

## Nomination Form

### 2012 Preservation Buffalo Niagara Awards Erie, Niagara, Cattaraugus, Chautauqua, Genesee, Orleans, Niagara Counties

DUE BY JANUARY 20, 2012

**Nominated Project or Individual:** Hedstrom Caretaker's Cottage, 4196 Main St, Amherst NY 14226 (listed as 4230 Main St. on Town of Amherst Tax Roles.)

**Current Property Owner(s) or Nominee**

**First Name:** Caroline and William

**Last Name:** Duax

**Street Address:** 4196 Main St.

**City:** Amherst

**County:** Erie

**Zip:** 14226

**Phone:** 716.839.0369

**Email:** [cduax@yahoo.com](mailto:cduax@yahoo.com)

**Award Category:** Check all that apply; Awards Committee will make final determination.

Restoration  Rehabilitation/Adaptive Use  Stewardship  Preservation Service  
 Preservation Craft  New Construction  Neighborhood Conservation  Landscape  
Preservation  Education & Outreach  Planning  Preservation Spirit  Other:

*If known, identify if property is **listed on local, state, or national register:***

**Description of Achievement** Attached

Please attach a **WRITTEN DESCRIPTION** of the completed project or achievement and its contribution to the preservation of Western New York's historic character. (no more than 1 page) . For specific projects, identify the nature of the project, the tasks required to complete it, and provide **Begin / End Dates** (use building permit dates, if available). *Attached.*

**Description: Hedstrom Caretaker's Cottages, 4196 Main St., Amherst NY 14226**

The nominated property consists of a two unit house (Hedstrom caretaker's cottages), former barn, perimeter stone wall, two concrete garden walls, and a 3/4 acre woods. Known locally as the Gate House, the caretaker's cottages is a combination of several separate buildings, c. 1820s-1840s. The barn became a carriage house in 1904. Located on Route 5 in Amherst, the house, stone wall, and property are seen by thousands daily.

In 1904, the Hedstroms of Buffalo purchased a large track of land including the nominated property. Hedstrom was a coal dealer and philanthropist contributing to churches, the library system, and the Albright Art Gallery. At the time, Main St., Amherst was being settled by wealthy Buffalonians who built large mansions. This marked the beginning of residential development in Amherst, further expanded by the advent of a trolley line on Main St.

The Gate House and barn were in extreme disrepair after years of neglect. To preserve the buildings, the current owners re-roofed the buildings with cedar shakes (1904 roofs) including copper gutters - it could not be determined how long the previous gutters had been missing. Extensive basement and drainage work were also completed during 2007.

The lathing/plaster inside the house were gutted due to a documented severe toxic mold condition. Through consultation with preservation architect Andrea Rebeck, the earlier dates and separate

buildings became apparent. Currently, there are two living units: the West House (WH) and East House (EH). In addition to the roof and drainage work and with 1904 elevation drawings and photos from the early 1900s, project completion to date includes the following:

- Exterior front center section of house returned to 1904 appearance.
- WH back second floor dormer enlarged for aesthetic purposes and to increase use of interior space.
- Unearthed brick/mortar cistern; dug out in layers by archeologist. Artifacts photographed/notated.
- Back wall of former barn removed due to extensive water damage and rebuilt.
- Sky lights installed on dormer roofs of barn to create more natural light in second floor.
- Four house and one barn chimney re-stuccoed.
- Conducted five 2 hour tours of property with history and artifacts.
- New sewer system, water and gas lines.
- All electric and telephone lines removed from buildings. New lines are underground.
- Back section of WH excavated to rebuild crumbling foundation. Old foundation stones preserved for future use.
- One room, first floor addition added to back of WH with crawl space for mechanicals.
- Windows restored or newly built where necessary. Storm windows are flush with window frames.
- The WH interior design focused on preserving as much old wood (posts, beams, chimneys, hand hewn ceiling joists, wide plank floors, wide plank dividing walls) as insulation would permit. The original wood and chimneys are accentuated by their contrast with an uncomplicated modern design.

The buildings sit at the far west end of the wide property. The east half (.75 acre) is wooded and wild; it is "Forever Green" in the deed. Behind the house, there is a courtyard with a large white ash tree in the center. The archway over the driveway connects the west and east sections of the house and includes a WH bedroom.

The owners currently live in the completed WH. Four of the barn windows have been restored. The lower floor of the barn will have a new concrete floor and doors within the year. A structural assessment of the EH and barn have been completed and there are preliminary floor plans for both. Three EH windows have been restored; four more are being worked on. More extensive landscaping will not be undertaken until the barn and EH living unit are complete.

The entire 1.62 acre property received local historic designation from the Town of Amherst, 4 March 2002. The property is National Registry eligible.

### ***Project Contributors***

List all major contributors to the achievement of the project (e.g., owners, architect, landscape architect, contractors, consultants, or other contributors). Please include contact information (address, email and/or phone). Additional Contributors attached.

#### ***Contributor 1:***

***First Name:*** Caroline and William

***Last Name:*** Duax

***Street Address:*** 4196 Main St.

***City:*** Amherst

***State:*** NY

***Zip:*** 14226

***Phone:*** 716.839.0369

***Email:*** [cduax@yahoo.com](mailto:cduax@yahoo.com)

***Form of Involvement:*** Owners, collaborator with architect, photography of artifacts, and labor (all painting, cabinet and wood plank finishing, baffling walls/roofs between all studs/rafters, grounds cleanup and maintenance)

**Contributor 2:**

**First Name:** John

**Street Address:** 727 Huntington Ave.

**City:** Buffalo

**Phone:** 716.833.5009

**Form of Involvement:** Architect

**Last Name:** Wingfelder

**State:** New York

**Zip:** 14214

**Email:** [jwingfelder@wngfelder.com](mailto:jwingfelder@wngfelder.com)

**Contributor 3:**

**First Name:** Peter Grace

**Address:** 808 Main St.

**City:** Buffalo

**Phone:** 716.856.1894

**Form of Involvement:** Structural engineer for entire house and barn.

**Last Name:** Syracuse Engineers

**State:** New York

**Zip:** 14202

**Email:**

4. Steven Swiat  
810 Heim Rd.  
Amherst, NY 14221  
716.882.2589  
[restorationshop@roadrunner.com](mailto:restorationshop@roadrunner.com)  
Window restoration
4. Infinity Glass and Restoration  
1555 Niagara St.  
Buffalo, NY 144213.1101  
716.882.2589  
[info@infinityglass.com](mailto:info@infinityglass.com)  
Window restoration and building
5. Andrea Rebeck  
4652 Oak Orchard Road  
Albion, NY 14411-9509  
(585) 590-1199  
[rebeck.pbn@gmail.com](mailto:rebeck.pbn@gmail.com)  
Architectural history consultant
6. Susan Maguire, Assistant Professor  
Department of Anthropology, CLAS B107  
Buffalo State Collete  
1300 Elmwood Ave.  
Buffalo NY 14222  
[maguirse@buffalostate.edu](mailto:maguirse@buffalostate.edu)  
Archeologist
7. Earl Tong, grandson of Hedstrom estate caretaker Charles Tong  
42 Springville Ave  
Eggertsville NY 14226  
Photographs and anecdotal memories

8. Fruehauf Associates (2007-2008)  
66 Fenwick Rd.  
Tonawanda, NY 14150  
Contractor 2007-2008
9. Joseph E. Neubert Roofing  
182 Wellington Ave.  
Buffalo, NY 14223  
716.322.2202  
2007 Roofs and gutters
10. Siegle Landscaping and Drainage  
3870 Millersport Highway  
Getzville, NY 14068  
716.688.6906  
Drainage system for house and barn
11. S & S Construction of WNY Inc.  
9450 Maple St.  
Clarence, NY 14032.9801  
716.741.4210  
General Contractor (2010-2011)
  - Burbank Electric
  - Broad Spectrum Concrete
  - Fry Heating and Plumbing
  - Advantage Hardwood Floors
  - Buffalo Plaster
12. enerGysmart High Efficiency Foam Insultion  
124 Park Place  
Grand Island, NY 14072  
888.969.3626  
Insulation in house.

### ***Supporting Documentation***

*Please submit several photographs, including at least one digital photo, illustrating the project. For restoration, rehabilitation and adaptive re-use projects include "before and after" photos, if available. If historic photos are included, please cite source. Additional pages and other documentation, such as magazine or newspaper articles may be included. No materials will be returned. Preservation Buffalo Niagara reserves the right to use the images in publications, web sites and databases. Applicable projects may be submitted to the Buffalo Preservation Board Awards Program.*

#### **Attached:**

- Newspaper articles: Buffalo News and Amherst Bee
- Disc of photographs: historic, before and after
- Posters encouraging community to attend designation Town Board meeting
- Historic maps

-1904 plot plan, elevations, and floor plans

**Person Completing Form:**

**First Name:** Town of Amherst HPC

**Last Name:** Kevin Madoo, chair, and Gail Adema,  
vice-chair

**Street Address:** 5583 Main St.

**City:** Amherst

**State:** NY

**Zip:** 14221

**Phone:** 716.631.7153 (town hall)

**Email:** Kevin Madoo: [kvinmad@msn.com](mailto:kvinmad@msn.com)

Gail Adema: [gailadema@yahoo.com](mailto:gailadema@yahoo.com)

**Relationship to Project:** The town of Amherst HPC has worked with one of the owners, Caroline Duax, since she and William Duax began submitting applications for Certificates of Appropriateness in 2001. Caroline Duax has attended every meeting at which the applications were being presented and has been extremely cooperative throughout.

Please keep nomination a secret from nominee at this time. NO