction. Concrete curbs, grass planting strips and concrete sidewalks flank the roads and front yards of the buildings. Driveways also punctuate the street to allow access to the secondary buildings, which are generally located behind the primary buildings on individual lots.

¹ Further investigation may determine that the Bertrand Chaffee Hospital complex may be individually eligible.

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Lots vary in size but are generally rectangular in shape, with the shorter width fronting East Main Street. Building setbacks vary along East Main Street, but the lots typically have front, side and rear yards of varying sizes, mature trees and some paved driveways and parking areas. Earlier and more modest residences tend to be located close to the street, especially along the north side, while many of the larger turn-of-the-century estates are located up on the hill, away from the street, adding to their more prominent appearance.

The nominated district consists of 61 contributing resources and 31 non-contributing resources. Of the contributing resources, 42 are primary and 17 are secondary buildings, 2 are objects. Of the non-contributing resources 13 are primary and 18 are secondary buildings. The majority of contributing resources were constructed in the mid to late nineteenth century, primarily in the Greek Revival, Queen Anne, and Italianate styles. Properties determined to be non-contributing are generally significantly altered in materials and form, have lost key character-defining features, or were constructed outside the period of significance. The East Hill Historic District is visually distinct from surrounding properties, as neighboring areas are either of a different period of construction or do not have the same level of architectural detail and integrity.

EAST MAIN STREET

East Main Street, the eastern portion of Main Street (U.S. Route 39), runs directly east to west through the Village of Springville. Today Main Street runs west until it intersects with the Southern Tier Expressway, becoming simply Route 39, and east until it intersects with Vaughn Street, also the eastern village limits, where it becomes the Springville Sardinia Highway. Main Street is divided into East and West at Buffalo Street in the village. Main Street was formed along the line separating lots in the original subdivisions of the Holland Land Company survey, and likely established as one of the first roads in the settlement. Within the district, Main Street separated Holland Land Company Lots 3 and 4 to the north and 9 and 10 to the south. Main Street first appears in the map of Springville from 1818 as the southernmost road, crossing Spring Brook, and its route has remained largely unchanged since then. As part of a major thoroughfare through Springville, Main Street carried a variety of modes of transportation over time, starting as a pedestrian route and later accommodating wagons, carriages, and eventually automobiles. This transition is reflected in secondary buildings ranging from barns to carriage houses to automobile garages that accommodated vehicles of each era. In 1912, Main Street and Buffalo Street were the first two streets to be paved with bricks in Springville, suggesting that they were the two main traffic routes in the village.² Modern property numbers along Main Street were not established until after 1948.

The East Main Street streetscape generally retains its historic residential quality. The road travels up a fairly steep hill, the incline beginning close to the easternmost boundary of the district. The street continues to run

²Springville (Erie County, N.Y.), *Springville, New York: Sesquicentennial, 1834-1984*, (Springville, N.Y.: s.n, 1984), 21.

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uphill until just beyond Myrtle Street, where the land levels out. The street is mostly asphalt paved with single lanes running each direction; concrete curbs, grass planting strips and concrete sidewalks flanking the roads. Sidewalks are generally six-feet in width and interrupted with driveways. Landscape conditions and building setbacks vary along East Main Street, but the lots typically have front, side and rear yards of varying sizes, mature trees and some paved driveways and parking areas. Earlier and more modest residences tend to be located close to the street, especially along the north side, while many of the larger estates are located up on the hill, away from the street. Within the district, East Main Street is intersected by Franklin Street, Spring Street, Elm Street, and Newman Street to the north, and Elk Street, Myrtle Avenue, and East Avenue to the south.

ARCHITECTURE

The architecture of the East Hill Historic District reflects popular styles during the period of significance from ca. 1835 to ca. 1935. Since East Main Street was one of the earliest roads and major thoroughfares in the village of Springville, some of the earliest buildings were constructed here, including an early pioneer log cabin (not extant). As the settlement became more stable and the population grew, more permanent housing began to arise throughout the village, including on East Hill. These tended to be small, modestly embellished residences, several with elements of Greek Revival style. Popular architectural styles of the century between the 1830s and 1930s are found throughout the district, predominately featuring the Greek Revival style, with classically inspired columns and front facing gable massing, the Italianate style, typified by bracketed cornices, and the Queen Anne style, characterized by its asymmetrical, highly embellished facades. A number of earlier buildings were updated with components of later building styles, creating a conglomeration of styles. Most of the buildings were built by unknown builders drawing from widely disseminated pattern and style books. However, several buildings are more highly detailed in style and character, suggesting the hand of a trained architect, although no records of such have been located. Building permits, then known as "petitions," were not required in the village of Springville until 1933.

RESOURCES

There are a total of 61 contributing resources in the East Hill Historic District. Of the contributing resources, 42 are primary and 17 are secondary. These contributing resources are residential and commercial in use.

The following list, organized by property address in number order, split into even and odd numbers, provides a brief description of each individual property included in the district. When determining an individual building's status as "contributing" or "non-contributing" to the district, date of construction and integrity of material and historic character were the primary factors considered. Some level of modifications and updates are common here, typically replacement siding, windows, modern additions and/or porches. These modifications reflect the continued use of these buildings for decades; changes in building materials alone do not necessarily render a

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building non-contributing to the district as long as they retain identifying historic character and form. Buildings that are non-contributing are generally those that have been significantly and irreversibly altered in form and material or have lost key character defining features. Several buildings are outside the period of significance and are non-contributing to the historic district.

PROPERTY LIST

Total Contributing Primary Buildings: 42

Total Non-Contributing Primary Buildings: 13

Total Number of Primary Buildings: 55

Total Number of Contributing Secondary Buildings (barns, carriage houses, garages, etc.): 17

Total Number of Non-Contributing Secondary Buildings: 18

Total Number of Objects: 2

EAST MAIN STREET – NORTH SIDE (even)

98 East Main Street **ca. 1849**

George E. Crandall House/Warner Museum

Contributing primary building; contributing secondary building.

2-story hipped roof with 1-story wing frame residence with Italianate styling; cut stone foundation, wood clapboard siding, asphalt shingle roof. 2-story building features central 3-bay open entry porch with round wooden ionic columns, historic wooden entry door with elliptical fanlight transom and sidelites. First story windows typically 4/4 wood sash double hung with decorative pediment hood mold, second story windows 2/4 wood sash double hung with flat hood molds. Denticulated cornice features prominent double brackets. 1-story side gable wing features open entry porch with wood porch supports and central entry door

Property includes 2 ½-story front gable frame autobarn; wood clapboard siding, asphalt shingle roof. Features single barn door and half width entry porch with shed roof and spindlework columns. Windows typically 4/4 wood sash double hung with tripartite windows at gable end.

108 East Main Street **ca. 1900**

Byron Austin House

Contributing primary building

2 ½ story front gable frame residence with modest Queen Anne styling; rusticated stone foundation, vinyl and wood shingle siding, asphalt shingle roof. Features full width open entry porch with wooden fluted columns and wrought iron balustrade, porch roof also features wrought iron balustrade. Irregular fenestration with replacement 1/1 windows typical. Gable end complete with pent roof, wood shingle siding, and tripartite

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windows with faux elliptical fanlight above central window. West (side) elevation includes two story bay window and rear of building features several rambling 1-story additions.

112 East Main Street **ca. 1860**

George Holland House/Presbyterian Parsonage

Contributing primary building

2 ½-story front-gable with 1 ½-story wing brick building with Italianate styling; cut stone foundation, stone water table, asphalt shingle roof. Main entry door is off-center and slightly recessed into a segmental arch opening with (non-historic) stained glassed transom and sidelites. Windows typically 6/6 simulated divided light replacements set into segmental arch opening with stone sill. Gable end features single arched 6-light wood casement window and large brackets at cornice. 1 ½-story wing features shed roof open entry porch with spindlework supports and balustrade, secondary entry door. Property includes rear frame attached garage.

120 East Main Street **ca. 1890**

Frank O. Smith House

Contributing primary building; non-contributing secondary building (outside period of significance)

2 ½-story irregular shaped cross-gable frame residence with modest Queen Anne Styling; parged concrete foundation, wood clapboard and wood shingle siding; asphalt shingle roof. Large wrap-around concrete block open entry porch with round wooden columns, historic wooden entry door. Windows typically 1/1 replacement units or 1/1 wood sash double hung units. With some multi-lite upper sashes existing in gable ends. Siding features a pattern with wood clapboard at the first and second stories separated by a band of wood shingles, wood shingles at gable ends as well. Front facade features two front gables, one large and one small projecting gable, West (side) elevation features small 2nd story porch and east (side) elevation includes projecting 2nd story room forming car port.

Property includes 4-bay side-gable frame automobile garage with wood clapboard siding, asphalt shingle roof.

SPRING STREET INTERSECTS

136 East Main Street **ca. 1860**

Office and Residence of William H. Jackson Physician (ca. 1892)

Contributing primary building

2-story hipped frame residence with Italianate styling; vinyl siding, asphalt shingle roof. Features off-set entry door with decorative door surround, door flanked by sidelites wooden pilasters, topped with a transom and decorative pedimented hood. Windows at first floor typically triple sash replacement units with simulated divided lights and pedimented hood molds, second story windows typically 4/4 simulated divided light replacement units with flat hood molds. Cornice features exaggerated double brackets. West elevation includes recessed secondary entry and attached garage. Large rear addition includes porch at east sides with wood supports and balustrade.

144 East Main Street **ca. 1910**

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A. L. Pingrey House

Contributing primary building

2 1/2-story front gable with jerkinhead roof brick residence with modest Colonial Revival styling; asphalt shingle roof. Features large wrap around porch with paired wooden square columns, wooden balustrade and standing seam metal roof, recessed entry door at west side. Irregular fenestration, first story windows typically wood frame of varying sizes and configurations, second story windows typically 1/1 replacements. Gable end features pent roof, wood shingle siding and Palladian window. Attached 2-bay garage at rear.

154 East Main Street

ca. 1835

Contributing primary building

2-story 2-tiered hipped frame residence with modest Greek Revival styling; concrete block foundation, vinyl siding; asphalt shingle roof. Features full with enclosed entry porch constructed of concrete block, with wood pilaster supports and wood frame windows, central non-historic entry door. First story is larger in area than second story, creating a tiered effect. Windows typically 1/1 vinyl replacement units. Building also includes large corner pilasters and exaggerated cornice, and lean-to shed structure at east elevation.

158 East Main Street

ca. 1920

Non-contributing primary building (loss of architectural integrity)

2-story side gable frame vernacular residence; concrete block foundation, aluminum siding, asphalt shingle roof. Features nearly full-width shed roof porch with wood supports and solid aluminum sided balustrade, off-set wood panel entry door. Windows typically 1/1 vinyl replacement units. Cornice returns at gable end. Rambling 1 story addition at rear.

164 East Main Street

ca. 1840

Contributing primary building

2-story front gable with flanking wings frame residence with modest Greek Revival styling; concrete block foundation, wood clapboard siding, asphalt shingle roof. Features central entry with brick infill at balustrade level, Windows typically 1/1 wood sash double hung or 1/1 replacement units. Corners feature prominent pilaster/corner boards and cornice returns at gable end. Attached 2-bay garage at rear.

ELM STREET INTERSECTS

174 East Main Street

ca. 1860

Contributing primary building; contributing secondary building

2-story side gable with smaller 2-story wing frame residence with Colonial Revival styling; wood clapboard siding, asphalt shingle roof. Main entry door features decorative door surround complete with fluted pilasters and broken pediment. Wing features recessed entry porch with wood supports and side entry door. Windows typically 1/1 wood sash double hung. First story has smaller upper sashes.

Property includes large 1 1/2-story front gable frame garage with wood clapboard siding and asphalt shingle roof.

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182 East Main Street **ca. 1860**

F. Crary House

Contributing primary building; non-contributing secondary building (outside period of significance)

2-story hipped roof frame residence with modest Italianate styling; stone foundation, vinyl siding, asphalt shingle roof. Features central entry with contemporary entry door, windows typically 4/4 vinyl simulated divided light units. Building also features 1 story hipped roof window at east (side) elevation and modillions at the cornice.

Property includes small front gable garage, vinyl siding, asphalt shingle roof.

192 East Main Street **ca. 1870**

Avery D. Jones House

Contributing primary building

2-story hipped roof residence with elements of Italianate and Queen Anne styling; parged concrete foundation, wood clapboard siding, asphalt shingle roof. Central front entry features small covered porch with clustered bracketed porch supports, wooden single-light entry door with transom above, secondary Windows typically 1/1 replacement units with decorative window surrounds featuring brackets. Several two story bay windows of varying sizes are located on the corners and sides of the building. Pent roof separates first and second floor, brackets at the cornice of both roofs.

210 East Main Street **ca. 1954**

Concord Medical Group Building

Non-contributing primary building (outside period of significance)

1 ½-story cross gable "L" shaped mid-century modern building; mixture of wood clapboard and vertical wood siding, asphalt shingle roof. Features contemporary entry door, windows vary between large fixed window-walls, tall, narrow fixed windows and sliding aluminum windows. Peaks of cross gables feature window-walls overlaid with decorative geometric wood-work.

222-224 East Main Street **ca. 1955, additions 1967, 1974, ca 1985, ca. 2000**

Bertrand Chaffee Hospital and Jennie B. Richmond Chaffee Nursing Home

Non-contributing primary building (outside period of significance); non-contributing secondary building

2-and 3-story masonry building with rambling 1-story rear additions. Generally features poured concrete foundation and flat roof. Main entry features large concrete covered walkway with contemporary entry doors. Windows typically tripartite fixed contemporary.

Property includes 1-story frame side gable equipment building with vertical wood siding, asphalt shingle roof and metal door.

252 East Main Street **1972**

Springville Health Care Center

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Non-contributing primary building (outside period of significance)

2-story hipped-roof vernacular building masonry building; asphalt shingle roof with wide overhanging eaves. Side, recessed entry bay with wrought iron rood support bracket, contemporary glass commercial entry door. Minimal decorative brick work with narrow projecting vertical portions. Fixed windows typical.

260 East Main Street

ca. 1920

Contributing primary building; contributing secondary building

1 ½-story side gable masonry residence with Craftsman styling; asphalt shingle roof. Features full width, partially enclosed entry porch with square wooden supports atop brick biers, wood balustrade, central entry door with leaded glass sidelites. Irregular fenestration with tripartite vinyl windows at open entry porch. Other windows typically multilight wood casement and 4/4 wood sash double hung. Large central shed roof dormer with three windows, flanked by brick chimneys, exposed eaves.

Property includes 1-story hipped roof frame garage.

268 East Main Street

ca. 1860

The Fornes Agency Insurance

Non-contributing primary building (loss of architectural integrity); non-contributing secondary building

2-story hipped roof and 1 ½-story wing frame vernacular building; parged foundation, aluminum siding, asphalt shingle roof. Recessed entry at wing with wood panel and single window entry door. Windows typically 1/1 vinyl replacement units, some sliding vinyl replacement units.

Property includes 1-story, single bay front-gable frame garage with aluminum siding.

276 East Main Street

ca. 1850; 1970 and 2011 additions

Non-contributing primary building (loss of architectural integrity); Non-contributing secondary building

2-story side-gable frame vernacular building; stone foundation, vinyl siding, asphalt shingle roof. Second floor overhangs entry porch, supported by large centralized bay window that is flush with second story, recessed contemporary entry door. Irregular fenestration with windows typically 4/4 to 8/8 simulated divided light vinyl replacement units.

Property includes large ½-story side gable frame 4-bay garage with vinyl siding, asphalt shingle roof.

284 East Main Street

ca. 1885

Contributing primary building; contributing secondary building

2-story hipped roof frame vernacular residence; stone foundation, asbestos siding, asphalt shingle roof. Features single-bay small open entry porch with wood supports, wooden entry door with elliptical fanlight, door flanked by modest pilasters. Windows typically paired 1/1 wood sash double hung units. At the rear of each side is a 1-story shed roof wing with wood casement window and secondary entry doors.

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Property includes large 1 ½-story side gable barn converted to 4-car garage, vertical wood siding, corrugated metal roof.

292 East Main Street

ca. 1885

Contributing primary building; contributing secondary building

2-story cross gable frame residence with Queen Anne styling; stone foundation, wood clapboard siding, standing seam metal roof. Features full-width wrap-around open entry porch with square wooden supports atop solid shingle sided balustrade, historic wooden entry door. Windows typically 1/1 wood sash double hung, some with wood storms. Gable ends supported with decorative brackets at base and feature vertical wood siding and decorative wooden vergeboard. East facade features bay window at first story with small second story decorative porch above.

Property includes 1-story flared hipped roof garage with tile siding, asphalt shingle roof, historic wooden entry doors and historic wooden garage doors.

NEWMAN STREET INTERSECTS

306 East Main Street

ca. 1885

Contributing primary building; non-contributing secondary building (outside period of significance)

2-story cross gable frame residence with modest Queen Anne styling; stone foundation, vinyl siding, asphalt shingle roof. Features recessed enclosed entry porch at west elevation with multilight wood entry door and 3/1 wood sash double hung windows. Windows typically 1/1 vinyl units. Gable ends feature decorative wooden vergeboards. West facade features bay window at first story with small second story decorative porch above with spindlework supports and frieze.

Property includes 1-story, single bay front gable garage with vinyl siding, asphalt shingle roof.

310 East Main Street

ca. 1950

Non-contributing primary building (outside period of significance)

1 ½-story side gable frame cape cod residence; concrete block foundation, vinyl siding, asphalt shingle roof. Features single-bay central entry porch with spindlework columns and gable end featuring elliptical fanlight and fish scale shingles, contemporary entry door. Windows typically tripartite vinyl simulated divided light casement and fixed units, or 1/1 vinyl units. Includes rear, 1-story side gable addition.

316 East Main Street

ca. 1885

Contributing primary building; contributing secondary building

2-story cross-hipped roof frame building with modest Italianate styling; parged foundation, vinyl siding, asphalt shingle roof. Features wrap-around open entry porch with round wood columns and wood balustrade, entry doors at front bay and east side recessed portion. Windows are typically 1/1 vinyl replacement units. Eaves feature scrolled brackets and larger, more pronounced brackets at corner boards.

Property includes 1 ½ story gambrel roof painted brick autobarn with sliding wooden barn doors.

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326 East Main Street

ca. 1885

Contributing primary building; contributing secondary building

2-story cross-gable frame residence with Queen Anne Styling; concrete block foundation, asbestos siding, asphalt shingle roof. Features two separate entry doors, westernmost entry is slightly recessed with hexagonal shaped entry porch with spindlework supports and carved wooden frieze band, eastern most recessed entry is recessed with wrought iron supports and balustrade. Front facade features central two story projecting bay with second story balcony featuring spindlework supports, balustrades and frieze band. Irregular fenestration, but windows are typically 1/1 replacements with decorative wooden flat-topped hood molds. Gable ends feature decorative wooden trusses.

Property includes 2 ½-story gambrel roof building converted to an apartment building; with vertical wooden siding and shingle siding, asphalt shingle roof. Features wooden entry door, windows typically 1/1 vinyl units. Building has 324 East Main Street address but is located on 326 East Main Street lot.

336 East Main Street

ca. 1885

Contributing primary building

2-story cross gable frame building with Queen Anne Styling; stone foundation, vinyl siding, standing seam metal roof. Features wrap around open entry porch with round wooden columns atop concrete block piers, spindlework balustrade, recessed entry door at west side. Front elevation features large central 2-story bay window. Windows typically 1/1 vinyl replacements with decorative flat topped hood molds. Gable ends feature large wooden brackets, and modestly carved wooden verge boards, and vinyl fish scale shingles.

342 East Main Street

ca. 1930

Contributing primary building; non-contributing secondary building (loss of architectural integrity)

1 ½-story side gable frame residence with Craftsman styling; concrete block foundation, vinyl and wood shingle siding, standing seam metal roof. Features full width open entry porch with square wooden supports and solid, shingle sided balustrades and decorative brackets, contemporary entry door. Features tripartite vinyl casement window at front elevation, other windows typically 1/1 vinyl. Includes large gabled dormer leading to small with door leading to small balcony.

Property includes small, shingle sided frame garage with contemporary garage door and collapsed roof.

350 East Main Street

ca. 1850

Non-contributing primary building (loss of architectural integrity); non-contributing secondary building

1-story hipped-roof frame vernacular residence; parged foundation, vinyl siding, standing seam metal roof. Features central enclosed entry porch with tall, narrow vinyl windows, contemporary entry door, and transom window. Windows typically paired 1/1 wood sash double hung. Very little extra ornamentation.

Property includes 2-bay hipped roof automobile garage with wood clapboard siding and asphalt shingle roof.

362 East Main Street

ca. 1860

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Contributing primary building; contributing secondary building

2-story cross-hipped roof frame residence with Italianate styling; parged foundation, vinyl siding, asphalt shingle roof. Features entry door at main block with single-bay open entry porch, round wooden columns, fanlight transom above entry door. Secondary recessed sitting porch to east with matching round wooden columns. Windows typically 4/4 simulated divided light vinyl replacements, first story windows have slight pediment hoodmolds and second story have flat hood molds. Cornice features double brackets.

Property includes 2-bay hipped roof garage with wood siding, asphalt shingle roof.

EAST MAIN STREET – SOUTH SIDE (ODD)

105 East Main Street

ca. 1880

J.P. Meyers/Gardinier House

Contributing primary building

2 ½-story cross-gable with tower frame residence with a mixture of Stick and Queen Anne styling; parged foundation, wood clapboard siding, asphalt shingle roof. Features a nearly full width open entry porch with spindlework supports and decorative frieze, historic double wooden entry door with spindlework frieze. Windows typically 1/1 wood sash double hung. Front elevation features large double bay window with decorative bracketed spindlework verge board at gable end. West (side) elevation features bay window with second story balcony, complete with spindlework supports and decorative balustrade. Building features prominent tower at west end with diagonal flat stick work, characteristic of stick style, fish scale shingles and bracketed cornice. Tower also includes small gabled dormers at roof. Attached garage at rear of the house.

119 East Main Street

ca. 1870

C.J. Shuttleworth House

Contributing primary building; contributing secondary building

2 ½-story hipped roof brick residence with Italianate styling; cut stone foundation, asphalt shingle roof. Features recessed entry porch at west elevation with wooden porch supports and recessed entry door, secondary entry door located at recessed eastern portion of building. Windows typically 1/1 or 4/4 wood sash double hung with varying fenestration. First floor in main building has segmental arched window openings and second story has semicircular arched window openings. Eastern side addition features flat topped windows. Cornice complete with large decorative brackets and modillions. Roof features cupola with rounded arch 4/4 wood sash double hung windows.

Property includes 2 ½-story front gable brick carriage house with large 1-story frame wing. Features semicircular arch opening, infilled with vinyl siding and entry door.

135 East Main Street

ca. 1870

M. Badgley House

Contributing primary building; contributing secondary building

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2-story hipped roof frame residence with modest Italianate styling; vinyl siding, asphalt shingle roof. Features single bay open entry porch with square wooden supports, contemporary wooden entry door. Windows typically 8/8 simulated divided light replacement windows. Central portion of roof line slightly raised into pediment shape. Smaller 2-story wing at west end of building features recessed entry porch with wooden decorative porch supports, smaller second story windows.

Property includes 2 ½-story front-gable frame autobarn with wood clapboard siding and asphalt shingle roof and two modern garage doors.

147 East Main Street

1892

Morris Hall House

Contributing primary building; contributing secondary building

2 ½-story steeply pitched side gable frame residence with Shingle and Queen Anne styling; wood clapboard and shingle siding, asphalt shingle roof. Features full-width wrap around porch with round columns and solid balustrade, historic wooden double door. Irregular fenestration with groups of 1/1 wood sash double hung windows typical. Roof includes large front gable dormer and small eyebrow dormer. Building includes large 4-story tower with chamfered corners various window types and configurations.

Property includes 1-story hipped-roof frame garage.

155 East Main Street

ca. 1900

Contributing primary building; non-contributing secondary building (outside period of significance)

2 ½-story cross-gable brick residence with colonial revival styling; rusticated stone foundation, asphalt shingle roof. Features full width enclosed entry porch with ionic pilasters and wooden panel balustrade. Windows typically 6/6 simulated divided light replacement units with prominent stone sills. Gable end features pent roof, wood shingle siding and Palladian window with replacement windows.

Property includes 1-story front gable masonry garage with shingle siding at gable end, asphalt shingle roof and contemporary garage door.

163 East Main Street

ca. 1840

Non-contributing primary building (loss of architectural integrity)

2-story front gable and wing vernacular residence; parged foundation, asbestos and vinyl siding, asphalt shingle roof. Recessed entry porch at 1-story wing with wood supports and balustrade, contemporary entry door. Windows are typically 6/1 wood sash double hung or 6/6 simulated divided light replacements.

167 East Main Street

ca. 1890

Stanbro House

Contributing primary building

1 ½-story cross gable with front-facing gambrel frame residence; wood clapboard siding, asphalt shingle roof. Gambrel portion overhang creates full width open entry porch with wood supports and balustrade, central entry door. Windows typically 6/6 simulated divided light replacements.

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175 East Main Street **ca. 1880**

Chester John Lowe House

Contributing primary building; non-contributing secondary building (outside period of significance)

2 ½-story cross-gable frame vernacular residence; asbestos siding, asphalt shingle roof. Features large partially enclosed entry porch with square wooden columns atop a solid, shingle sided balustrade, historic wooden double entry doors. Windows typically 2/2 wood sash double hung units with flat hood molds.

Property includes 1-story front gable frame garage with asbestos siding and asphalt shingle roof, entry door, and contemporary garage door.

185 East Main Street **ca. 1845**

Contributing primary building

1 ½-story front gable frame residence with modest Greek Revival styling; wood clapboard siding, asphalt shingle roof. Features full width open entry porch with Queen Anne styling, spindlework supports, wood balustrade and brackets, contemporary entry door flanked by sidelights and pilasters and topped with transom. Windows typically 6/6 wood sash double hung windows. Pilasters at corners of house with wide entablature at cornice and cornice returns at gable end. Rambling 1-story addition at rear.

193 East Main Street **ca. 1840**

Olmstead House

Contributing primary building

2-story front-gable with 1-story wing brick residence with Greek Revival styling; cut stone foundation, asphalt shingle roof. Historic wooden paneled entry door with sidelights and transom and large stone lintel above, secondary entry door at wing with stone lintel above. Windows typically 6/6 wood sash double hung with stone sills and lintels, flanked by wooden shutters. Denticulated cornice returns at gable end.

201 East Main Street **ca. 1890**

Frank E. Lowe House

Contributing primary building; contributing secondary building

2-story cross gable frame vernacular residence; stone foundation; wood clapboard siding, asphalt shingle roof. Features slightly recessed half width enclosed entry porch. Windows typically 1/1 wood sash double hung with flat hood molds. Bay window with double brackets at cornice and secondary enclosed side porch at east (side) elevation. Gable ends feature decorative brackets at roof ends and decorative verge board

Property includes 1 ½-story 3 bay front-gable and wing garage with clapboard siding and asphalt shingle roof.

215 East Main Street **ca. 1935**

Inez Wiggins House

Contributing primary building

2-story 5-bay side gable frame residence with Colonial Revival styling; concrete block foundation; wood clapboard siding, asphalt shingle roof. Features single-bay central rounded entry porch with round columns,

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recessed wooden entry door, flanked by fluted pilasters. Windows typically 6/6 wood sash double hung units. Includes attached 2-bay garage at rear.

221 East Main Street

ca. 1920

Contributing primary building; non-contributing secondary building (outside period of significance)

2-story hipped roof with flanking 1-story wing brick and frame residence with craftsman styling; wood shingle siding, asphalt shingle roof. Includes two matching recessed entry porches on either side of a large central bay window, porches feature round wooden columns atop brick balustrade. Windows are wood casement, first story windows feature leaded glass transoms and rusticated stone lintels.

Property includes 1-story side-gable multiple bay masonry automobile garage with asphalt shingle roof.

231 East Main Street

ca. 1885

Alonzo Vaughn House

Contributing primary building; 1 contributing secondary building; 1 non-contributing secondary building (outside period of significance)

2-story cross gable frame residence with Queen Anne styling; concrete block foundation, wood clapboard and wood shingle siding, asphalt shingle roof. Includes recessed entry porch with spindlework supports and frieze band, solid balustrade with wood clapboard siding, historic wooden double entry door. Windows typically 1/1 wood sash double hung with decorative wooden window surrounds. Bracketed cutaway bays at front elevation, with bracketed cornices. Gable ends feature decorative wooden verge boards and fish scale shingles.

Property includes 1 ½-story gambrel roof autobarn with contemporary garage door, wooden entry door and porthole window. Property also includes front gable 1-story contemporary garage.

243 East Main Street

ca. 1885

D.J. Wilcox House

Contributing primary building; non-contributing secondary building (outside period of significance)

2 ½-story cross-gable frame vernacular residence; stone foundation, vinyl siding, standing seam metal roof. Features recessed open entry porch with wrought iron supports and balustrade, historic wooden double entry doors. Windows typically 1/1 wood sash double hung. West elevation features small second story balcony.

Property includes 1-story front gable contemporary garage with vinyl siding, asphalt shingle roof.

253 East Main Street

ca. 1885

William Warner House

Contributing primary building; non-contributing secondary building (outside period of significance)

2-story cross-gable frame residence with modest Queen Anne styling; cut stone foundation, vinyl siding, asphalt shingle roof. Central bay is flanked by two separate open entry porches, main entry porch features wood supports and small brackets at cornice, contemporary entry door, secondary porch includes small wood supports and vinyl sided balustrade. Windows typically 1/1 vinyl replacement units. Large bay window at front

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elevation with second story balcony above, featuring spindlework supports and decorative wooden balustrade. Gable end supported by two large brackets.

Property includes 1 ½-story front gable garage with two contemporary garage doors; asphalt shingle siding, and roofing.

261 East Main Street

ca. 1885

John S. Wheeler House

Contributing primary building; contributing secondary building

2-story cross-gable frame residence with modest Queen Anne styling; parged concrete foundation, vinyl siding, asphalt shingle roof. Features large wrap around open entry porch with wood supports and balustrade, historic wooden double entry door. Windows typically 1/1 wood sash double hung. First story facade features bay window with decorative brackets. Second story features small matching balconies accessed by entry doors. East elevation includes car port.

Property includes 2 ½-story front gable autobarn with central entry door flanked by garage doors, wood clapboard siding, asphalt shingle roof.

271 East Main Street

ca. 1846-1865

Kingsley-Richmond House

Contributing primary building; contributing secondary building

2-story hipped roof with 1-story wing brick former residence with Italianate styling; parged concrete foundation. Main entry located on east (side) elevation, at car port, which features wood supports and double entry door with transom above, small wood frame, vinyl sided addition located above entry. Windows typically 9/9 simulated divided light vinyl units of varying sizes with large stone sills and lintels. Second story features wooden casement window with rounded top. Corners of the building have stylized brick pilasters with broken stone belt coursing between 1st and 2nd stories. Cornice includes double brackets and dentils. 1-story wing addition at west (side) elevation features stone veneer and asbestos siding with tripartite contemporary casement windows.

Property includes large front gable frame carriage house with wood clapboard siding, 6/6 wood sash double hung windows, semicircular arch window at gable end.

285 East Main Street

ca. 1875

Contributing primary building; contributing secondary building

2-story cross-gable frame residence with modest folk Victorian detailing; vinyl siding, asphalt shingle roof. Features recessed open entry porch with pediment at entry bay, spindlework supports and decorative wooden frieze. Windows typically 6/6 or 2/2 wood sash double hung, with some vinyl replacement windows on front-gable portion feature decorative wooden surrounds and hood molds.

Property includes 1-story, multiple bay hipped roof garage.

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291 East Main Street **ca. 1880**

Non-contributing primary building (loss of architectural integrity)

2-story cross-gable frame vernacular former residence; cut stone foundation, vinyl siding, asphalt shingle roof. Contemporary entry door and sidelights at corner of 1-story entry bay addition. Windows typically 1/1 vinyl units. Front elevation includes contemporary bay window and wall dormer with tripartite window.

301 East Main Street **2010**

Non-contributing primary building (outside period of significance); non-contributing secondary building
1½-story side gable (with multiple intersection gables) frame vernacular residence; concrete foundation, vinyl siding, asphalt shingle roof. Central recessed entry porch located between two 1-story front gable portions, contemporary entry door features sidelights. Windows typically simulated divided light vinyl windows in pairs, some topped with elliptical fanlights.

Property includes 1 ½-story gambrel roof garage.

309 East Main Street **ca. 1860**

Contributing primary building; contributing secondary building

2-story hipped roof frame residence with modest Italianate styling; cut stone foundation, wood clapboard siding, asphalt shingle roof. Features full width open entry porch with round wooden columns. Irregular fenestration with 1/1 vinyl replacement windows typical. Cornice features modillions, 1-story hipped addition at east (side) elevation.

Property includes 1 ½-story gambrel roof autobarn, with wood clapboard siding, asphalt shingle roof.

319 East Main Street **ca. 1880**

Contributing primary building

2 ½-story cross gable frame residence with Queen Anne styling; vinyl siding standing seam metal roof. Features full width open entry porch with round wooden columns atop stone piers, wooden balustrade, historic double wooden main entry doors, several secondary entry doors. Windows typically 1/1 vinyl units with decorative wooden window surrounds and hood molds. Gable ends feature wood shingle siding. East elevation includes two story bay window with decorative wooden brackets. Includes attached garage at rear.

333 East Main Street **ca. 1920**

Contributing primary building

1 ½-story side gable masonry residence with Craftsman styling; stone foundation, wood shingle siding, at upper half story, asphalt shingle roof. Features full width open entry porch with grouped battered wood columns atop stone piers with stylized brick balustrade. Entry door features sidelights and stone lintel. Tripartite wood casement window at front elevation with stone lintel. Large front gable dormer forms balcony at roof with wood balustrade, Exposed eaves, and exaggrate brackets typical of Craftsman style.

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341 East Main Street

ca. 1960

Non-contributing primary building (outside period of significance)

2-story split-level vernacular residence; concrete block foundation, brick veneer and aluminum siding, asphalt shingle roof. Features two contemporary entry doors, one at front gable portion and other at side gable portion. Windows typically sliding aluminum or 6/6 simulated divided light vinyl, Includes garage door at front elevation.

Includes contributing stacked stone pier, formerly part of the Dr. Ralph B. Waite estate at 367 East Main Street, matching pier at that location.

355 East Main Street

ca. 1950

Built by: Salzer Bros.

Non-contributing primary building (outside period of significance)

1 ½-story side gable and wing frame Ranch style residence with asphalt shingle roof. Enclosed shed roof entry porch, door not visible from street view. Windows typically tall, narrow casement. Attached single bay garage with wooden door.

367 East Main Street

ca. 1855; ca. 1900 brick veneer

Dr. Ralph B. Waite House

Contributing primary building; 3 non-contributing secondary building (outside period of significance)

2-story hipped roof frame residence with brick veneer and vernacular styling; asphalt shingle roof. Features off-set single-bay entry porch with clustered square wood supports, entry door features leaded glass sidelites and segmental arch transom. Windows typically 4/4 simulated divided light vinyl replacements with stone sills and wide stone lintels. Side elevations include small porches, matching the character of the front entry porch.

Property includes several outbuildings. 2-story hipped roof frame building; vinyl siding, asphalt shingle roof, features contemporary entry doors, garage doors and sliding glass windows with irregular fenestration. Also includes 1-story side gable automobile garage with vinyl siding, and 2-story side gable building with concrete block first story and vinyl siding on second story.

Includes contributing stacked stone pier, matching the pier at 341 East Main Street

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EAST HILL HISTORIC DISTRICT – STATEMENT OF SIGNIFICANCE:

Summary

The East Hill Historic District is significant as a highly intact collection of residential buildings that reflect the evolution of fashionable architectural styles in the village of Springville. This residential corridor, located just east of the historic commercial downtown, developed as the land was subdivided from farmland into more compact, yet stately residential development. East Hill refers to a large hill at the east end of the village on which residential development occurred. The East Hill Historic District is significant under criterion C in the area of Architecture as an intact enclave of residential architecture spanning roughly a century of development. The district also merits consideration under criterion A in the area of Community Planning and Development, for its association with the growth and development of the village of Lancaster.

The period of significance for the East Hill Historic District encompasses the years in which the majority of architectural development occurred, beginning with the construction of the earliest extant resource, a Greek Revival house at 154 East Main Street erected around 1835 and closing in 1935 with the construction of the house at 215 East Main Street. This period spans nearly 100 years of growth from Springville's incorporation through its gradual rise to wealth with the introduction of railroad, and eventual stagnation with the presence of the automobile and the post-World War II economy. Within this larger period of significance, the majority of resources were constructed between 1880 and 1920, the years in which there was an economic and population boom.

The district reflects the progression in popular architectural styles, ranging from Greek Revival and Italianate styles of the early and mid-1800s, to larger and more grand Queen Anne and Shingle Style buildings in the late nineteenth century, to examples of Craftsman style and Colonial Revival styles from the early twentieth century. While many properties appear to have been built by local builders and carpenters, likely using pattern books as inspiration, several of the larger properties may have been designed by architects, given their detail, complexity and the social standing of their owners. However, the names of these architects and/or builders are presently largely unknown. A few buildings have since found new use as commercial and institutional properties, but the district largely retains the feel and appearance of a residential neighborhood.

During the course of its history, Springville became the industrial, economic, and social center of the town of Concord, which was otherwise fairly rural farm country. The area's population gradually rose as settlers from New England were lured by Springville's abundant natural resources and industrial success. Water power from the multiple fresh water springs gave way to a milling industry, giving rise to an early industrial center in the town of Concord. Fertile land in the rural settlement was ideal for the establishment of prosperous farms. Dirt and plank roads connected Springville to nearby villages and towns, which allowed for the transportation of

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goods and people, to and from the village. As the settlement with the largest population in the town of Concord, Springville emerged as the center of trade and commerce for the town, which only aided in the financial success of the villagers. Springville was officially incorporated in 1834 and continued to grow and prosper into the next century.

Springville's golden age occurred due to new markets accessed by the introduction of railroad transportation in the late 1870s. The introduction of the Springville & Sardinia railroad in 1878 ushered in an era of increasing rail-dependent economic prosperity, making it easier to import and export raw materials and finished goods to a wider network of markets, and Springville became a bustling economic, industrial and cultural center for southern Erie County. Springville's economy was multi-faceted from the early days and has continued to diversify to the present day, aiding in economic stability throughout its history. As a result of this prosperity, Springville experienced a housing construction boom. The majority of residences in the East Hill historic district were constructed during this period. East Hill became the site of some of the most stylish residences in the village, with Queen Anne Style residences dominating this era of development. Residents of this era were some of the most successful merchants, business owners, farmers, and Springville socialites. After the turn of the twentieth century, more restrained architectural styles such as the Colonial Revival and Craftsman style became popular in the historic district, due in part to local economics as well as larger national architecture and design trends.

By about 1935, the East Hill Historic District had reached the final phases of its growth and development, as much of the land along Main Street had already been subdivided and developed by this time. The individual ownership of automobiles indicated a shift in the location and type of residential development in Springville. Later growth occurred in new, peripheral neighborhoods, made newly accessible to downtown Springville by the emergence of the automobile. Automobiles enabled several East Hill residents to move further from the city center, and a number of residential buildings near the core found new uses as commercial buildings or were subdivided for use as apartments. Additionally, barns and carriage houses were transformed into automobile garages, new garages were constructed to accommodate this new means of travel. Several of the buildings received minor "updates," including new siding or replacement windows. Despite these minor changes, the district retains its stately, residential appearance, reflecting the wealth and prominence of the villagers for whom they were constructed.

The historic district has few intrusions constructed after the period of significance, and few of these residences were demolished to make way for new development. One that did, however, was the estate of Bertrand Chaffee, prominent leader and businessman, which was donated for use as a hospital. As the hospital expanded, the original Italianate residence was demolished. The hospital is the only significant new construction in the district.

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Village of Springville Historical Overview

The land of future Springville was made accessible for Euro-American settlement following the Revolutionary War in 1783, and new settlement in the western New York region began in 1795 with the Holland Land Company purchase. Land was divided into ranges, townships, and lots, surveyed by Joseph Ellicott, and early roads were cut through the landscape to allow for settlement of villages and towns.³ The town of Concord, founded March 20, 1812, was formed of parts of township 6, ranges 6 and 7, and township 7, ranges 6 and 7. In 1808, the Holland Land Company constructed Cattaraugus Road, which ran east to west from Wyoming County to Lawtons, through Concord.⁴

Settlement in Springville began in 1807, when Christopher Stone acquired 787 acres of land in the area, including lots 3, 9, and 14 of township 6, range 6.⁵ This land proved to be rich in natural resources, and settlers migrated from New England and eastern New York to purchase land near Spring Creek, also known as Spring Brook. Prior to 1815, there were nearly 40 pioneers who brought their families to the area. Development occurred within close proximity of Spring Creek and a public square known as "Fiddlers' Green" in the next few decades.⁶

According to the 1886 *Directory of the Village of Springville*, the settlement, named for the numerous fresh water springs in the area, was incorporated on April 11, 1834. Springville would become the industrial, economic, and social center of the town of Concord, which was otherwise fairly rural farm country.

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

³ Kathleen A. Howe, *Reconnaissance Level Survey of Historic Resources: Village of Springville, Erie County, New York*, Bero Associates Architects, (Rochester, NY: April 1998), 4.

⁴ *Ibid.*, 6.

⁵ Springville is located primarily on lots 3 and 9.

⁶ Lyman Morris Smith, *Springville History 1939*, (Marilla, NY: History Recording Association, 1939).

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Springville during this early era were George Holland, Sylvester Eaton, W. Watkins, Wells Brooks, William McMillen, E. Mack, William Ballou, J. Rushmore, and Edmonds F. White.⁷

Advancements in transportation were essential to the continued growth of Springville. Industrial growth and expanding commercial markets were cause for road improvements and more efficient modes of transportation. In 1852, the Springville and Boston Plank Road Company constructed a plank road from Springville to Boston and another road connected Boston to Buffalo, allowing for relatively easy travel between Springville and Buffalo. It was at this time that the first public transportation by stage coach was established.⁸ However, the introduction of the railroad in 1878 had the biggest impact on growth of Springville. Railroads allowed for the fast and inexpensive travel of passengers and goods over long distances. Not only was the railroad a more efficient mode of transportation for goods, it created reliable access to outside raw materials necessary to sustain Springville's booming industrial growth and expanded the network of markets to which Springville could provide goods. The first railroad in Springville, the Springville & Sardinia Railroad, was constructed in 1878. It was a 10.8 mile line that connected to the Buffalo, New York & Philadelphia Railroad at Sardinia, providing daily passenger and freight services. By 1883, the Buffalo, Rochester & Pittsburgh Railroad constructed a line from Ashford to Buffalo, which passed through Springville. Additionally, the Buffalo & Susquehanna Railroad was constructed in 1906 between Buffalo and Galeton, stopping in Springville along the route.

Residents of the town of Concord were sustained by a small, but successful commercial core centered in Springville. At its peak at the end of the nineteenth century, the commercial core, located along a portion of Main Street directly west of the East Hill Historic District, included a florist, a coal, lumber and shingle dealer, three general stores, four hotels, three furniture makers/undertakers, two banks, an agricultural implements dealer, three groceries, a wholesale furniture store, two boot and shoe stores, two millineries, two hardware stores, a harness dealer, barbershop, bakery, two jewelers/optician, a portrait artist, butcher, restaurant, and a stove and tin ware shop.⁹

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

⁷ Erasmus Briggs, *History of the Original Town of Concord: Being the Present Towns of Concord, Collins, N. Collins and Sardinia, Erie County, New York*, (Rochester: Union and Advertiser Company's Print, 1883), 204.

⁸ Howe, *Village of Springville Survey*, 8.

⁹ *Ibid.*, 12-13.

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very rural village to the cultural and entertainment center of the town of Concord. It was at this time that Hall's Opera House, Goddard Memorial Hall, and Dygert's Driving Park were established. The prevalence of leisure activities and establishments was a display of wealth in the village.¹⁰

Springville, like most communities with a historic commercial corridor, saw the effects of the automobile in the mid-twentieth century, as residents moved further from the core of the village, several historic buildings were raised for gas stations or parking areas, or residences were converted for new uses that were compatible with the changing landscape of the automobile age. However, the village did not suffer the same caliber of economic and physical changes as many surrounding towns and villages did due to the great Depression because of its strong commercial and industrial base. While growth of the village slowed in the early to mid-1900s, Springville remained the most prominent community in the Town of Concord.

Development of the East Hill Historic District

The East Hill Historic District reflects the growing economic prosperity of its residents through the evolution of popular architectural styles and trends constructed in the approximately 100 years during which it developed. The East Hill neighborhood is an enclave of residential architecture designed on a grander scale than the surrounding neighborhoods in the village. This area became a center for residential development in the late nineteenth century, due to its proximity to the businesses and amenities of the commercial core of Springville, located just to the west. Early residences were primarily located close to the road, with larger farms occupying the land behind. As wealth increased, building setbacks and scales increased over time, providing a generous front lawn in keeping with the picturesque landscape aesthetic promoted by A.J. Downing and others in the pre-Civil War era. The buildings are associated with Springville's most influential business owners, farmers, and professionals, who helped shape Springville into the bustling industrial, commercial, and cultural center it was during the years surrounding the turn of the twentieth century.

Settlement Period in the East Hill District: 1807-1834

The district developed on land that was subdivided by the Holland Land Company as lots 3, 4, 9 and 10.¹¹ Log houses were described as the earliest form of residential development in Springville. In the first years of settlement, Springville was a vast expanse of wilderness with a seemingly endless supply of tall, sturdy trees. As the roads to and from Springville were not easily traversed at this time and resources were limited, settlers had no choice but to rely on the land. As early settlers cleared the land for farming, they used the logs, as a readily available natural resource, to build their homes. These early log houses tended to be located within

¹⁰ Ibid., 15.

¹¹ Lots 4 and 10 were not originally part of the original village boundaries, which were extended at a later date. Briggs, *History of the Original Town of Concord*, 126.

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walking distance of Spring Brook, which was the center of industry and the village's livelihood. East Hill was the site of one of the first log cabins in Springville, belonging to Benjamin Gardner.¹² Gardner's log house was located approximately at the location of 175 East Main Street and, like other log buildings from this era in the village, no longer extant.

As the population grew in the early settlement period, the large lots established by the Holland Land Company were subdivided to accommodate more condensed residential development in the community. The earliest map of Springville in 1818, surveyed by George W. Robinson, shows a concentration of lots west of Spring Creek centered on the "Public Square," also known as "Fiddler's Green." Residential and commercial development primarily occurred in this area into the 1820s. According to early settler William McMillen, when he arrived in Springville in 1823, there were no houses east of Gardner's cabin to the corporation line.¹³ However, as it became crowded, residential development began to expand along the primary arteries of the village, such as Main Street and Buffalo Street, as they were the most accessible and easily traversed. When Joseph McMillen, William's father, moved to Springville in 1823, he purchased almost all the land north of Main Street from Mechanic Street to Newman Street, except for a few lots that had previously been sold. By the time of his death in 1846, McMillen sold almost all the land along Main Street to Newman Street for village lots and reserved the land back from the street, likely for farming.¹⁴ This trend of subdividing lots and selling them off for residential development would continue in the district into the twentieth century.

Pre-Railroad Development in the East Hill District - Ca. 1835-1877

After the incorporation of the village of Springville in 1834, the area of the East Hill Historic District began to develop more rapidly. Incorporation indicates that the settlement had reached a point of relative stability and prosperity, sustained by budding, agricultural, industrial and commercial endeavors. The village had become self-sustaining, and began to expand markets by way of toll roads. Families during this nearly 40-year period of growth in the village sought to establish more permanent homesteads and their wealth allowed for the construction of increasingly more stylish homes. There were a number of early saw mills along Spring Brook as early as 1813, but by 1860, there were two planing mills in Springville, which increased the capacity for mass-production of architectural trim and details.¹⁵ Additionally, Springville had a number of skilled craftsmen and builders during this era that were capable of constructing building in the popular styles of the day.¹⁶ During this period, styles became more ornate, beginning with modest farm houses, to the classical Greek Revival style, to the highly ornate Italianate style.

¹² Gardner established Springville's first grist mill.

¹³ Briggs, *History of the Original Town of Concord*, 405.

¹⁴ *Ibid.*, 405-406

¹⁵ *Ibid.*, 180. and "History," Village of Springville, last modified 2015, <http://www.villageofspringvilleny.com/history>.

¹⁶ Briggs, *History of the Original Town of Concord*, 195.

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With the stability brought about by Springville's incorporation, more refined and sophisticated frame houses began to replace the earlier, crude log cabins.¹⁷ Larger lots along East Main Street were gradually subdivided and sold to settlers. Early residents in the district were mostly millers and farmers who came to Springville from eastern New York and New England. In contrast to the compact nature of the earliest residential development in the village center, these houses were spaced out along East Main Street and set on large plots of land, suggesting the existence of farmland on their properties. The early residences were slightly more concentrated at the west end of the district, closer to town than they were at the east end. Residences were almost exclusively sited close to the street, with farmland behind. This type of layout is perhaps suggestive that these early farms were of the four-field type of farm design, popular in the late eighteenth and early nineteenth centuries, which sited the residence in close proximity to the street, with crop fields and orchards placed close to the house and pastures at the rear of the property. Compared to the earliest log houses, the earliest extant residences along this road reflect a more skilled construction method, as well as the increasing availability of planned lumber, but were still relatively modest farm houses, 1- to 2- stories. There were a number of early saw mills along Spring Brook as early as 1813, but by 1860, there were two planning mills in Springville, which increased the capacity for mass-production of architectural trim and details.¹⁸

As Springville began to grow and flourish in the 1820s and 30s, the Greek Revival style became widely utilized for residential development along East Main Street. The Greek Revival style, drawing from academic studies of Classical Greek architecture, came into fashion between 1820 and 1850 in Western New York. It was introduced to the area by settlers who originated in New England and eastern New York, where the style was already quite fashionable, who brought pattern books, style guides, and other publications as they migrated westward into the area. Because of this type of migration, the Greek Revival is often regarded as the first national architectural style of America. With the incorporation of the Village of Springville in 1834, the Greek Revival style had emerged as a popular choice new residential architecture. By around 1835, builders in the East Hill district adopted and applied the highly identifiable elements of Greek temples to contemporary architecture influenced by available builder's books, such as Asher Benjamin's *American Builder's Companion* and *Practical House Carpenter*.¹⁹

Greek Revival residences in the East Hill District represent some of the first buildings constructed in a recognizable style along East Main Street. Greek Revival buildings in the district are primarily concentrated in a portion of East Main Street between Elm Street and Myrtle Street. It is likely that there were several more

¹⁷ H. Perry Smith, ed., *The History of the City of Buffalo and Erie County: With Illustrations and Biographical Sketches of Some of its Prominent Men and Pioneers*, Vol. 1, (Syracuse, NY: D. Mason & Co., 1884), 634.

¹⁸ I Briggs, *History of the Original Town of Concord*, 180. and "History," Village of Springville.

¹⁹ Mary Mix Foley, "Greek Revival: 1820-1860 An excerpt from "The American House," Buffalo as an Architectural Museum, Last modified 2002, <http://www.buffaloah.com/a/archsty/grk/gkfoley.html>.

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that previously existed, which have since been demolished or had their recognizable Greek Revival building components removed as the neighborhood developed and popular styles changed. These houses are generally 1 ½- story frame buildings situated close to the street. They vary in form but generally have front-facing gables and some have wings on one or both sides and pilasters. The East Hill examples draw on Greek Revival elements found in builders guides and appear to have been constructed by local builders. Examples include the houses at 154 East Main Street (ca. 1835), 164 East Main Street (ca. 1840), and 185 East Main Street (ca. 1845), wood frame buildings with pronounced corner pilasters. The house at 193 East Main Street (ca. 1840), however, is of masonry construction and includes a Greek Revival main entry door with sidelights and transom, topped with a sandstone lintel with pediment form. Little is known about the first residents of these Greek Revival houses, but it is likely that they were some of the first residents in the small village to have collected enough wealth to build a residence in a recognizable style with Greek Revival detailing.

As the popularity of the Greek Revival style declined in Springville, as it did nationally, the Italianate style flourished. Italianate buildings range from ornate villas, to cottages and farmhouses with modest Italianate detailing. This range from opulent to simplistic is represented in the district, as gradual wealth came to the area with pre-railroad industrial and commercial success.²⁰ In the East Hill Historic District, the Italianate style residences range from fairly modest to some of the grandest, most ornate examples in the village. Italianate style buildings in the district began to appear in the 1850s through the 1870s, in keeping with the years for which the Italianate style was popular on a national scale. Italianate style was meant to complement natural landscape that surrounded it, ideal for the natural rolling hills and the abundant farm landscape of East Hill.²¹ Italianate homes are found scattered throughout the length of the district, but there is a higher concentration of them found toward the village commercial center, directly west of the district. This suggests that land was subdivided at an earlier date toward the west end of the district, while the east end still consisted of larger, more rural lots. Italianate residences in the East Hill Historic District range from restrained, with subtle elements of Italianate designs, to high style examples. They are typically 2- to 2 ½-stories and of frame or brick construction. The majority of buildings, however, are of frame construction. Other common design elements found in nearly all Italianate residences on East Hill include hipped roofs, bracketed cornices, arched windows or decorative window moldings. While some of the higher style examples in the district may have been architect designed, there are several more modest farmhouse examples that were likely builder designed, again with the use of pattern books.

The modest, earlier examples of Italianate residences on East Hill are located close to the street, like that of the farm houses and Greek Revivals that preceded them. The more modest, less ornate examples were among the first of the Italianate style constructed within the East Hill District. They tend to be located close to the street,

²⁰ "Italianate in Buffalo: 1840-1885," Buffalo as an Architectural Museum, Last modified 2002, <http://www.buffaloah.com/a/archsty/ital/index.html>.

²¹ Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York Alfred A. Knopf, Inc.), 200.

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on smaller lots, of wood construction with mostly symmetrical facades and hipped roofs. Examples of these early Italianate buildings include the ca. 1849 George E. Crandall House, the ca. 1860 George Holland House, and the ca. 1860 house at 136 East Main Street. While the Crandall House and the house at 136 East Main Street are of wood construction and the Holland House is of brick, these residences are all on a smaller scale, located at the front of their lots, and have the prominent brackets characteristic of earlier Italianate style buildings in the district. Individuals who lived in these homes were farmers and merchants. George Crandall was the first jeweler in Springville and George Holland was a prominent farmer who sold his farm to live closer to the village center, both successful business men who used their earnings to purchase land in the sought-after East Hill.

The East Hill Historic District also contains a small collection of relatively high-style residences located toward the west end of the district, dating largely to the late nineteenth century. This group of buildings, while each unique, is distinct amongst the other buildings in the district by their generous setbacks. These houses are also set back up on the slight rise of the topography of "East Hill," emphasizing their dramatic, towering appearance.²² These tend to be constructed of brick and are of a grander scale, with more unusual forms and more ornate elements compared to earlier examples in the district. The complexity and sophistication of their designs suggest that they may be the work of an architect, although none can currently be associated with these properties. The finest examples of these include the ca. 1870 C.J. Shuttleworth House at 119 East Main Street and the Kingsley-Richmond House at 271 East Main Street. These residences are of masonry construction, have arched window openings and are on a larger scale than the other Italianate examples. The Kingsley-Richmond House may have been architect-designed rather than by builders using pattern books. However, the C.J. Shuttleworth house, according to Town of Concord historian David Batterson, was constructed by Shuttleworth, a prolific builder in Springville.²³ Residents for whom these Italianate mansions were constructed were some of the wealthiest and most influential in Springville history. In addition to being a builder, Shuttleworth was a prominent businessman in the milling industry of Springville. James Kingsley, who originally owned the house at 271 East Main Street, was a prominent area farmer, who was having the grand residence constructed for his wife. As local lore has it, she passed away while the home was under construction and it sat unfinished. It was then purchased and finished in 1865 by James and Charlotte Richmond. James Richmond is described in the 1865 state census as a merchant, and the home at the time was valued at \$6,500; a hefty sum in that era.²⁴

²² A larger setback for higher style buildings is a trend that would continue in many of the residences of various styles constructed in the coming decades to create an appearance of higher status.

²³ C.J. Shuttleworth's works include the Union Block (listed in the East Main--Mechanic Streets Historic District, 01NR01796) the Leland House (non-extant) and an Iron Foundry that once stood on Franklin Street in Springville. His works were generally of brick construction.

²⁴ Concord Historical Society, "Discover Springville: a Historical Tour." (Brochure)

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Growth of the district was significant between the village's incorporation in 1834 and 1877, prior to the opening of the railroad. By the late 1860s, there were close to 30 residences within the East Hill district, several of which are no longer extant. By 1880, there were still about 30 residences in the district, but maps suggest that several new buildings may have replaced older buildings. Residential buildings on East Hill were still relatively spread out on large plots of land before the railroad arrived in Springville, though more concentrated toward the village center at the western end. By the end of this era of development, Newman Street was the only intersecting street to cross Main Street within the district, and the rest of the land remained uninterrupted farm land and private property. No residential development had occurred yet any further back than one lot deep. Until the railroad was introduced to Springville, horse and carriage along plank roads or dirt roads was still the main mode of transportation. While the wealth of the local population was growing, it remained slow and steady, a pace set by the slow moving roadways. While some building materials were likely imported into the village, the majority came from local lumber yards and brickyards. Several residences of this era are associated with barns, or carriage houses that were built to accommodate the horses and buggies that were necessary for travel and for their livelihood as farmers.

The Railroad Age/Boom Times in the East Hill District 1878-ca. 1935

In Springville, the decades surrounding the turn of the twentieth century were characterized by significant economic and population growth, which becomes evident in the architecture of the East Hill District. The introduction of the Springville & Sardinia Railroad in 1878 ushered in an industrial and commercial boom. New railroad transportation made it easier to transport goods and people to and from Springville, causing a simultaneous population and housing boom in the Springville. In 1880, just two years after the railroad construction, Springville's population was 1,227, and by 1896 it had nearly doubled to 2,280.²⁵ Local residents and business owners experienced wealth as they never had before and this is reflected in the scale and attention to detail of the residential buildings in the East Hill Historic District. With the railroad came more reliable access to a various new markets and greater access to building materials from outside of Springville. New, highly varied extravagant houses were constructed and older houses received embellishments and additions to keep up with the popular styles of the time. Larger lots continued to be subdivided into smaller lots to make room for new families and new houses. This occurred especially toward the middle section of the district, between Myrtle and East Avenues, where there was a high concentration of buildings constructed between 1880 and 1920. Additionally, it was during this period that several of the smaller, older homes were demolished to make way for newer development.

The housing construction boom, seen throughout the village, was especially evident along East Hill. While there were approximately 30 residences in the East Hill District by 1880, there were close to 50 by 1909 and 55

²⁵ *Sesquicentennial, 1834-1984*, 14-17.

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by 1924. Not only were the properties further subdivided along East Main Street, as they had been in the past, but the farm land behind the houses began to be subdivided. The farm land was subdivided for residential use, accessed by newly laid roads. This signaled a shift from an agrarian economy in Springville, as the community served more as a commercial hub for the region. Between 1880 and 1892, Spring Street, Green Street (now Elm Street), Prospect Avenue, and Myrtle Avenue had been established. By 1909, East Avenue was established. The existence of these roads further subdivided the larger farm lots along East Hill. The new residences that began to be constructed along these intersecting and side streets, however, were on a much smaller and more modest scale than their contemporaries along East Main Street.²⁶

The Queen Anne style dominated the architectural vocabulary of newly constructed residences in the East Hill Historic District at this time, as it did throughout most of the country. In the United States, the Queen Anne style was popular between roughly 1880 and 1910, which corresponds to its prevalence in the East Hill Historic District. The scale and elaborate detail were thought to be the ideal style for new residences at this time in Springville. An article from the *Springville Journal and Herald* in 1880, notes that the J.P. Meyers House, found at 105 East Main Street, is "A Model Residence," and the author also notes that it is "Differing so much from the prevalent uninteresting style [...]."²⁷ These residences are found throughout the district but tend to be located in higher concentration between Myrtle Street and East Street, as these lots were further from the village center and had larger former farm lots to be subdivided. Typical of the eclecticism of the Queen Anne style, there are a range of variations on the style in the neighborhood, drawing from elements of the Stick style, Shingle style, and Eastlake style. Some of the residences are highly individualized, suggesting the use of an architect in their design, but many of them are similar in form. Queen Anne style buildings in the district are almost all 2-story cross gable wood frame residences with bay windows. The similarities in some consecutive residences suggest that they were builder designed with the use of pattern books. For example, the Vaughn House at 231 East Main Street, the Wilcox House at 243 East Main Street, the Warner House at 253 East Main Street, and the Wheeler House at 261 East Main Street were all constructed ca. 1885 and have the same projecting central bay. The basic design and form of these buildings is the same, with some slight modifications to detail, ornament and elaboration. Their similarity in form and size suggests they were constructed by the same builder with the use of a pattern book, or even used prefabricated building components that were shipped into Springville on the railway. Residents of these homes were prominent area farmers and professionals.

Several Queen Anne style residences were uncommon and relatively extravagant in form and detail, suggesting they may have been architect designed. The J.P. Meyer/Gardinier House at 105 East Main Street, for instance, has many decorative elements of the Queen Anne style, with spindlework supports, bands of shingles, and ornately carved verge boards at the gable ends, but it incorporates the raised horizontal, vertical, and diagonal

²⁶ These resources have a different development context from those along East Main Street, and are not included in this historic district.

²⁷ *Journal and Herald*, "A Model Residence," November 13, 1880.

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bands, visible on the tower, as characteristic of the Stick style.²⁸ This residence was constructed for Civil War veteran John P. Meyers, who became a wealthy entrepreneur and held several political positions in Springville. It was designed by architect Joseph B. Flemmings, who designed a number of other residences in Springville at the time, although there are no other Flemmings-designed residences known to still exist. R. Davis is listed as the "master builder" of the building, although very little is known of him and his career. The large Shingle style Morris Hall House at 147 East Main Street is also so unusual in form and appearance that it likely was designed by an architect, although none is recorded. It is distinguishable by the massive four story tower offset on the front elevation. The house was constructed for Morris Hall, who was the owner of Hall's Opera House, which was formerly located in downtown Springville.²⁹ Hall's passion for entertainment is extended to the design for his home, which is said to include a full size ball room on the third floor.

Many earlier residences appear to have been updated with Queen Anne stylistic elements during this period as a way to keep up with the fashions of neighboring properties. In some instances, these houses may have been inherited by second generation owners, who sought to modernize the older edifices with new trim and details. Modifications of these types generally included adding Queen Anne porches with decorative carved wood and spindlework supports. The house at 185 East Main Street is a prime example of this kind of stylistic updating. The original house is Greek Revival with the front gable with cornice returns, heavy frieze band and corner pilasters. However, it features a full-width hipped roof Queen Anne/Eastlake style entry porch, complete with decorative brackets and spindlework balustrade. This porch was likely added during the late 1800s at the time that several of the surrounding Queen Anne style buildings were popping up in the East Hill neighborhood.

Regardless of whether the buildings were new construction or simply added onto, the ornate Queen Anne style in the East Hill district was an outward and visible embodiment of the wealth of Springville residents at this time. Businesses and individuals had more access to markets beyond Springville and the immediate vicinity with the introduction of the railroad, and this allowed easier access to more diverse building materials and outside architectural influence. Springville's booming economy increased the economic prosperity of those buying property or building along East Main Street, and they were able to display this success in the highly ornate residences.

When the economy stabilized, housing development in the East Hill Historic District returned to a slow and steady pace by the early 1900s. Several Colonial Revival style residences were constructed during this time. These houses, while less ornately detailed than those of the Queen Anne style, reflect changing tastes in popular architectural styles. The Colonial Revival style emerged in the late nineteenth century, thanks to a newfound interest in early Colonial American architecture around the nation's centennial. By the early twentieth century,

²⁸ The J.P. Meyers-Gardinier House was the first residence in Springville to have a telephone and one of the first to have running water. *Haunted Places of Western New York*, 18. (Clipping from *Town of Concord Historical Society Files*)

²⁹ Halls Opera House burned to the ground in a Springville commercial district fire in 1878.

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the modest, refined style of the Colonial Revival was the height of fashion, and the style supplanted the Queen Anne style in Springville. Examples of the style can be found in the ca. 1900 residence at 155 East Main Street and the ca. 1910 residence at 144 East Main Street. These are both 2½-story front gable frame buildings with largely square and symmetrical in form. The ca. 1935 residence 215 East Main Street takes on the form of a later Colonial Revival appearance, with a rectangular shape, side gabled with symmetrical fenestration. These residences do not have a known architect or builder and likely were developed with the use of pattern books.

By the 1920s and 30s, the Craftsman style was widely utilized in new buildings in the East Hill area. Craftsman bungalows were popular throughout the country during this era, emerging first in Southern California before becoming widely fashionable. The style was popularized through the growing use of pattern books and popular magazines. Variations on the style were also widely available through kit houses produced by many national and regional companies, further bringing the style to a wide audience. The style reflected new trends in American residential living, including the declining reliance of live-in staff and an increasing influence of individual automobile ownership. There are a several Craftsman bungalows in the East Hill District. These tend to be small 1 ½-story, side gable frame buildings with wide eaves and large front dormers. They are simplistic in design, and were likely built by a local builder or originating as kit houses. Craftsman Style examples include the ca. 1920 residence at 260 East Main Street, the ca. 1930 residence at 342 East Main Street, and the ca. 1920 residence at 333 East Main Street. According to Dave Batterson, Town of Concord Historian, the house at 333 East Main Street was ordered from "Salzer's Catalog for Homes." The Salzer company was a local lumber yard, located in Springville in the 1910s and 20s. It was not uncommon for lumber mills to issue housing designs or small catalogs of house styles as a means to stimulate sales of their own products. It is likely that other craftsman buildings in the district with similar craftsman details were possibly from the same catalog. There is one Craftsman style residence, however, that stands out, suggesting it may be architect-designed. The ca. 1935 house at 215 East Main Street features elements of craftsman detailing including wide eaves and battered porch supports atop a solid brick balustrade. However, it is somewhat eclectic in design, featuring a 2-story central bay window flanked by matching porches. Very little is known about the owners of these Craftsman buildings, but they are the last of the residential buildings constructed within the period of significance for the East Hill district. The coming decades would be marked by institutional development and adaptation to commercial uses.

The Automobile Age, Post WWII, Recent Past of The East Hill Historic District: 1935 – Today

By the mid-1930s, the majority of the land within the East Hill Historic District was developed with single-family, freestanding houses, with very few examples of later intrusions. This date signaled the end to Springville's booming economic prosperity and population growth. Even before the Great Depression caused a national financial and economic decline, in the first decades of the twentieth century, Springville's population growth had slowed. In 1896 Springville's population was 2,280, but by 1921, it had only grown to 2,800. While

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the Great Depression devastated the local economy of many small villages and towns across the country, Springville's economy remained fairly stable. In fact, industry continued to grow and diversify in Springville from the 1930s into the 1950s. Since Springville's industries were so diverse, their prosperity was not as stunted in the wake of the Depression and they were able expand and move forward. New industries included the Robinson Knife company, the Springville Cannery, and, perhaps most famously, the Antidolor Manufacturing Company.³⁰ Founded by East Hill Historic District resident Dr. Ralph B. Waite, the Antidolor Manufacturing Company produced a Novocain solution for dentistry which was sold worldwide. The company was based in Springville from 1914-1948, when it moved to Wheeling, W.V.³¹ While Springville would never regain the wealth of its "boom days," its residents were able to adapt and diversify industry so that Springville would remain economically stable.

The automobile age sparked a new chapter for Springville, as was common in small villages and towns. The automobile first arrived in Springville in 1802, but this new mode of transportation did not become widely popular in Springville until the mid-1920s. The first individual in Springville to own an automobile was Dr. Ralph B. Waite, who resided at 367 East Main Street.³² The impact of the automobile became especially apparent in the 1930s, as residents continued to travel further distances from the traditional downtown corridor. New roads were constructed, older roads were paved, and several older buildings outside of the district along Main Street were torn down to make way for automobile-focused buildings, such as gas stations.

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

With shift from horse and carriage travel to automobile travel, residents had new access to areas located further from the commercial center, leaving several residences to adapt to new uses. During this era, Main Street became a busier traffic artery. A few residences within the East Hill Historic District were converted for commercial use, a practice that would become common in the decades following the popularity of the automobile. According to Concord town historian Dave Batterson, the C. J. Shuttleworth house at 119 East Main Street became the Trevett Nursing Home for a time between ca. 1950 and ca. 1960. The Kingsley-Richmond House at 271 East Main Street was converted for use as the Smith-Weismantel Funeral Home in 1949, and the business remains today.³³ The George E. Crandall House at 98 East Main Street was purchased in

³⁰ Howe, *Village of Springville Survey*, 24.

³¹ *The Private Practice of Pharmacy*, 111. (Clipping from *Concord Historical Society Files*)

³² *Sesquicentennial, 1834-1984*, 17-22.

³³ Concord Historical Society, "Discover Springville: a Historical Tour."

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1953 by the Concord Historical Society with funds donated by football legend and former East Hill Historic District resident Glenn "Pop" Warner and his wife. The Warner house became the Warner Museum and retains that use to this day. As these properties were initially built for residential use, many of them required modifications for new commercial uses. Modifications included enclosing open porches, large modern rear additions and altering or adding entry doors. As East Main Street became more automobile oriented, and businesses began to occupy former residences, several properties added large rear parking lots in the once grassy back yards. More recently constructed buildings followed suit.

While other surrounding neighborhoods developed in Springville, very few residential buildings in the East Hill Historic District were constructed after ca. 1935. Those few residences constructed after ca. 1935 within the district are mostly located toward the eastern end of the East Hill District, away from the village center. These are the only buildings that truly deviate from the district's overall historic character. They are the most recently constructed buildings in the district and are all noncontributing. These include the ca. 1950 Ranch style house at 355 East Main, ca. 1950 Cape Cod house at 310 East Main, the ca. 1960 "Split Level" house at 341 East Main, and the ca. 2010 residence at 301 East Main Street.

The Bertrand Chaffee Hospital complex is the only collection of buildings constructed specifically for a purpose outside of residential use within the district. It consists of a large, multi-wing hospital building, with attached nursing home, and two adjacent buildings associated with the medical institution. Although the complex is non-contributing to the East Hill Historic District due to its age, it should be noted that it is the legacy of prominent East Hill resident Bertrand Chaffee and his wife, Jennie.³⁴ The Chaffees willed that their estate would be used as a hospital. By 1939, the former Chaffee house, a rambling ca. 1860 Italianate residence, was utilized to house and care for approximately ten elderly men and women.³⁵ Incorporated in January of 1946, the hospital made the shift from caring for elderly patients to accommodating ill patients. The Chaffee House received several additions to make it more suitable as a hospital. These wings were added in ca. 1955, 1967, 1974, ca. 1985, and ca. 2000. The original Chaffee House was demolished in 1967 to make room for the new buildings.³⁶ Additionally, the complex includes the 1954 mid-century modern Concord Medical Group Building and the 1972 Springville Health Care Center. These are both non-contributing, as they are outside the period of significance and relate to a separate context.

Throughout the latter half of the twentieth century, the East Hill Historic District remained largely retained a residential feel and architectural character. Several buildings received "updates" with new synthetic siding and windows, but this does not generally detract from the understanding of the historic resources. The majority of

³⁴ Although the Bertrand Chaffee Hospital Complex is outside the period of significance of the East Hill Historic District, it could be individually eligible for the National Register of Historic Places in the future.

³⁵ Smith, *Springville History 1939*.

³⁶ Judith M. Gamel, "The History of the Bertrand Chaffee Hospital," (Buffalo: D'Youville College, May 13, 1994), 6-14.

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residences remain single family houses, but several of the largest examples have been subdivided into apartment housing, to make them more affordable. Although there were a few historic buildings torn down to make room for modern infill, this is a rarity within the district, and overall integrity largely remains strong.

ARCHITECTS AND BUILDERS OF THE EAST HILL HISTORIC DISTRICT

The East Hill Historic District reflects the evolution of popular architectural styles throughout the nineteenth and twentieth centuries. While the majority of buildings were built by unknown local builders, unfortunately, there are few records of specific properties designed and constructed by individual architects and builders. Architect-designed buildings are typically more sophisticated, skillfully balancing the wide variety of ornamentation and design elements utilized in these styles. While it is likely that several buildings were architect designed, due to their scale and unique features, much of this information has been lost over Springville's history. There were a few Springville-based architects and builders identified as having prolific careers in the Concord Area, but it cannot be concluded that they had involvement with the construction of buildings in the East Hill Historic District.

Joseph B. Flemmings designed the residence of J. P. Meyers at 105 East Main Street. Flemmings was a prolific architect and builder of residences and structures in the Village of Springville and in Cattaraugus County. The son of James Flemmings, one of Concord's earliest pioneers, and Sally Loomis, he was born on Townsend Hill in Concord. He received his education at Springville Academy in 1840 and shortly after resided in Springville and Salamanca with his wife, Harriet Bisby, and their two children. Although not confirmed, he was likely the architect and builder of several other residents in the East Hill Historic District constructed during the mid to late nineteenth century.³⁷ R. Davis is noted to be the builder of the J.P. Meyers house at 105 East Main Street, but little else, including the first name, of this builder is known.³⁸

Charles J. Shuttleworth is noted to be the builder of his own residence at 119 East Main Street. Shuttleworth, in addition to his reputation as a prominent miller and industrialist, was a builder who primarily built mills. His buildings were typically of masonry construction, so logically he constructed his stately Italianate mansion out of brick. It is not known whether this residence was architect designed and/or was derived from a pattern book.

Since the architect is not known for many of the buildings of the East Hill Historic District, it is likely that local builders utilized available pattern books for their design. Builders and contractors employed the popular styles in a more simplified manner, translating from the high-style examples by master architects, and worked from pattern books and plans. Springville, as a village with industry and businesses that relied on the import and export of goods, undoubtedly knew of popular architectural styles and had access to the popular builder's guides

³⁷ Briggs, *History of the Original Town of Concord*, 361-362.

³⁸ "A Model Residence."

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of the day. From these guides, builders were able to interpret the home designs without the use of an architect while providing their clients an affordable, fashionable residence.

NOTABLE PEOPLE OF THE EAST HILL HISTORIC DISTRICT

East Hill was home to Springville's wealthiest and most influential residents. Those who had made their fortunes through various means sought the valuable property up on the hill overlooking the rest of Springville. The hillside became symbolic of the hierarchy of wealth within the village. When people had "made it" they would purchase valuable land along East Main Street on which to build their extravagant residences. Among the notable residents were farmers, who made their fortunes from the successful agricultural industry, merchants, whose successful stores provided goods for the entire town of Concord, millers and Factory owners who capitalized on the water power provided by the fresh water springs, professionals and entertainers whose services and inventive minds gained them fame and fortune. Many of the residents were Concord township natives, while others emigrated from the Northeastern or Eastern New York. Springville formed a small, tight-knit community and, in many cases, these residents were known for their involvement in multiple areas of the development of Springville, including local politics.

Farmers

With the abundance of fertile land in Springville, farming became a gainful profession for many early settlers. In addition to supporting the needs of the growing population of Springville, these farms produced raw materials for the many mills along Spring Brook. Working hand-in-hand with the local mills local farmers raised crops such as corn, oats, and wheat for the grist mills, and livestock for the cheese mill, woolen factory and tannery. With this high demand for products, farming was naturally profitable for the owners and those who owned farms were some of the wealthiest residents of Springville. Among these prominent farmers were Bertrand Chaffee, who's large estate would later become the site of the Bertrand Chaffee Hospital and Jennie B. Richmond Chaffee Nursing Home, George Holland, who resided in a brick Italianate at 112 East Main Street, and James Kingsley, who build a large brick Italianate at 285 East Main Street. With their earnings, early farmers were among the first Springville residents build some of the most extravagant homes on East Hill.

Bertrand Chaffee (b. 1837- d. 1916) was a prominent Springville business man, farmer, and politician, whose estate became the Bertrand Chafee Hospital. Chafee, a Concord native, grew up on a farm and was educated at Springville Academy. He spent some time as a jeweler in Union Springs, NY, and clerk in Buffalo before returning to business pursuits in Springville. He worked at his family farm until 1863, when he entered into the hardware trade business under the name J. Chafee & Son for the next 12 years. In 1869, he joined with CJ. Shuttleworth to purchase Springville mills and the Pike, NY, mills. Chafee also owned a number of farms.

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Chafee was elected representative of the fifth assembly district in the legislature, Concord supervisor in 1870 and 1871, trustee of Springville Academy from 1866-1876, and treasurer of the board for eight years. He also was, from its beginning in 1878, president of the Springville & Sardinia Railroad. Bertrand Chafee was married to Jennie B. Richmond, in 1871.³⁹

George Holland (b. September 17, 1805 – d. unknown) was a prominent farmer in the village of Springville. A Massachusetts native, Holland was the son of prominent inventor Luther Holland, who invented the "first force pump ever brought into use and the horizontal movement in fire engines." George Holland and his wife, Mary Ann Graves, purchased a farm on North Buffalo Street in 1835, but sold it in 1868 to move to the village. Holland and his wife had 10 children together.⁴⁰

James Kingsley (b. unknown – d. 1868) was a farmer in the village of Springville, who owned and operated the Goodemote farm on Cattaraugus creek. He sold the farm in 1856 and began to build his house at 271 East Main Street in 1854. His wife died in 1853 but was survived by their two children.⁴¹

William H. Warner (b. 1840- d. unknown) was a concord area farmer, captain in the army, and father of Glenn S. "Pop" Warner, legendary athlete and football coach. Warner was born in Collins, NY, and came to Concord for farming in 1867. He moved to Springville with his wife and four children in 1881. Additionally, Warner was a three time representative of the Town of Concord on the board of supervisors.⁴²

William McMillen (b. unknown- d. unknown) was a farmer and woodworker. He was married in 1849 to Lydia Sherman and they had four children.

Millers and Factory Owners

Springville, with its natural source of water power, became an ideal spot for mills and factories. In its prime, Springville was home to several factories and mills including a cheese factory, an agricultural equipment factory, woolen factory, carding mill, cheese box factory, pump factory, tannery, wagon manufacturer, saw mills, grist mills, and foundries. The success of these industries was due to the fertile farming land and water power supplied by Spring Brook. Many of the owners of these mills and factories were residents of East Hill. In addition to the farmers, Millers were among the first Springville residents to build their houses on East Hill. Among them was C.J. Shuttleworth who built the large brick Italianate house at 119 East Main Street.

³⁹ Briggs, *History of the Original Town of Concord*, 321-322.

⁴⁰ Ibid., 379-380.

⁴¹ Briggs, *History of the Original Town of Concord*, 396.

⁴² Ibid., 512.

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Charles J. Shuttleworth (b. 1834- d. unknown) was a prominent miller and builder in the village of Springville. Shuttleworth was born in Orange County, NY. His father, Charles Shuttleworth, of Essex County, England, was a miller. They moved to Springville ca. 1845. Shuttleworth worked in a mill and attended Springville Academy until age 19, when he bought interest in that mill. He was sole proprietor of the mill from the majority of the time until 1874. In 1861, he and business partner D.C. Bloomfield built the Springville Foundry, which burned in 1876. He then built a foundry and machine shop on the "Cook Mill Site." Shuttleworth was a builder and primarily built mills. He married Eliza H. Holland, daughter of George Holland, in 1859 and they had six children.⁴³

Joseph McMillen (b. Jan 14, 1783 – d. March 15, 1846) was one of the first millers in Springville. He moved to Springville with his family in 1823 and purchased the Eaton Grist-Mill and almost all the land north of Main Street from Mechanic Street to Newman Street, except for a few lots that had previously been sold. He built a saw mill near the grist mill in 1828. During the course of his life, Joseph sold almost all the land along Main Street to Newman Street for village lots and reserved the land back from the street. He gave two lots to his son, William. He also built a tannery east of Spring Brook, north of Franklin Street. Joseph was married twice and had 8 children.⁴⁴

Merchants/Businessmen

Prominent Springville merchants and businessmen were also among the residents of East Hill. Since Springville was the largest commercial center of the Town of Concord, people came from all over the rural township to conduct business and buy goods in the Village. Therefore, several local merchants and business owners did well enough to build and live in large homes close to the commercial center of town along east Main Street. These merchants were some of the earliest East Hill residents, but more continued to build and live on East Hill after the construction of the railroad boosted the local economy. Among them were George E. Crandall, at 89 East Main Street, one of the first East Hill residents, and John P. Meyers, at 105 East Main Street.

George E. Crandall (b. July 16, 1816 – d. unknown) owned one of the most successful jewelry businesses in Springville in the 1800s. Crandall, a Providence, R.I. native, came to Springville with his parents in 1821, resided there for the next 62 years. In addition to being a jeweler, Crandall also had a gunsmith business and some farming endeavors. He resided in his Springville home with his wife, Polly M. Harvey, and their 7 children.⁴⁵

⁴³ Ibid., 466.

⁴⁴ Ibid., 405-406.

⁴⁵ Ibid., 332-333.

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John P. Meyers (b. 1843- d. ca 1895) was a prominent business man and politician in Springville, as well as a Civil War veteran. Meyers was a native of Allegheny County. He entered the 104th regiment of New York State Volunteers in 1861 and fought at a number of battles including the battles of Antietam and Gettysburg. He arrived in Springville in 1877 and joined A.J. Beebe to form the Beebe & Meyers firm, selling dry goods and groceries. Additionally, he served as "president" of the village, president of the Board of Education, and was involved in the canning industry, real estate dealings, the first National Bank, and purchased an egg packing business. Meyers disappeared in 1895 and was never found.⁴⁶

Professionals and Entertainers

East Hill was also home to several professionals and entertainers in the village of Springville. These residents were part of a later wave that settled in East Hill in the decades surrounding the turn of the 20th century after Springville had become a well established village. Professionals such as Dr Ralph B. Waite, who lived at 368 East Main Street, and Alonzo Vaughn, who lived at 231 East Main Street were dentists who provided professional services to local populations. Others found their economic success through entertainment. Springville experienced economic prosperity after the construction of the railroad in the late 1800s which caused a demand for more leisure activities. Among those who profited from this new entertainment industry were Morris Hall, owner of Hall's Opera House, who resided at 147 East Main Street, Glenn Scobey "Pop" Warner, legendary football coach, who resided at 235 East Main Street, and Harold Olmstead, prolific artist who resided at 193 East Main Street.

Dr. Ralph B. Waite (b. 1871-d. unknown) was a prominent dentist and inventor of Novocain. Waite was born in Springville and was the son of local dentist Carlos Waite.⁴⁷ In 1888, Waite attended Philadelphia Dental College, now part of Temple University, where he first began experimenting with cocaine as a pain killer for dental procedures. He found that patients had different reactions to the drug, caused by isotropyl and cinnamic cocaine. Waite discovered a way to remove these harmful ingredients, making it safer for all patients. His new cocaine solution became world renown as the "Anti-Dolor" solution. He opened the Anti-Dolor Manufacturing Co., world headquarters in Springville, and it remained in Springville until 1948, when the manufacturing plant was moved to Wheeling, W.V. Waite lived in Springville with his wife and children.⁴⁸

Alonzo Vaughn (b. March 26, 1837 – d. unknown) was a dentist in Springville. He was born in Concord and attended Springville Academy. He studied dentistry with Dr. Strait in Buffalo in 1859 and practiced in Warsaw

⁴⁶ *Journal and Herald*, "Mysterious Disappearance of John P. Meyers," July 11, 1895.

⁴⁷ Briggs, *History of the Original Town of Concord*, 512.

⁴⁸ *Sesquicentennial, 1834-1984*, 55.

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and LeRoy before moving back to Springville in 1861. He married Emma Smith in 1865 and they had four children together. ⁴⁹

Morris Hall (b. October 28, 1845 – d. unknown) builder and owner of Hall's Opera House. Hall was born in Java, NY and by 1861 was living and working in Springville as a clerk at J. N. Richmond's dry goods store. He was involved in the "drug trade" business in Springville until 1874, at which time he became involved in the business of building and real estate. In 1876 he built and owned Hall's Opera House, located in the commercial core of Springville, which burned in the fire of 1879. His spirit was not destroyed with Opera House, and he remodeled the former Universalist Church in 1880 into an opera house. Hall resided in Springville with his wife, Emma M. Holland. ⁵⁰

Glenn Scobey "Pop" Warner (1871- 1954) is widely recognized as a legendary athlete and football coach. The Springville native was a student and exceptional athlete at Springville's Griffith Institute before enrolling at Cornell University in 1892. At Cornell, he was introduced to football, which at that time was a sport that largely lacked consistent rules and protective equipment. Warner developed a passion for football which would lead him to a 44 year career of coaching. His career included coaching at Iowa State, University of Georgia, Cornell University, Carlisle Indian Industrial School, University of Pittsburgh, Stanford University, and Temple University. In addition to coaching college teams, he wrote coaching guides and created the "Warner System" of single- and double-wing offences and introduced or perfected the following: fiber padding, knee guards, shin guards, tackling dummy team, hidden ball, three point stance, screened pass, bootleg, and the spiral punt. Warner also guided Jim Thorpe to his success as a legendary Olympic athlete. In 1954, he was rated "top coach of all time" by the Associated Press. ⁵¹ Throughout his legendary career, he never forgot his ties to Springville. He and his wife, "Tibb," donated money to the Concord Historical Society, which they used to purchase the George Crandall house at 98 East Main Street and named it the Warner Museum. ⁵²

Harold Olmstead (b. unknown- d. unknown) was known locally as an artist and architect. The Buffalo, NY native attended Harvard and graduated in 1808 with a degree in architecture, which he used in designing and building multiple homes. He is also noted for helping in the design of the Albright Knox Art Gallery. In addition for his contributions to Buffalo area architecture, he was a locally known artist, sketching many scenes of Springville. ⁵³

SUMMARY

⁴⁹ Briggs *History of the Original Town of Concord*, 504.

⁵⁰ *Ibid.*, 384-385.

⁵¹ *Sesquicentennial, 1834-1984*, 54-55.

⁵² Concord Historical Society, *Images of America: Concord*, (Chicago: Arcadia Publishing, 2003), 46.

⁵³ "Harold Olmstead, Noted Area Artist Dies March 19th at 85." *Clipping from Concord Historical Society Files*.

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The East Hill Historic District is significant under criteria A and C as an intact and contiguous collection of residential buildings, reflecting popular architectural trends common between ca. 1835 and ca. 1935. Whether architect designed or constructed from a builder's catalog, the vast majority of individual properties retain a high level of architectural quality and integrity, reflecting common architectural styles, most notably Greek Revival, Italianate, Queen Anne, Colonial Revival and Craftsman styles. They were constructed for some of the wealthiest and most prominent business owners, farmers and influential figures in Springville during the time of the district's development and corresponding to an era of economic prosperity in the village. Overall, the historic district maintains a high level of integrity in its design, plan, streets, and overall landscape, reflecting few minor changes to bring the area up to modern residential standards.

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Also:

- Sanborn Fire Insurance Maps for the Village of Springville: 1912, 1924, 1948
- Atlases: 1855 Samuel Geil, Map of Erie County, 1866 Stone and Steward Atlas, 1880 Beers Atlas, 1909 Century Map Co. Atlas
- Map: Bird's eye view of Springville in 1892, Burleigh Litho Co.

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- Files of the Concord Historical Society
- Buffaloresearch.com
- Buffaloah.com

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Verbal Boundary Description

The boundaries are indicated on the attached boundary map with scale.

Boundary Justification

The boundaries of the East Hill Historic District were drawn to encompass the largest intact contiguous collection of historic resources located along East Main Street, all reflecting the primarily residential development of properties along one of the most historic east to west routes through the Village of Springville from the settlement period to the height of wealth and eventual decline. Contributing to the East Hill Historic District are buildings within the boundary built within the district's defined period of significance (ca. 1835-ca.1935) and which retain a significant level of architectural integrity.

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Additional Information

Photo Log

Name of Property: East Hill Historic District
County: Erie County
State: New York
Photographer: Hannah Beckman, Jill Nowicki, Clinton Brown Company Architecture
Date Photographed: April 22, October 2, October 29, December 2, 2014

Photos-

01: George E. Crandall House/Warner Museum, 98 East Main Street, looking northeast.

02: 108-136 East Main Street, looking northeast.

03: 105 and 119 East Main Street, looking southwest.

04: 135-163 East Main Street, looking southeast.

05: 147 East Main Street, looking south.

06: 120-144 East Main Street, looking northwest.

07: 174-192 East Main Street, looking northeast.

08: 135-155 East Main Street, looking southwest.

09: 167 and 175 East Main Street, looking southwest.

10: 193 and 201 East Main Street, looking southwest.

11: The Bertrand Chaffee Memorial Hospital, looking northeast.

12: 215-231 East Main Street, looking southwest.

13: 261 East Main Street, looking south.

14: 282-316 East Main Street, looking northeast.

15: 271-243 East Main Street, looking southwest.

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16: 276-292 East Main Street, looking northwest.

17: 309 and 319 East Main Street, looking southwest.

18: 316 and 326 East Main Street, looking northeast.

19: 342-362 East Main Street, looking northwest.

20: Dr. Ralph B. Waite House at 367 East Main Street, looking south.

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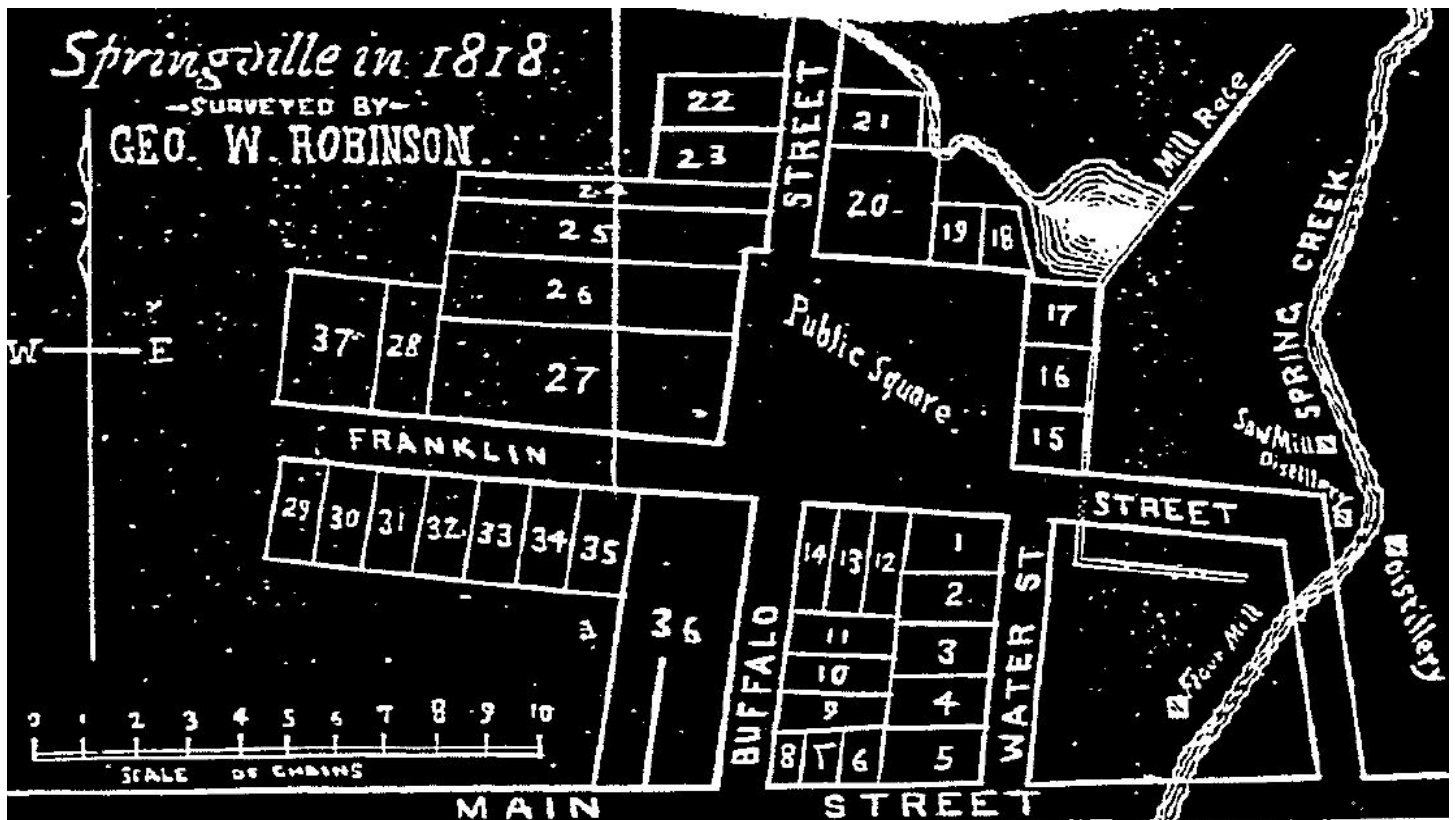
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Historic Maps and Photos

Historic Maps



Springville in 1818, East Main Street lots not shown.

Map courtesy of Bero Reconnaissance Level Survey of Historic Resources, Village of Springville, April 1998.

The East Hill Historic District is located just to the right of this map, along Main Street.

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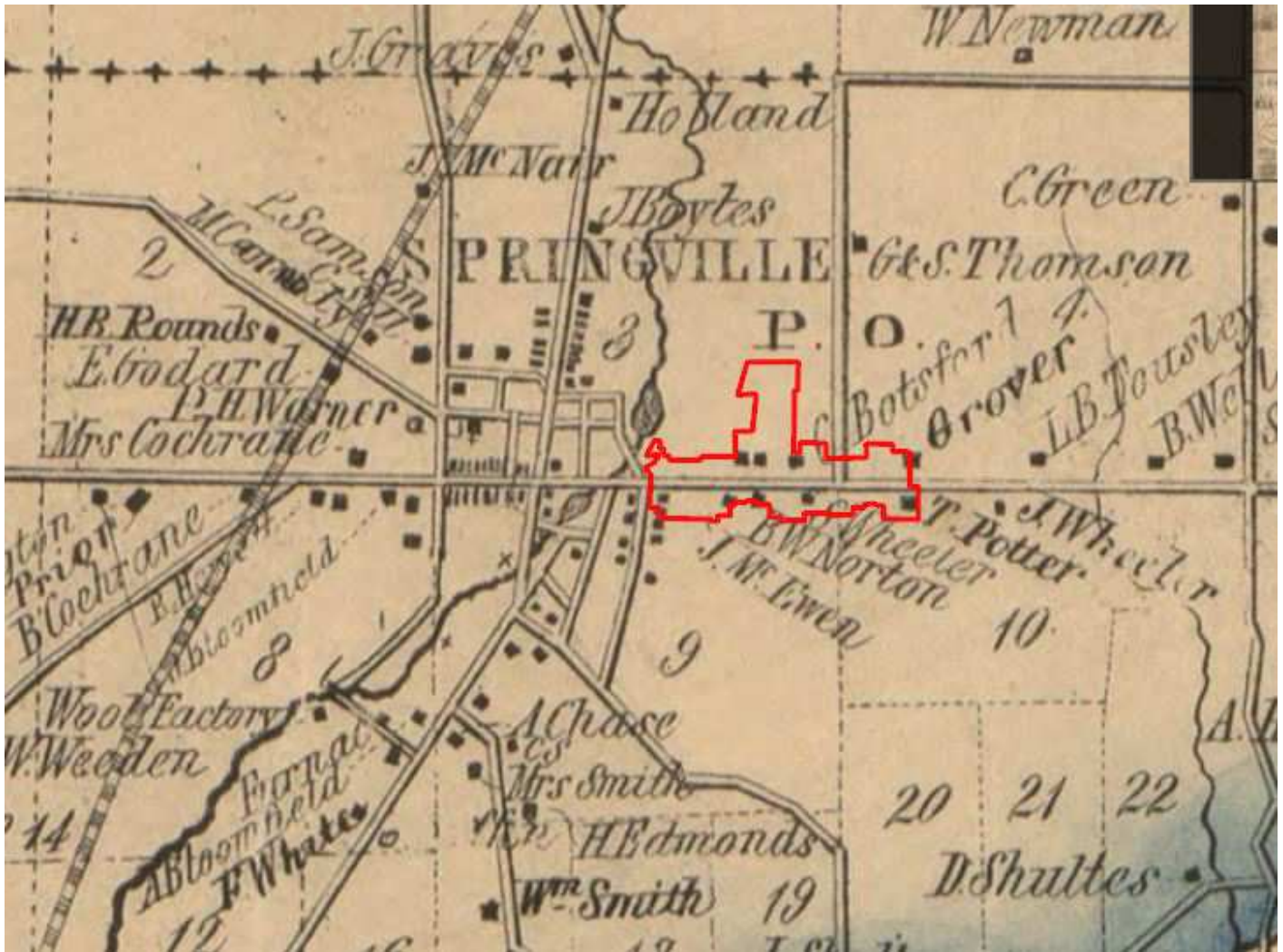
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Detail of "Map of Erie County," Samuel Geil, 1855, showing Springville.

The approximate boundaries of the nominated district are superimposed. Note that buildings begin to appear in within the boundaries of the East Historic District at this time.

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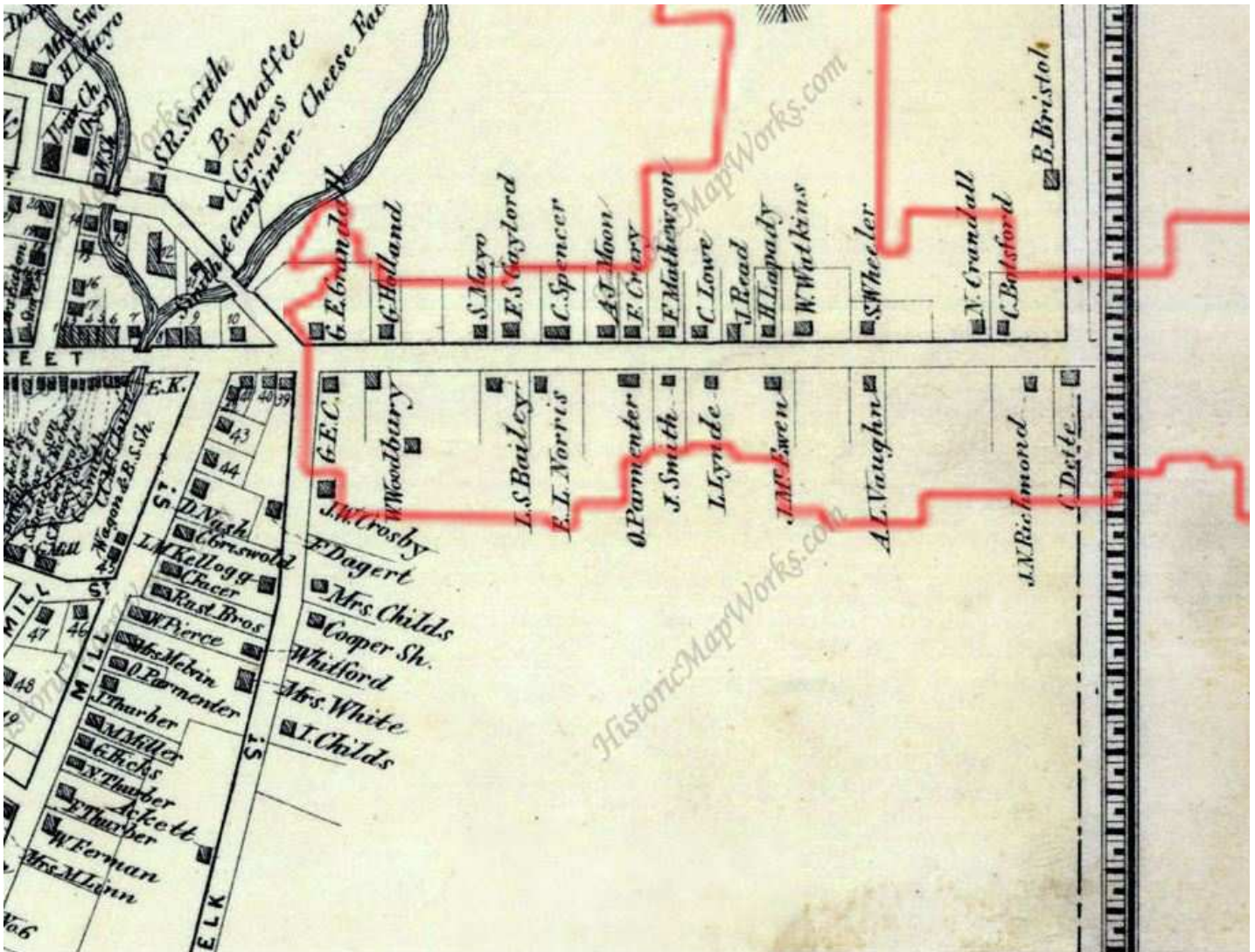
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From 1866 Stone and Steward Atlas Collection
Detail, Map of Springville

The approximate boundaries of the East Hill Historic District are superimposed. Note here, while the individual buildings are generalized, they appear to have a generally consistent setback from the street, set close to the street, with agricultural land set behind.

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Bird's eye view of Springville in 1892, Burleigh Litho Co.

This view of the East Hill Historic District shows further subdivision of the lots the south side of East Main Street, as well as the introduction of new streets such as Greene, Prospect, and Myrtle. Additionally, this map gives a first look at representations of the buildings located within the district.

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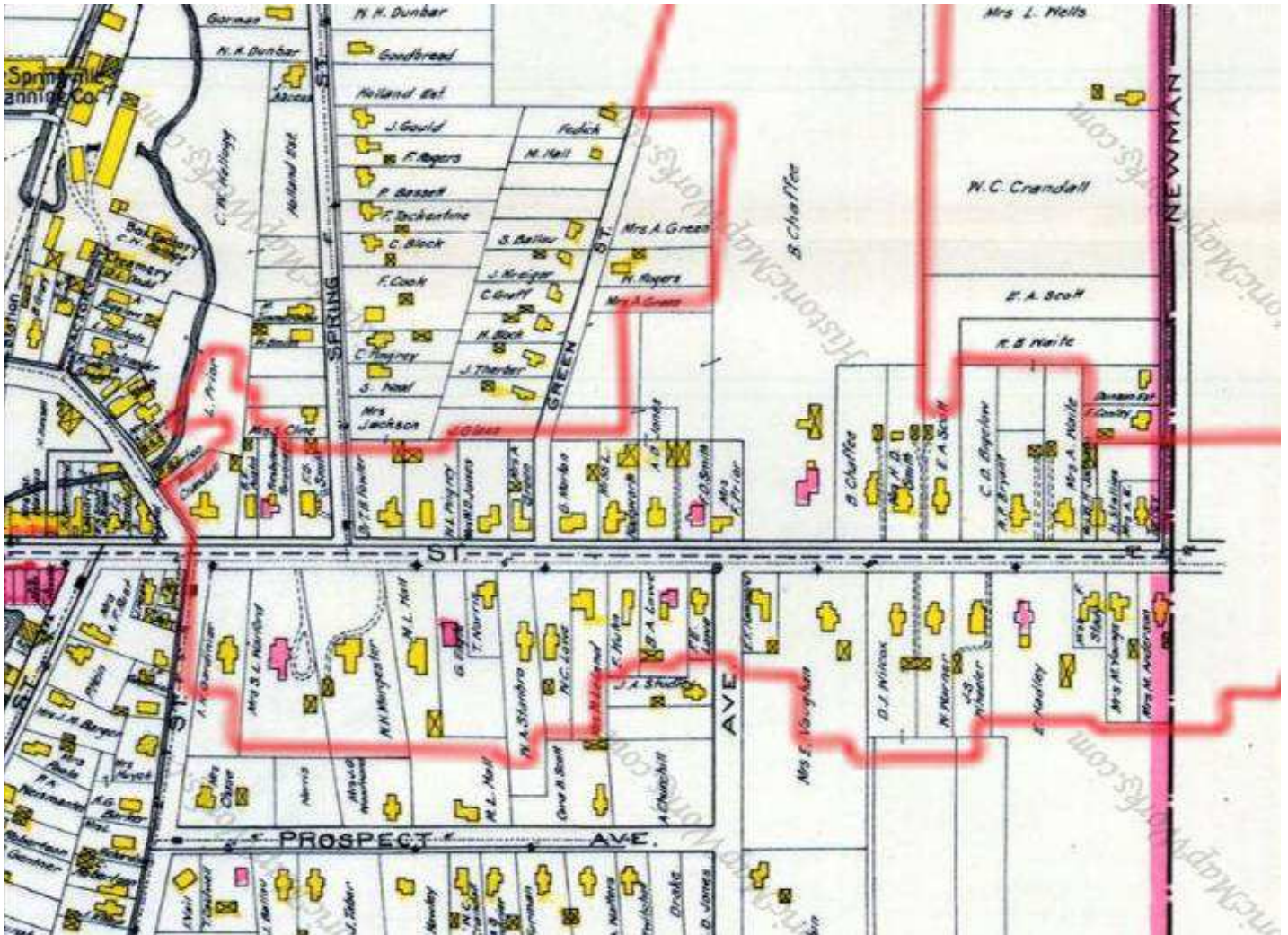
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Detail, map of Springville (1909)

From the 1909 Century Map Co. Atlas Collection

The boundaries of the East Hill Historic District are here indicated. Note here that by the early twentieth century, this stretch of East Main Street was nearly entirely developed, with some adjacent development both to the north and south. The large farm tracts have largely been subdivided, with a few exceptions. Note the properties at the southwest end of the district, which show the dramatic setback from the street with an indication of winding paths.

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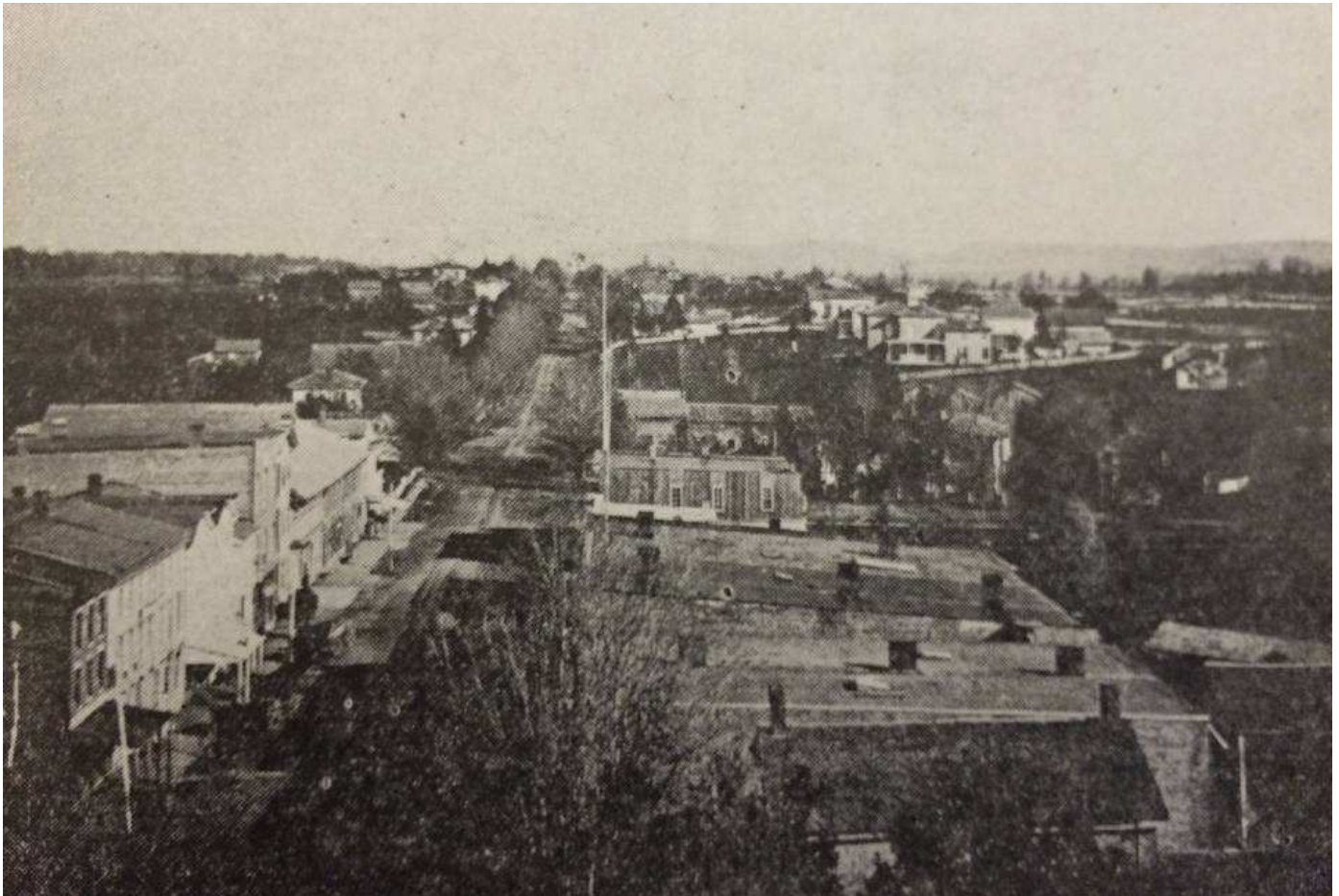
East Hill Historic District

Name of Property

Erie County, New York

County and State

Historic Photographs



View of East Main Street from Commercial District, view east, ca 1875.
(courtesy of Concord Historical Society)

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Name of Property

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View of East Main Street from Commercial District, view east, ca 1875.
(courtesy of Concord Historical Society)

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East Hill Streetscape Postcard, ca. 1910.
Looking east from the commercial center.

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112-136 East Main Street, 1919
(courtesy of Concord Historical Society)

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George E. Crandall House/Warner Museum at 98 East Main Street, date unknown.
(courtesy of Concord Historical Society)

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East Hill Historic District

Name of Property

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George Holland House/Presbyterian Parsonage at 112 East Main Street, 1908
(courtesy of Concord Historical Society)

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East Hill Historic District

Name of Property

Erie County, New York

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Morris Hall Residence at 147 East Main Street, date unknown
(courtesy of Concord Historical Society)

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East Hill Historic District

Name of Property

Erie County, New York

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Residence at 164 East Main Street, date unknown
(courtesy of Concord Historical Society)

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East Hill Historic District

Name of Property

Erie County, New York

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A.D. Jones residence at 192 East Main Street, date unknown.

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East Hill Historic District

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A.D. Jones residence at 192 East Main Street, date unknown
(courtesy of Concord Historical Society)

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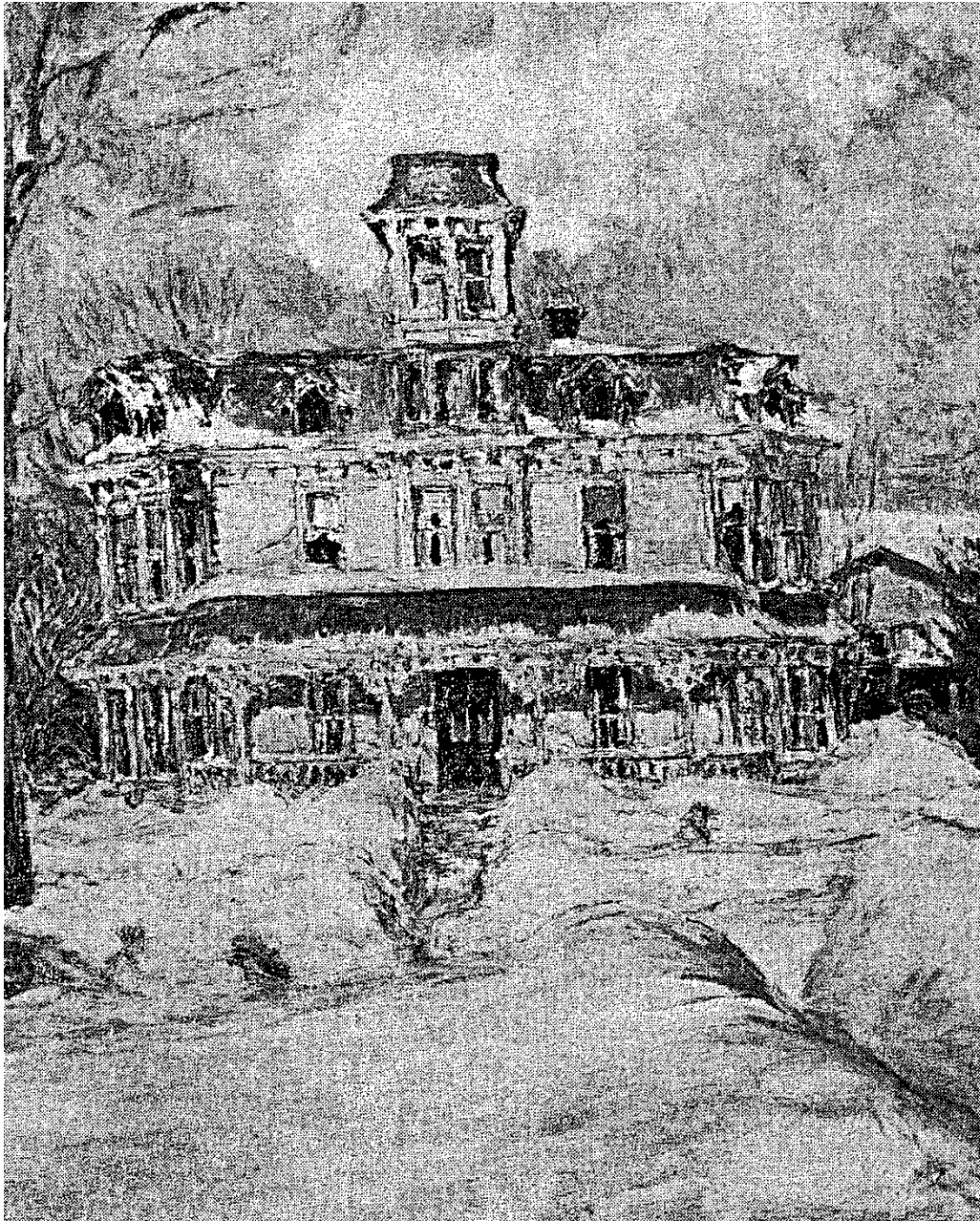
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East Hill Historic District

Name of Property

Erie County, New York

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"Old Jones Place," 1886. by Harold Olmstead
(courtesy of Concord Historical Society)

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East Hill Historic District

Name of Property

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Bertrand Chaffee Residence, from 1880 Beers Atlas Collection
(Courtesy of buffaloresearch.com)

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East Hill Historic District

Name of Property

Erie County, New York

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Bertrand Chaffee Hospital, ca. 1960
(courtesy of Concord Historical Society)

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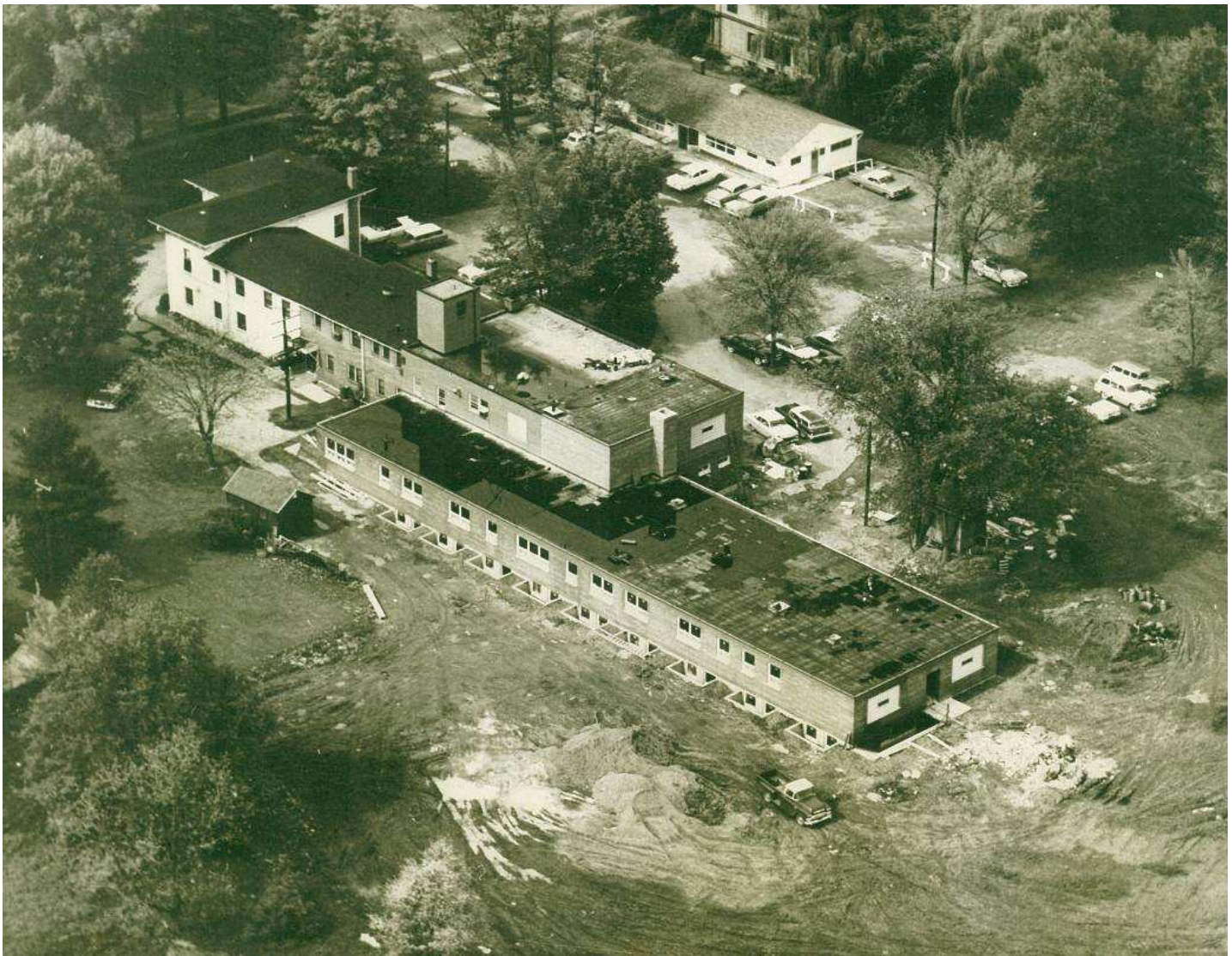
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Bertrand Chaffee Hospital, ca. 1960

(courtesy of Concord Historical Society)

The Chaffee house is still visible, at the upper left corner.

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East Hill Historic District

Name of Property

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Bertrand Chaffee Hospital, before demolition of Bertrand Chaffee house, ca. 1970
(courtesy of Concord Historical Society)

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East Hill Historic District

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Bertrand Chaffee Hospital, Demolition of Bertrand Chaffee house, ca. 1970
(courtesy of Concord Historical Society)

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East Hill Historic District

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Residence at 261 East Main Street, date unknown
(courtesy of Concord Historical Society)

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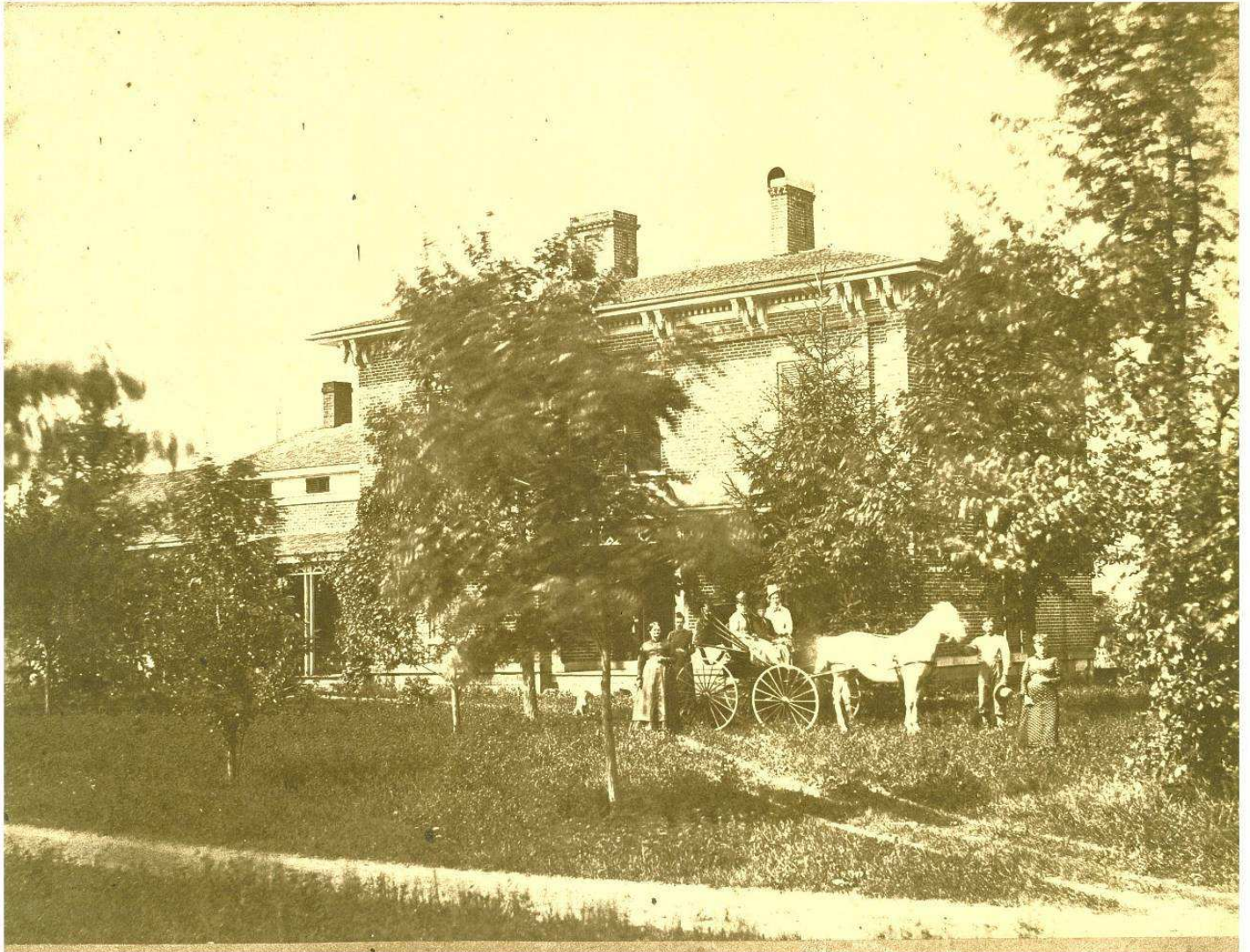
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Name of Property

Erie County, New York

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The Kingsley-Richmond Residence at 271 East Main Street, ca. 1886
(courtesy of Concord Historical Society)

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East Hill Historic District

Name of Property

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Residence at 326 East Main Street, date unknown.
(courtesy of Concord Historical Society)

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East Hill Historic District

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Residence at 326 East Main Street, date unknown.
(courtesy of Concord Historical Society)

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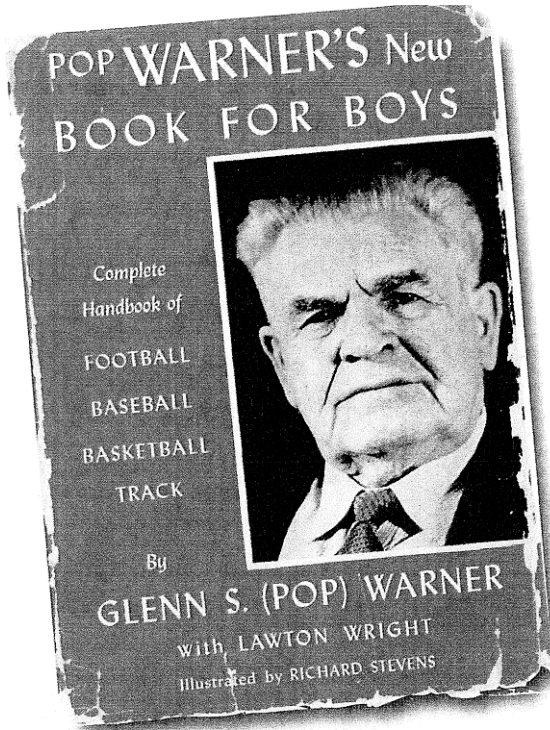
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East Hill Historic District

Name of Property

Erie County, New York

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Books written by Glenn Scobey "Pop" Warner about Football
(courtesy of Concord Historical Society)

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Photo 3

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Photo 4



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Photo 5



Photo 6

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Photo 8

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Photo 18

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