

**RECONNAISSANCE LEVEL SURVEY  
of Barns and Agricultural Structures**

Town of Clarence, New York

September 30, 2014



FLYNN|BATTAGLIA



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## **Section I:** Project Description

## PROJECT DESCRIPTION



In November 2013, the Town of Clarence and the Clarence Historic Preservation Commission retained Flynn Battaglia Architects to conduct a reconnaissance-level survey of current or former agricultural structures in the town. The Town of Clarence was predominantly an agricultural community for approximately 150 years. As recently as 1958, 90 percent of the land in the Town was either undeveloped or in use for agricultural purposes.<sup>1</sup> In more recent decades it has been developing rapidly into a suburban community, which has resulted in the steady removal and replacement of many of the buildings that made up the town's agricultural heritage, the structures that formed its economy historically.

Since approximately the year 2000, the Town of Clarence has become increasingly aware of the importance of retaining the wide open spaces and agricultural uses that are an integral part of its character. In 2002, residents of the Town voted to establish the "Greenprint" program by setting aside \$12.5 million for the purchase of land, or the development rights to land, in order to ensure that it remains forever free of large-scale development.<sup>2</sup> As of 2014, Clarence is by far the largest Greenprint community in Erie County and has set aside more than 1,300 acres of land.<sup>3</sup>

This survey is not directly related to the Greenprint program, but its goals are related. As will be explored in greater detail throughout this document, many of the agricultural structures that are still standing by the suburban or rural road sides of Clarence date to early in the Town's history. More than a few were hand-hewn by settlers that moved to Clarence soon after the War of 1812. Just like the openness and vistas that have been part of Clarence's character since its founding, so too have the unique, usually modest and sometimes rambling, structures that make up its agricultural heritage.

This survey builds and expands upon an Intensive-Level Survey of all types of structures in the Town of Clarence. That survey was completed in 2008 by Clinton Brown Company Architecture of Buffalo, NY. Approximately half of the agricultural structures in the Town were noted in the results of that survey. The Town commissioned this survey in order to document the remaining approximately 100 agriculture-related properties within the Town's boundaries, focusing specifically on the history and evolution of agriculture.

This Reconnaissance-Level Survey of Agricultural Structures of Clarence, NY "has been financed, in part, with federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute recommendation of endorsement by the Department of the Interior."<sup>4</sup> The project

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1. Baker, Oneta M. History of the Town of Clarence. Clarence: Buffalo: Buffalo and Erie County Historical Society, 1971. 7.
  2. Western New York Land Conservancy. "Clarence Greenprint." <http://wnylc.org/land-protection/current-projects/clarence-greenprint>. Accessed 5 September 2014.
  3. Rey, Jay. "Ensuring future of farmland, local communities buy up property so it stays just the way it is." Buffalo News. January 20, 2014.
  4. "This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Dept. of the Interior, National Park Service, P.O. 37127, Washington, D.C. 20013 7127."

has additionally been partially funded by the Town of Clarence. The activity has been administered by the New York State Office of Parks, Recreation and Historic Preservation.

This survey was completed by LaLuce Mitchell, Preservation Specialist, and Courtney Creenan-Chorley, Project Coordinator, of Flynn Battaglia Architects of Buffalo, NY. Quality control was undertaken by Principal Peter T. Flynn, AIA. All three of these staff members are certified as “Historical Architects” under the Secretary of the Interior’s Historic Preservation Professional Qualification Standards as established in 36 CFR Part 61, the National Historic Preservation Act of 1966 and amended in 1980.<sup>5</sup> Resumes of the staff members that completed the survey are included in Appendix E.

We are grateful for the support of many in the Town of Clarence as we undertook this project. Jonathan Bleuer, Junior Planner in the Town Department of Planning and Zoning, was our point on contact and was immensely helpful in supplying information, contacts, and support for meetings. Linda Mosher, Chairperson of the Clarence Historic Preservation Commission, lent us her enthusiastic support as we sought to understand the town’s agricultural history. Her father, John Mosher, regaled us with his incredible memory of the barns of Clarence and the families (and cows, whom he knew individually) that inhabited them. Both Moshers allowed us access to their personal archive of information on properties in the Town that has built up from decades of practice as real estate agents. Dan Gamin, longtime believer in the importance of Clarence’s history, was very helpful with his knowledge of the former agricultural lands in Town. Todd Schupbach, owner of a very unique barn complex on Lapp Road, allowed us access to his collection of old barn equipment in order to help us better understand how old barns were constructed and operated. Last but definitely not least, we deeply thank Town Supervisor David C. Hartzell, Jr., owner of a great old farm complex on Fairlane Drive that we enjoyed touring, for his individual interest in and personal support of the project.



Figure 1. Shearing sheep in an old wood plank barn in Clarence.\*  
\*Most historical images are taken from Oneta Baker’s “History of the Town of Clarence”, 1983.

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5. “Historic Preservation Qualification Standards”, National Park Service, Department of the Interior. [http://www.cr.nps.gov/local-law/gis/html/table\\_of\\_contents.html](http://www.cr.nps.gov/local-law/gis/html/table_of_contents.html) Accessed 5 September 2014



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## **Section 2:** Methodology and Selection Criteria

## METHODOLOGY



This survey builds and expands upon an Intensive-Level Survey of all types of structures in the Town of Clarence that was completed in 2008 by Clinton Brown Company Architecture. Approximately half of the agricultural structures in the Town were noted in the results of that survey. The Town commissioned this survey in order to document the remaining agriculture-related properties within the Town's boundaries, focusing specifically on the history and evolution of agriculture.

Per *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*, published by the National Park Service, "The underlying reason for undertaking a survey to identify a community's historic resources is the growing recognition, by citizens and governments at all levels, that such resources have value and should be retained as functional parts of modern life ... To make effective use of historic resources, to respect their value and extend their lives, it is necessary to integrate historic preservation into community planning. [Thus] the immediate reason for undertaking a historic resources survey: to gather the information needed to plan for the wise use of a community's resources."<sup>6</sup> The historic resources survey program was established as part of the National Historic Preservation Act of 1966 because the creators of that law recognized that, in order to protect historic buildings, a community first has to identify them and understand their worth, and that process continues today. The Town of Clarence should be commended for taking this wise step to gain the information necessary for the careful planning of the town's future.

There are two types of historic resource surveys: Reconnaissance-Level and Intensive-Level. This survey is a "Reconnaissance-Level Survey," also known as a "windshield survey," which is intended to be a high-level look at the properties present in a locality. In a windshield survey, the surveyors literally drive around the community noting the general distribution of buildings, structures, and architectural styles. Reconnaissance-Level surveys are most useful for characterizing a community's resources in general and for developing a basis for deciding how to organize and orient more detailed survey efforts. In addition to field work, reconnaissance-level surveys include review of pertinent literature on a community's past.<sup>7</sup>

It should be noted that the method in which this survey was undertaken was slightly different than that traditionally undertaken in reconnaissance-level surveys. Since a general survey of all building types had already been conducted, we were only surveying the agriculturally significant properties that had not been included on that previous survey. Also, archaeological resources were not specifically considered in this survey. Where archaeological resources are known to exist on a property, per a USN (site identification number) existing in the State Historic Preservation Office's SPHINX database noting this, that information was included in the property list spreadsheet in Appendix G.

At the outset of the project, we received a list of known agricultural properties, approximately 85 of them, that had not been included in the previous survey. While surveying, we noted any agricultural properties that we noticed but were not on our list, and then checked if they had been previously surveyed in 2008. If not, we added them to our survey list. In addition, we did survey a small number of properties that had been previously included in the 2008 survey

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6. Derry, Anne, H. Ward Jandl, Carol D. Shull, Jan Thorman and Patricia L. Parker. *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*. Washington, DC: National Park Service, Department of the Interior, 1977, revised 1985. 3.

7. Derry, et al. 12

document that we felt were especially significant structures in the community’s inventory of agricultural structures and of which it would be useful to have updated photography and information on. For each property surveyed, we checked if the property had already been assigned a USN, and if so, that USN and any related information, such as previous determinations of National Register listing eligibility and construction dates listed in the database, were included in the property list in Appendix G.

Before beginning field work, the results of the 2008 survey were reviewed in detail and we made a list of properties including agricultural structures that were included in that survey, organized by address. That list is included in Appendix G. Prior to undertaking of field work, we developed a short survey form on which to record information about each property as we completed the survey, with form fields and checkboxes specifically catered to what might be found as we looked at agricultural resources. (Figure 2) This survey form was intended generally as an internal document for the surveyors and is much shorter and simpler than the standardized Historic Resource Inventory Forms that have been developed by the State Historic Preservation Office for completion as part of Intensive-Level surveys. Also in preparation for field work, we worked with Jonathan Bleuer, Junior Planner in the town’s Department of Planning and Zoning, to develop an introductory letter explaining to property owners that we were hired by the town, what our work consisted of, why we were taking photos of their property, and who they could contact with concerns.

During field work, we drove around the Town of Clarence and completed a survey form for each property and took several photographs in order to document each structure on the property. Because of the suburban and rural nature of Clarence and of its agriculturally-related structures especially, the survey methodology for this aspect of the project needed to be much different than that used for survey of a built-up urban area. In urban surveys, buildings are close to the street, so one can generally stand on the sidewalk in front of the property and get good representative photography. Farm buildings are often set well back from the street behind stands of trees and organized around internal farmyards or courts in the property. In order to respect personal property rights, as is typical for surveys, we took photos only from public rights-of-way unless invited onto the property by property owners, which we were on three properties. Because we were generally only able to access properties from the public right-of-way, we made a point of completing the majority of our survey work in late April and early May when the trees had not yet gained their leaves after the winter, in order to give us the best visibility into the properties from the street.

**Town of Clarence**  
**Historic Agricultural Structures Reconnaissance Survey**

Address : \_\_\_\_\_ ID Number: \_\_\_\_\_ USN Number: \_\_\_\_\_

Significance : \_\_\_\_\_ Number of Bays: \_\_\_\_\_  
 Current Owner : \_\_\_\_\_ Number of Stories: \_\_\_\_\_  
 Current Use : \_\_\_\_\_ Orientation: \_\_\_\_\_  
 Dairy  \_\_\_\_\_ Photo #: \_\_\_\_\_  
 Crib Barn (Grain)  \_\_\_\_\_  
 Date: \_\_\_\_\_

**ARCHITECTURAL INFORMATION**

Style/Detailing: \_\_\_\_\_  
 Forebay  Silo  \_\_\_\_\_  
 Log  Bank  \_\_\_\_\_

Wall Material(s) | Type: \_\_\_\_\_  
 Roof Material(s) | Type: \_\_\_\_\_  
 Door Material | Type: \_\_\_\_\_  
 Window Material | Type: \_\_\_\_\_  
 Overall Condition: \_\_\_\_\_  
 Notable Features: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**HISTORIC INFORMATION**

Original Owner: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Original or Prior Uses: \_\_\_\_\_  
 Additions/Alterations: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 History Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Auxiliary Buildings:**

Farm House  Hay Barracks  Grainaries  Piggery  
 Crib Barn  Corn Crib  Chicken House  \_\_\_\_\_

Figure 2. Image of Survey Form

In addition to the photographs that are included in the individual property descriptions in Appendix H, a large archive of additional photographs that were taken during the survey has been included with this report on a CD.

After completion of field work, we conducted the historic research portion of the project in order to set a context for the properties we had surveyed, to understand why certain architectural agricultural forms had become prevalent in certain parts of the town and what settlers they were associated with. The research process included an in-person interview with John Mosher, long-time realtor in the town who was part of the Dairy Herd Improvement Association back in the 1940s or 50s, and Dan Gamin, who has a deep knowledge of the town's history and has ancestral connections with some of the town's farming families.

It should be understood that, while quite a lot of information can be determined or inferred from the exterior of agricultural properties both through their architectural forms and the layout of the properties, there are also some significant limitations to what can be known. Because they have always been intended as purely functional buildings rather than as status symbols like homes are, barns don't wear their architecture on the outside as much as on the inside. The hallmark features that can date a barn and make it incredibly unique are inherent in its construction techniques and its heavy timber structure. Since we were generally only able to see the barns from the outside during our survey, our ability to interpret them had some limitations. We made every effort to look at exterior clues such as foundation types, roof sags, site orientation, materials, door locations, relationships with farmhouse architecture, etc., but because we weren't able to get inside, it is quite possible that we could have missed a very unique interior structural system in what looked from the exterior, for example, an unexceptional mid-to-late 19th century vertical plank sided gabled barn. As is discussed in the Recommendations section of this report, ideally surveyors would need interior access to any barns that are to be included in future intensive-level survey undertaken.

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## SELECTION CRITERIA



The selection criteria and guidelines, used in the evaluation of properties as historic resources, consider both the historic context and architectural fabric. The selection criteria and guidelines were based on the local criteria for the designation of landmarks under the Town of Clarence Historic Preservation Local Law (see Appendix B), and the National Register Criteria For Evaluation, which are contained in the National Park Service Publications *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*<sup>8</sup> and *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*.<sup>9</sup>

There are five criteria for designation of local landmarks defined in Section 5 of the Town of Clarence Historic Preservation Local Law. The Clarence Historic Preservation Commission may recommend to the Town Board an individual property for designation as a landmark if it:

- i. Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
- ii. Is identified with historic personages; or
- iii. Embodies the distinguishing characteristics of an architectural style or method of construction; and/or
- iv. Is the work of a designer whose work has significantly influenced an age; or
- v. Because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

The Clarence Historic Preservation Local Law additionally defines two criteria for designation of a group of properties as a historic district. The Clarence Historic Preservation Commission may recommend to the Town Board a group of properties as a historic district if it:

- i. Contains properties which meet one or more of the criteria for designation of a landmark; and
- ii. By reason of possessing such qualities, it constitutes a distinct section of the Town.

The Town of Clarence currently has 19 designated local landmarks. Among these are two farm properties – the Orchid Ledge farm at 4830 Thompson Road and the Hunt farm at 6879 Salt Road. Multiple relocated barns and outbuildings

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8. National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, DC: National Park Service, Department of the Interior, 1990, revised 1997.

9. Derry, et al.

also remain on the grounds of the Clarence Historical Society Museum. Additionally, four local landmark properties have converted former carriage barns on their property: The Birch Lawn home at 6020 Goodrich Road and the Hoffman home at 9455 Clarence Center Road, the Humbert home at 10622 Main Street, and the home at 4765 Ransom Road.

The criteria for listing as a local landmark are similar, but not identical, to the criteria that have been established by the National Park Service for listing on the National Register of Historic Places. A structure that is eligible for listing as a local landmark is not necessarily eligible for listing on the National Register, though many are.

The National Park Service has established four criteria for eligibility of properties for listing on the National Register. In order for a property to be eligible for National Register listing it must possess integrity of location, design, setting, materials, workmanship, feeling, association and:

- A. Be associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Be associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.

The Town of Clarence currently has two properties listed on the National Register of Historic Places: the Automobile Club of Buffalo at 10405 Main Street and the J. Eshelman and Company Store at the four corners of Clarence Center, 6000 Goodrich Road. Neither property includes agriculturally-related structures.

The intent of this survey is to evaluate the historic significance of properties within Clarence and to make recommendations as to which may meet one or both of these sets of criteria. This survey is being completed in consultation with the State Historic Preservation Office, which often adopts the recommendations that are included in surveys. Nonetheless, the ultimate determination of National Register eligibility falls to the State Historic Preservation Office, so any questions about eligibility of individual properties following the completion of this survey process should be directed to the staff of that office.

A rating system was established during the preparation of this survey in order to denote the relative level of significance of individual properties, as listed in the Property Listing in Appendix G and the Individual Property Descriptions in Appendix H. Properties are also highlighted by color in the spreadsheet in Appendix G, so those color designations are included here:

**HIGH (Green):** High significance based either on architectural or historical importance derived from the criteria above, and possessing of at least moderate and usually high level of integrity of historic fabric. Properties at this level are eligible for listing as local landmarks and are likely to be eligible for listing on the National Register of Historic Places.

**MEDIUM (Yellow):** Moderate significance, possessing of some architectural or historical value, but features diminished integrity due to site access and/or later alterations. In this survey, properties that may be landmark-worthy are often included in this category when an interior survey of the agricultural structures would be needed to determine that worthiness, as it could not be determined from the public right-of-way. Such structures are usually marked "Further study needed" in the Individual Property Descriptions in Appendix H. If such study (ie. through undertaking an Intensive-Level Survey) confirms them to be architecturally significant, then they may be eligible for listing as local landmarks and/or eligible for listing on the National Register.

**LOW (Orange):** Low architectural significance. Property may have once been associated with agriculture in Clarence and that former use is still evident, but major alterations have been made to the structure(s) that diminish its (their) architectural and historical integrity. Demolition of one or more of the primary farm structures may have occurred. Or, the structures on the property may be of building or barn types that are common in Clarence and not distinctive architecturally nor specifically associated with aspects of history.

**NONE (Red):** No architectural significance. Property may be a former agricultural property in Clarence that has lost any association with agriculture and which has very limited integrity due to alterations or demolition. Or, property may have no association with agriculture and has been deemed to lack architectural significance generally due to being an example of a common building type in Clarence without historical associations.

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### **Section 3:** Historic Cultural Context

## HISTORICAL CULTURAL CONTEXT



### *The Setting*

The Town of Clarence today has an area of approximately 54 square miles, housing over 30,000 people. Within that area is a wide variance of settlement patterns. Several small hamlets form nodes throughout the town from which settlement has expanded over time. The southwestern portion of the town has been largely suburbanized due to expansive development pushing outward from the City of Buffalo. The southeastern portion is much less densely settled with housing primarily focused on the hamlet of Clarence Hollow and many farms still present. The northern half of the town remains largely rural, with many farms, some of them still active, interspersed with occasional residential development on very large lots.

The natural environmental setting of the Town of Clarence has significantly influenced its historic settlement patterns throughout its history. The town lies within the Erie-Ontario Lake Plain physiographic province, described as a nearly level lowland plain with few prominent topographic features. The area is underlain by Onondaga limestone dating to the Late Devonian period. Later glaciations shaped much of the western New York topography, including that of Clarence. One of the most prominent topographic features in the relatively featureless province is the Onondaga Escarpment, a hard limestone bedrock formation that runs east-west through the center of the town, beginning at the shore of Lake Erie at Lewiston to the west and extending east into Genesee County. (Figure 3) The Onondaga Escarpment proved resistant to the effects of glacial scouring and it forms the southern boundary of a large basin once occupied by the shallow glacial Lake Tonawanda. Lake Tonawanda eventually receded, leaving behind the wetlands that make up much of northern Clarence.<sup>10</sup>

The southern portion of the town, south of the escarpment, has gently rolling hills and is densely covered with pine trees. The northern portion is almost dead level and has generally less dense tree cover made up mostly of birch and maple, which prefer swampy land. The Town of Clarence is drained via Ransom Creek, which flows southeast-northwest through the town before joining Tonawanda Creek within the town of Amherst. The much smaller Black Creek and Beeman Creek traverse the northern portion of the town and Gott Creek the western portion. Tonawanda Creek forms the town's northern border. This preponderance of waterways set early settlers at ease that there would be water available for crops and livestock. Ransom Creek once ran much more full than it does today and powered several sawmills and grist mills throughout the Town of Clarence in its early days.<sup>11</sup>

### *The Beginnings of Clarence*

The first of these mills was that of Asa Ransom. Ransom was the first white settler in the Town of Clarence and among the first in Western New York. In 1798, the Holland Land Company surveyed the land that makes up modern-day Western New York with Joseph Ellicott as its chief surveyor. The company also improved the old Indian Trail that passed

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10. Adapted from "Environmental Setting" in *Updated Reconnaissance Survey of the Town of Amherst*, kta preservation specialists/ Archaeological Survey, 2011. 7.

11. Baker, Oneta M. *History of the Town of Clarence*, Clarence Center: Diane M. Baker, 1983: 3-5.

through the land in order to make it suitable for wagons. That trail passed west from Batavia, following Tonawanda Creek and entering present-day Erie County at the Tonawanda Indian Village. There it split, with one branch going northwest to Fort Niagara and the main trail continuing west through the site of present-day Akron before reaching Clarence Hollow. From here, it followed nearly exactly the alignment of what is now Main Street west to reach the village of Buffalo. This trail became known as the Buffalo Road. In 1799, the company opened the land for sale, offering parcels approximately ten miles apart at their most inexpensive no-interest terms for settlers to open taverns on the main road through the land. Ransom, who had served in the Revolutionary War before moving to the village of Buffalo in 1796, was the first to take this offer, and opened a tavern along the Buffalo Road in what became Clarence Hollow. Joseph Ellicott opened a land office in part of the tavern in order to sell to settlers passing by on the road. In 1803, the Holland Land Company offered Ransom a loan to build the first grist mill on Ransom Creek. This mill was the first in Erie County. Before it opened, the nearest mill was forty miles away at Chippewa, Canada.



Figure 3. Stone crushing at the Onondaga Escarpment

In 1807, Asa Harris, a colonel of the Revolutionary War, bought land several miles west of Ransom's and built a frame tavern along the Buffalo Road. A new hamlet slowly developed around this tavern, that came to be known as Harris Hill, named for a barely perceptible rise in the land at the location.<sup>12</sup>

On March 11, 1808, the Town of Clarence was officially incorporated. When founded, it was one of three townships in Niagara County. At this time, its boundaries stretched all the way west to Lake Erie and all the way south to Alden, including what is now the city of Buffalo. Buffalo broke off in 1810. On April 2, 1821, Erie County was formed, breaking off from Niagara County. In 1823, Alden and Newstead became their own towns. Finally, Lancaster became its own town in 1833, leaving Clarence with its current boundaries.<sup>13</sup> Clarence is now the oldest remaining town in Erie County, and recently celebrated its bicentennial.

### *Waves of Immigration*

The earliest white settlers of Clarence came from the east, typically from Connecticut or Rhode Island, and settled in and around the small hamlets of Clarence Hollow or Harris Hill along the Buffalo Road. For the next few years, a slow trickle of immigrants began to settle areas along the road, but the rest of the town remained largely wilderness. The village of Buffalo was burned during the War of 1812 and Clarence served as a temporary home for some Buffalo institutions in the aftermath, including as the publishing location for the village's and region's only newspaper, the *Buffalo Gazette*.<sup>14</sup>

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12. Baker, Oneta M. History of the Town of Clarence. Clarence: Buffalo: Buffalo and Erie County Historical Society, 1971. 7.

13. Baker 1971. 4-8.

14. Baker, 40.

The second major wave of immigrants came beginning in about 1815, German-speaking Mennonite families heralding from Lancaster, Dauphin, York, and Chester counties in southeastern Pennsylvania. Because Mennonites are pacifists as required by their religion, these families were conscientious objectors to service in the Revolutionary War. For this stance, they were fined or jailed by the Commonwealth of Pennsylvania. Seeking escape from persecution, as well as seclusion and inexpensive land for farming, many of them emigrated to Clarence. Many settled in the portion of the town which later became Lancaster but a group also settled in the Clarence Center area and east along Greiner Road.<sup>15</sup>



Figure 4. Good Mennonite Church

Immigrants of this group continued to arrive through the late 1820s. This group included Mennonite preachers Anthony Rhodes, Bishop John Lapp, and Jacob Krehbiel and their large families. Families that would later become prominent in the Clarence business community also arrived in this wave, including the Croops (1815), Stricklers (1816), Blochers (1818), Metz (1820), Eshelmans (1826), Martins (1829), and Van Tines.<sup>16</sup> By 1829, David Van Tine had established a store at the corner of Clarence Center Road and Goodrich Road, thereby establishing the hamlet that became Clarence Center.<sup>17</sup> Each of these immigrants typically owned a farm in the town and other responsibilities, such as ministerial duties, were in addition to their farm duties.

Bishop Lapp established the first church in Clarence, the Good Mennonite Church (also known as a meetinghouse), and constructed a stone building for it in 1829. (Figure \_\_) He then served as pastor there for fifty years.<sup>18</sup> Jacob Krehbiel was also a Mennonite preacher who worked with Bishop Lapp for a time, but later started his own meetinghouse after a schism with Lapp over whether members should vote and whether they should serve when appointed to juries.<sup>19</sup> Anthony Rhodes had been involved in the Church of the River Brethren before immigrating. The denomination was originally founded in the 1750s on the banks of the Susquehanna River near his home in Lancaster County, Pennsylvania. The River Brethren had similar beliefs and lifestyles to the Mennonites, but believed strongly in baptism in a running stream. Rhodes brought his beliefs with him and established a branch of the River Brethren Church in Clarence and was later ordained as its minister. At first the church met in members' homes, but a church was soon built, likely around 1840, just north of Ransom Creek.<sup>20</sup>

This group of immigrants imparted a very unique architectural heritage to the town of Clarence. Cynthia Falk writes in her well-researched history *Barns of New York*:

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15. Kohler, C. Douglas. *Clarence: Images of the Center*. Clarence: Clarence Historical Society Press, 2007. 70.
  16. Baker 61-64, 460, 465; Kohler *Images of the Center* 31, 63.
  17. Kohler, C. Douglas and Julianna Woite. *Images of America: Clarence*. Charleston, SC: Arcadia Publishing, 2012. 9.
  18. Baker 62
  19. Kohler, C. Douglas. *Clarence: Images of Harris Hill*. Clarence: Clarence Historical Society Press, 2006. 63, 82, 83.
  20. Kohler *Images of the Center* 86

German barns, and the Pennsylvania barns that developed from them, never became common in New York. Today only a handful survive in the state. . . . In 1858, Moore's Rural New Yorker actually recommended barn plans based "partially on the plan of the famous Pennsylvania barns." Yet New Yorkers did not readily adopt the distinctive elements of this form, most notably the second-story projection known as a forebay.

As a result of two separate waves of immigration of German-speaking people, German farmers settled in two areas of New York State. The smaller, lesser-known group immigrated after the War of 1812. These settlers arrived not from Europe, but from Pennsylvania, establishing roots in New York's Erie County, especially in the towns of Clarence and Lancaster. . . .

During the late eighteenth and early nineteenth centuries, as agricultural and livestock production grew, people of German descent in Pennsylvania increasingly turned to a barn form that had two levels rather than one. Barn historian Robert Ensminger has convincingly demonstrated that the two-story bank barn form, with its second level projecting beyond its lower level on one side, emerged in German-speaking continental Europe but that its appearance was a synthesis of multiple barn-building traditions, and it continued to evolve in the New World. It was this composite barn type with Germanic roots that the Pennsylvania Germans who came to Erie County, New York, reproduced.<sup>21</sup>

Thus, the Pennsylvania barns that remain standing in Clarence are likely among the only ones that remain and that were ever built in the whole state. This establishes them as extremely significant in and important to the historical narrative of Clarence and all of Western New York. For more about this unique style of barn, see the "Historic Architectural Context" section later in this report.

Until about the year 1850, the northern part of Clarence remained complete wilderness. A second major wave of settlers into Clarence changed that. The immigrants were from Prussia, which is now part of Germany.

In 1839, approximately one thousand confessional Lutherans, or "old Lutherans," emigrated from the area surrounding Erfurt in the Magdeburg region of what was then Prussia, to the area around Buffalo, New York and Milwaukee, Wisconsin under the leadership of Lutheran pastor Johann Andreas August Grabau.<sup>22</sup> The Prussian Union of Churches, formed in 1830, was a merger of the Lutheran and Reformed churches. The official merger was the final step in what had long been a slow consolidation of liturgical agendas that had been directly led and even in large parts written



Figure 5. 5880 Thompson - Eschelma Farm



Figure 6. 5630 Strickler - Marzolf Farm

21. Falk, Cynthia G. *Barns of New York: Rural Architecture of the Empire State*. Ithaca: Cornell University Press, 2012. 33-35.

22. Westerhaus, Martin O. "The Confessional Lutheran Emigrations from Prussia and Saxony Around 1839". *Concordia Historical Institute Quarterly*, 1989. <http://www.wlssays.net/files/WesterhausEmigrations.pdf> Accessed 6 September 2014. 1.

by the Prussian king, Frederick II. The old Lutherans felt that the new agenda compromised in the wording of the Words of Institution, to the point where the Real Presence of Christ in the Eucharist was not proclaimed. In 1830, King Frederick proclaimed that the Lord's Supper be celebrated across Prussia using the new agenda, which caused much dissent among some Lutheran congregations. Through the 1820s, some Lutheran pastors had sought to deviate from the new agenda, adding their own materials, but this angered the king. Grabau had been repeatedly imprisoned for his opposition to the Prussian Union of Churches and to the king's liturgical agenda.<sup>23</sup> The immigrants that made up this group were members of a very conservative and traditional branch of Lutheranism and were fleeing what they saw as religious persecution, as they felt the reforms that had been made compromised their ability to worship in their faith. In 1845, soon after the Prussians arrived, they established the "Synod of the Lutheran Church Emigrated from Prussia", also known as the Buffalo Synod.<sup>24</sup>

Anson Wolcott, a land speculator, bought 2,000 acres in Clarence's North Country in 1851.<sup>25</sup> A group of Prussians purchased approximately 800 of those acres from him in 1852 and began a village along what was then known as Wolcottsburgh-Transit Road (now Wolcott Road) near Goodrich Road. Goodrich Road at that time, was an unimproved logging trail paralleling the north-south Plank Road (now Salt Road).<sup>26</sup> When the Prussians bought the land, it was still dense forest. Anson Wolcott established a steam-powered sawmill nearby, which was run by his brother James.

The purchasers of the land, a group of immigrants of Prussian and northern German origin, were a group of Lutherans that emigrated slightly later than the original group described above. Given that the first Lutheran church established in Clarence adhered to the Buffalo Synod, at least some of these new immigrants appear to have been "old Lutherans" that were fleeing religious persecution just as the group before them, described above, but in addition, these immigrants

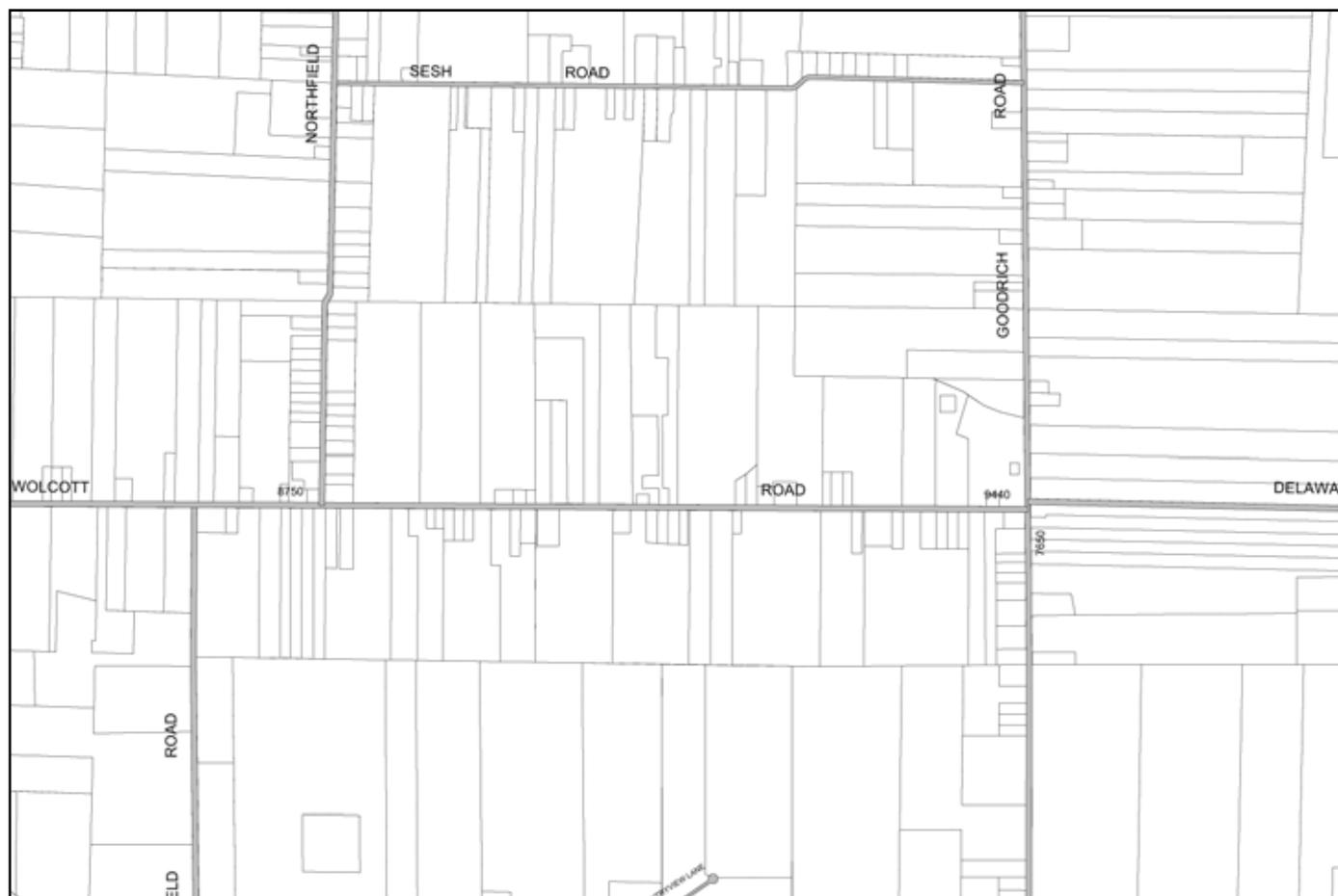


Figure 7. Map of Wolcottsburgh

- 23. Westerhaus 6
- 24. Westerhaus 28
- 25. Kohler, Clarence: Images of Swormville and the North Country, 77.
- 26. Baker 523-524

may have been fleeing high taxes and forced military conscription in their homeland.

The immigrants that settled in Wolcottsburg came from slightly different regions of what is now northern Germany and were at that time independent states associated with Prussia: Mecklenburg and Westphalia<sup>27</sup> (the immigrants' origins from Westphalia are where the name for Westphalinger Road comes from in Clarence) and from within Prussian territory. The specific locations of origin of the individual immigrants is not known, but at least some members of the group must have been from swampy areas within their homeland that had been drained previously, for example the Oderbruch marsh in Brandenburg, near Mecklenburg.

The way land is divided in the North Country of Clarence, especially along Wolcott Road, tells us a lot about the ethnic and experiential origins of the group that settled the area. The land was, and continues to be, swampy flood-prone lowlands. The early settlers of Clarence considered it unsuitable for farming. The Prussians, however, had special skills in the drainage of swampland into productive farmland. Whereas the settlers from New England and Pennsylvania before them had divided the land into rectangular or square plots for farming, the Prussians cut the land into a procession of long narrow strips, some of them more than half a mile long, with the narrow end facing the road, a development pattern derived from the "linear villages" ("Aufstreck-settlements") of their homeland<sup>28</sup> and one that remains evident in the breakdown of lots in Northern Clarence to this day.



Figure 8. Prussian Band in Wolcottsburg

This land development pattern served three purposes. First, it allowed them to keep their homes dry. The Prussians dug deep drainage ditches alongside both sides of the road along which they settled. The ditches led north to Tonawanda Creek, which drained the land and allowed it to be usable for farming. The earth that was removed in the digging of ditches would have been piled up on their lots next to the road in order to raise a portion of the land to a level suitable for construction of a house or farm buildings.<sup>29</sup> Many of the deep drainage ditches that continue to line the rural roads of northern Clarence today were likely dug by hand by the Prussians that founded those areas.

Second, this development pattern created a sense of community since the long, narrow farms resulted in houses fairly close together along the road, close enough to walk between and to form a village-like environment along the road. Given that the Prussian community that settled in northern Clarence was organized enough to buy 800 acres of land as one unit and to

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27. "Cultural Entities: Brookmerland."

28. Moyle, Susan. "Mennonite Settlement: The Relationship Between the Physical and Cultural Environment", BA Thesis, University of Utah, 1975. <https://archive.org/details/mennonitesettlem00moyl> Accessed 6 September 2014. This thesis investigates a immigrant village of Russian Mennonites of Prussian-Dutch ancestry in Central Kansas which was constructed in a similar "linear village" plan to the settlement along Wolcott Road in Clarence. The thesis investigates the origins and importance of the linear development pattern and its social implications, among other aspects. Well worth the read.

29. Moyle 93

consistently divide it in a fashion reminiscent of their homeland, they also likely felt a desire, as many immigrant communities do, to maintain the traditions of their homeland through development of close-knit community. Geographers have studied land-use patterns and found that there is evidence that the amount of clustering or spreading of human habitation over the landscape had implications on social organization. If population was spread thinly over the landscape, they were likely to have a relatively simple, loosely structured social organization unless there was a major feature where the entire group could gather, such as a meeting house. “Populations living in compact villages were likely to have a more complex, more highly-integrated and tightly structured social organization.”<sup>30</sup> The Prussian immigrants likely understood the social advantages of the traditional community layout they imported from their homeland and applied them to their new community in Clarence. The results of that tight-knit social community are in full display in a photo taken of a German band in Wolcottsburg wearing Prussian uniforms. (Figure 8)



Figure 9. Cutting trees on the Marzolf Farm

Finally, the linear farm arrangement was good for safety. When the Prussians settled northern Clarence, it was very much wilderness, so the support of fellow settlers was essential to survival. Because homes along the road were only a couple hundred feet apart at most, “when one needed help you could open up the back door and holler real loud. If it wasn’t too windy, the neighbor could hear you, because they were only half of block, some a block apart.”<sup>31</sup>



Figure 10. Tree cutting in the winter

As a result of the Prussian immigration to Clarence, Wolcottsburg, centered at the corner of Wolcott and Goodrich Roads, emerged as a hamlet beginning in the 1850s.<sup>32</sup> Another hamlet in the north country, Swormville, located on the town’s west boundary along Transit Road, gained its post office in 1854 and by the early 1870s had two sawmills.<sup>33</sup> Two other small hamlets in the eastern portion of the town no longer exist: Hunt’s Corners, at County Road and Salt Road, and Mansfield Corners, at the corner of Salt and Lapp Roads.<sup>34</sup>

### *Rural Life*

As early as 1800, the first attempts at farming came to the area. Two early settlers, T.S. Hopkins and Otis Ingalls, raised the first wheat on the Holland Purchase in that year on land that they had cleared two miles east of Clarence Hollow, likely somewhere in the present-day Town of Newstead.<sup>35</sup> At first, farming methods in the lands of the Holland Purchase were very primitive. The

30. Moyle, Susan. “Mennonite Settlement: The Relationship Between the Physical and Cultural Environment”, BA Thesis, University of Utah, 1975. <https://archive.org/details/mennonitesettlem00moyl> Accessed 6 September 2014. This thesis investigates a immigrant village of Russian Mennonites of Prussian-Dutch ancestry in Central Kansas which was constructed in a similar “linear village” plan to the settlement along Wolcott Road in Clarence. The thesis investigates the origins and importance of the linear development pattern and its social implications, among other aspects. Well worth the read.

31. Moyle 93

32. Kohler Images of Swormville and the North Country 76

33. Baker 503

34. Kohler Images of America: Clarence 56-64

35. Baker 14

first farmers in Clarence would have simply planted grain among the roots and stumps on their land as they did not yet have the time nor tools to completely clear it. When the grain was ready to be harvested, it was cut with a sickle and threshed with a flail on hard ground which had previously been swept smooth for that purpose. After farmers became more settled, they were able to clear their land sufficiently to use plows. These early settlers fashioned their own wooden plows, using tree branches fastened together with wooden pegs.<sup>36</sup>

By 1818, Clarence was still very much on the frontier. An account of life during that time was published in the Amherst Bee in 1885, thus:

“My parents emigrated to the Holland Purchase in 1818. We stopped at Cayuga Creek (Lancaster) where we stayed for one year. In the meantime, father purchased a piece of wildland in the Town of Clarence. He cleared a small piece and put up a small house. We moved there in 1819, right into the woods.

Western New York was at that time, with few exceptions, an unbroken wilderness covered with a heavy growth of forest and inhabited by Indians, bears, wolves, deer, wild cats, foxes and porcupines...

A few families had preceded us and had made small clearings. Soon after our arrival, other families from different parts settled not far from us, so we had neighbors within one-half mile.

It was nothing to have wolves howling around our house nightly. Men and women attempting to go from one settlement to another, often became lost and had to spend the night in the woods.

After a few acres of the timber were cut down and cut into suitable lengths, the settlers would have a “logging bee,” inviting in their scattered neighbors; and when they had drawn the logs into a suitable place with oxen, they would roll them into heaps ready to be burned. During “log rolling” hours, there was plenty of good whiskey and at the close of the day, a sumptuous supper of roast pig, pumpkin pie, etc., was enjoyed.

My first schooling was acquired in a barn. School teachers in those days earned their money. Male teachers received twelve to fifteen dollars per month of twenty-four days of school and boarded around with those who sent their children to school. Female teachers received approximately one dollar a week and their board the same way. Lady teachers were required to understand the marking of letters of the alphabet and figures on canvas with a kind of thread called floss. The older girls learned this.



Figure 11. Corn husking on the barn floor

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36. Baker 52

Then, too, teachers were compelled to write all copies for those who wrote. Another task was the mending and making of quill pens until 1840 when copy books and metallic pens became general.”<sup>37</sup>

Another type of “bee” was a “raising”, when the settlers would gather to help a neighbor “raise” the logs into place for his buildings. This is where the term “barn raising” comes from. Another similar type of gathering was a “paring bee,” in which settlers would meet to remove the cores from a harvest of apples or pumpkins.<sup>38</sup> “Corn-husking bees” were also a common occurrence.<sup>39</sup>

Clarence gradually became more settled during the following decades, but through the mid-nineteenth century all farm labor was done by horse and manpower. Harvesting was done entirely by hand.

During “haying season,” men cut the hay with scythes and raked it up with wooden hand rakes. It was then piled into “cocks” to cure, before it was moved to the hay loft of the barn.

The first mechanical farm equipment appeared after the Civil War and allowed farmers to push much of the most strenuous work onto the power of horse and oxen. Threshing was first accomplished mechanically using a device called a “sweep-horsepower.” This was a gear box with four arms, or “sweeps” and each of the arms was attached to a team of two or three horses. Other mechanical farm devices that came into use during this time included the self binder and the mower rake. Self-binders were reapers that not only cut the grain, but also tied it into small bundles. By the mid-to-late nineteenth century, steam engines came into use for farming tasks.<sup>40</sup>

### *Into the Twentieth Century*

By the year 1900, Clarence was filled with prosperous farms. Many of these farms were largely self-sufficient, each including its own wood-lot, pasture, fields for growing grain, meadows for hay, and orchard. Farms often had herds of multiple types of livestock such as cattle and sheep.

The farming economy remained strong in Clarence until after World War II, when it began to fade with the spread of suburbanization outward from Buffalo. Large housing and commercial developments filled or took over former farms, one by one. Some of those farms are completely gone without a trace, but some of them live on in unexpected ways. For example, the Red Mill Inn restaurant on Main Street was never a mill at all. The “mill” is actually a farmhouse built in 1858. The property



Figure 12. Self-binder on the Marzolf Farm



Figure 13. Sheep on Forest View Dairy Farm

37. Baker 51-52

38. Baker 54

39. Baker 140

40. Baker 139

was a 100-acre dairy farm until 1962.<sup>41</sup> The Urban Brothers Funeral Home on Transit Road likewise incorporates a nineteenth-century farmhouse.

Since World War II, the decline of farming has been precipitous. In the 1950s, there were 350,000 farms in New York State. At present, there are only 36,000 and that number is declining.<sup>42</sup> As late as 1958, land use studies of Clarence showed that 90 percent of the land in the town was either in agricultural use or undeveloped.<sup>43</sup> Currently, only about 15 percent of the land in Clarence is actively farmed.<sup>44</sup>

Hand-in-hand with the decline of farming comes the decline and slow, steady demolition of the structures that made up those farms as they are no longer needed. The common response has been to adopt unused farms as a piece of “Americana” and adapt them as set pieces for weddings and banquets and hay rides. To be fair, farms are often quaint and pastoral and their romanticization seems to be a constant throughout human history. Idealistic farm scenes can be identified as far back as the ancient Greeks. But – there is a counter-argument to be made: farms were meant to produce something. Barns are, by their very definition, utilitarian buildings, made up of a heavy timber frame clad with boards. Sarah Searle, writing in *Modern Farmer* states “In a sense, we’re incentivizing farmers to use their limited resources to perpetuate a romantic stereotype that consumers enjoy, rather than to spend money on functioning, sustainable (but perhaps not magazine-beautiful) models of local farming .... Those sorts of establishments are hollow alternatives to what working farms could and should be: Real, vibrant contributors to a rural economy that is representative of and fair to farmers and farm workers, the animals they raise, the ecosystems they steward, and the consumers they feed. Inasmuch as we, as consumers, only put resources towards enjoying farms through starry eyes, we delay that vision.”<sup>45</sup> This divide between function and quaintness, the inexorable move to the modern and efficient, is seen in the gradual replacement of barns in Clarence with contemporary metal pole barns. From a historic preservation standpoint, we bemoan that fact but, from a functional standpoint, metal pole barns are the most efficient structure available for the task today, just as heavy timber barns were in their day.

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41. Kohler Images of Harris Hill 21

42. Spencer, Naomi. “Clarence Farming: PROTECTED FOR NOW,” Clarence Bee March 31, 2010. [http://www.clarencebee.com/news/2010-03-31/Lifestyles/Clarence\\_Farming\\_\\_PROTECTED\\_FOR\\_NOW.html](http://www.clarencebee.com/news/2010-03-31/Lifestyles/Clarence_Farming__PROTECTED_FOR_NOW.html). Accessed 12 September 2014.

43. Baker 1971. 7.

44. Spencer

45. Searle, Sarah. “Stop Romanticizing Farms.” *Modern Farmer* June 30, 2014. <http://modernfarmer.com/2014/06/stop-romanticizing-farms/>



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## **Section 4:** Historic Architectural Context

## HISTORICAL ARCHITECTURAL CONTEXT



### English

English barns, also called Yankee or Connecticut barns, can be found across New York State due to the prevalent and far reach of the English settlers and their descendants. English barns are typically rectangular, with the short side containing a steeply pitched gable. The long side of English barns contains a central door opening on both sides of the barn for equipment or teams of animals. The door opening is located in the center bay with at least one additional bay on each side. They were typically only one story tall with a loft.<sup>46</sup> (Figure 14)

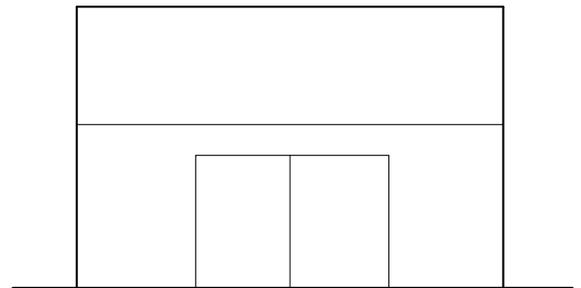


Figure 14. English Barn form

The interior of the English barn is typically divided into three bays, or mows, but could also be five, six or seven bays wide and one or more bays deep. Mortise and tenon framing would run perpendicular to the doors to create a clear-span center bay for threshing and space for livestock and grain storage in the outer bays, separated by framing bents. If additional bays were required, more bents were added. Barns of all types were constructed using mortise-and-tenon framing of heavy timber beams until the mid-20th century.



Figure 15. English Barn form

Central doors led to the threshing floor, which was also called the driveway or runway. Threshing occurred inside the barn, between the central doors. Bundles of wheat were placed on the floor and beaten, releasing the grain from its husk. Using a winnowing basket, wheat was tossed in the air and caught in the basket. Crosswinds sweeping through the barn removed the lighter husk from the barn while the heavier grain remained on the floor to be collected or in the basket.<sup>47</sup>

Other than the central doors, the elevations of the English barn remained without much fenestration. Small man-doors or dutch-style doors for animals were sometimes included depending on the farmer's individual needs. Small openings were incorporated into the construction on the gable end, for small birds and owls to enter for pest control. Small makers' marks (figure 16) were also carved or cut into the wood plank siding, similar to a signature,



Figure 16. Maker's mark

46. Falk, Cynthia G. *Barns of New York: Rural Architecture of the Empire State*. Ithaca: Cornell University Press, 2012. 30.

47. Falk, 32.

denoting the builder or date of construction. These openings are also referred to as owl holes, barn crosses, or martin holes.

#### German | Pennsylvania

Pennsylvania Germans immigrated to western New York after the War of 1812. Because of their resourcefulness and ingenuity, Germans often turned to forms of barns that were two stories tall. Access to the second story was gained by building into the side of a hill on one side and having the first level exposed on the other. Doors were installed in the center bay at the top of the “bank” for easy access to the second floor. Typically the side of the barn parallel to the roof ridge was built into the side of a hill. The hill or berm was known as a “bank” and this barn type became known as a “bank” barn. A similar method included the use of detachable ramps. (Figure 17)

The two story, bank barn form with projecting second level, known as a forebay, was developed in Pennsylvania by Germans and those of German descent. The forebay was reproduced all over Erie County, specifically the Town of Clarence and the Town of Lancaster. The forebay does not have to include a bank, but often does. Later forebay barns gained access to their second and third story lofts through more complex mechanisms. (Figure 18)

The forebay’s purpose was to provide additional shelter for livestock in the lower level and storage for hay, grains, and other crops on the upper level. Dutch doors were installed on the downhill side of the barn for air circulation in the lower level while still keeping animals inside the barn and out of the elements. Livestock could be let out at these doors as well, often to an enclosed pen adjacent to the barn partially sheltered under the overhang.

Both the forebay and bank barn also included a threshing floor, which often would occur on the second level, above the livestock. Threshing was executed in a similar fashion to that in an English barn; the two center, or driveway, doors would be opened to carry the husk outside after wheat had been beaten to expose its grain.

Roofs of forebay barns were often gables but could also be hipped. The German settlers were resourceful with found materials for construction; Fieldstone was often used for foundations and wood framing for upper stories. The barn would often be clad with horizontal wood planks or with shingles.

Although the Germans began to capitalize on two-story structures prior to the 1800’s, it was only until after the mid-19th century did it become common for barns to be two or more stories.<sup>48</sup>

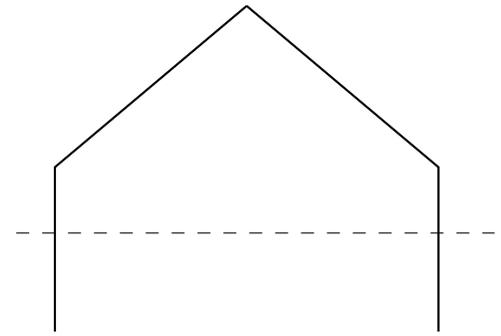


Figure 17. Bank Barn form

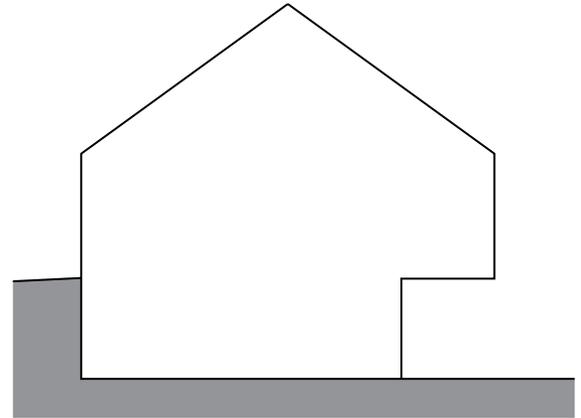


Figure 18. Forebay Barn form

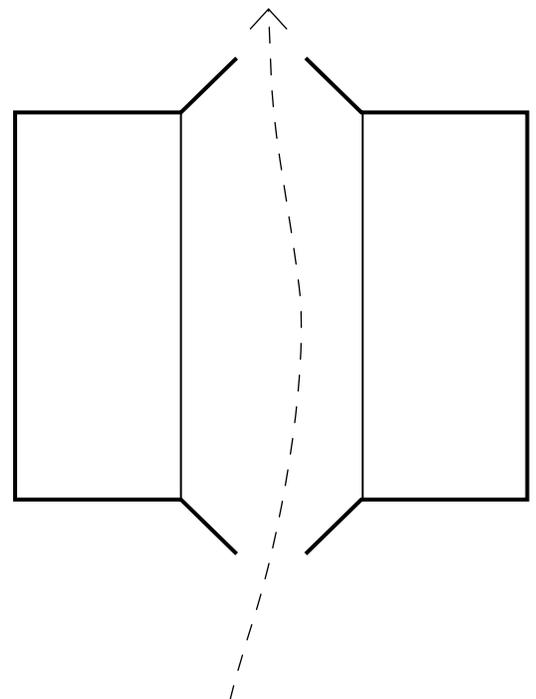


Figure 19. Threshing Diagram in Three-bay Barn form

48. Falk, 35.

The form of these English and German barns remained largely unaltered until the mid-nineteenth century until influenced by technological developments and sanitary developments.

### Basement

The basement barn comes in many different forms and is the most common barn still remaining today in New York State with the highest geographical concentration of this type in western New York. Cynthia Falk, in her book *Barns of New York*, notes that basement barns are generally associated with dairy farming, it was part of a “general shift toward intensified production of crops for market and was often part of a strategy of mixed or diversified farming. An ever evolving form, basement barns are identifiable by the functionality of the upper levels. The basement was used for livestock and the upper level for hay storage. This form is mostly prevalent in northern climates where long winters necessitate storage of large amounts of hay. (Figure 20)

Similar to the construction of the forebay, the basement level was constructed at first out of stone and then later out of concrete or wood with wood construction for the upper levels. In most cases, the wood frame would then be clad with horizontal clapboard, although some were covered with board and batten. Battens are narrow wood strips that are applied to the spaces between vertical wood boards to keep wind and weather out of the interior of the barn. The basement barn proved highly efficient spatially because a farmer would not have to have to expand the barn’s footprint. An existing barn could be raised to then construct the basement level. Although early versions of basement barns, bank barns, achieved access to the second level using “banks” or berms, similar to the Pennsylvania barns described above, the advancements of the mid-19th century such as the hayfork obviated the need for such access. As such, the “basements” of many later basement barns are not set into a hill or otherwise located underground but are rather the ground level accessible from grade. Later basement barns are often identifiable by a large hayloft opening in the gable end of the second floor with no other direct access to the second floor from the exterior.

Some older English barns were actually raised to rest on a new stone foundation, accessed by a new bank in order to “create” a basement barn. Basement barns were not dependent on a specific site orientation. They were often perpendicular to a hill or slope with access on the gabled end.<sup>49</sup>

The most notable advancement of the basement barn is the accompanying gambrel roof profile. Gambrel roofs were used for an even larger hay storage capacity within the upper levels of the barn. The form of the roof was achieved initially through mortise-and-tenon connections and later with mechanical connections. (Figure 21) Framing of the gambrel allowed the interior of the

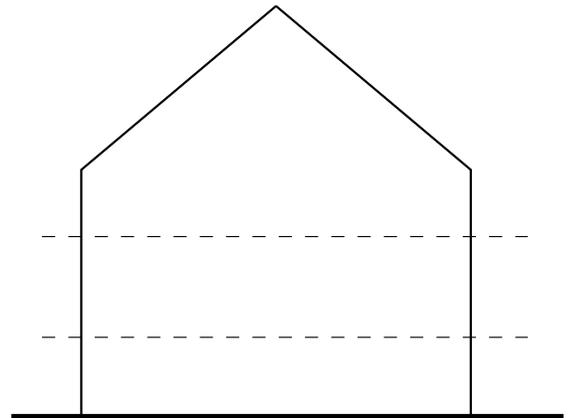


Figure 20. Basement Barn

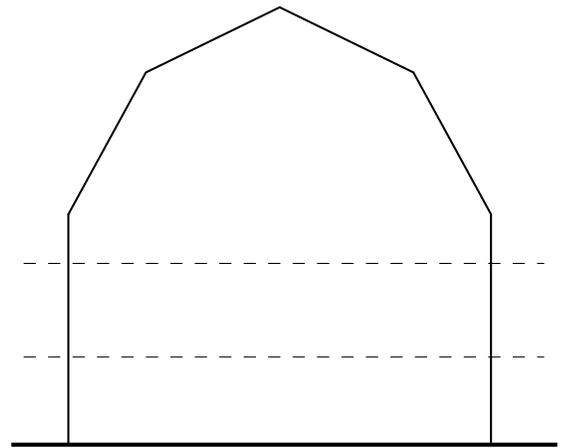


Figure 21. Gambrel Roof Profile

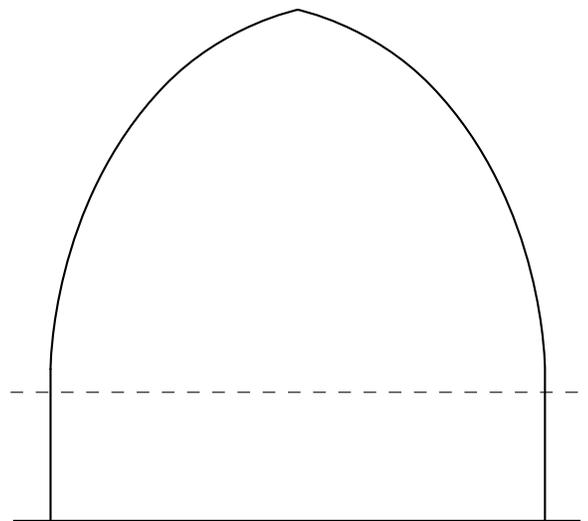


Figure 22. Rainbow or Gothic Roof Profile

49. Falk, 37

barn to be completely clear of obstructions and allow for interior tracks to be installed along the roof ridge for new mechanical advancements such as the hayfork. Later versions of the gambrel were the “rainbow” roof, also known as the arched or gothic roof. (Figure 22)

The hayfork, also known as the hay trolley or hay carrier was invented in 1868. This device and its accompanying internal track and pulley system is an important development in farmstead technology that led to the continued expansion and evolution of the barn. (Figure 23) Hay and other large bundles of crops could be lifted from wagons several stories into the barn through hayloft doors, avoiding the need for more elaborate access points. With this system, there was no further need for access via an eastern bank.

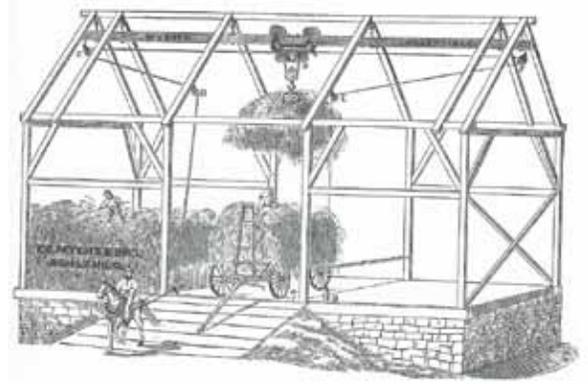


Figure 23. Hayfork Operation in Three-bay Barn form

The basement barn most notably came along at the same time as health codes and sanitary concerns were researched, enacted, and refined. Falk states:

The lower level of a basement barn was devoted to animal husbandry. Farmers housed cattle, especially milking cows, and other animals there. A door opening into a pasture area provide the farmer with an easy way to let the cows out in good weather...

The arrangement of the cows, typically facing the exterior wall of the barn, facilitated feeding, milking, and waste removal. A gutter, or trough, ran behind the cows and was used to collect manure. The gutter sloped away from the cows and shifted the waste downward for easy removal... Spaces dedicated to manure storage inside the barn were often enclosed rooms either on the ground floor or in a subterranean cellar...

By 1916 the United States Department of Agriculture, the Department of Health of the City of New York, and the Agricultural College at Cornell University has all created scorecards to rate New York dairy farms. To maintain the highest standards, manure had to be removed from the barn at least once per day, and it had to be taken to a location a certain number of feet from the barn where it could not be access by cows.<sup>50</sup>

This led to the proliferation of separate shed for manure storage, typically located hundreds of feet away from the barn.

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50. Falk, 39

## Auxiliary Agricultural Structures

*Chicken Coop* – a small one story wooden structure, often with a shed roof for the keeping of poultry. Typically contains a single door on one short end for access. Windows to view inside and small doors at grade for animals to circulate. (Figure 24)

*Corn Crib* – slatted wooden shed, elevated off the ground to protect the crop from rodents. The open slats allow for air circulation to dry the corn and prevent spoil. The sidewalls always slant outward at the eaves.<sup>51</sup> (Figure 25)

*Hog House* – sometimes a shed addition to the primary barn, often a stand-alone wood-framed structure with gabled ends. Single door for access and smaller doors connected to a pig pen and mud pit. (Figure 26)

*Horse Stables* – found on large farms which required the separation of livestock. Horse stables were also located within the primary barn. Wagons were often located adjacent to horses for accessibility ease. These functions were also accommodated with carriage houses, which were meant to match the style and detailing of the farmhouse. (Figure 27)

*Milk House* – for the storage of milk and/or milking of cows. Often located near the barn, sometimes connected as a shed structure or gabled-end addition. Usually built with concrete walls and wood framed roof. Contained few windows and deep eaves in order to keep milk cool. (Figure 28)

*Milking Shed* – typically a small, one-story structure, either attached or detached but located nearby the main barn. Often combined with an icehouse for dairy preservation, the milk shed could also process small amounts of milk and cheese.<sup>x</sup> (Figure 29)

*Privy* – early bathroom facility for the farmhouse occupants and/or farmhands prior to interior plumbing. Wood framed and smaller in footprint than a smokehouse, the privy would be in close proximity to the farmhouse, but far enough away to prevent seepage. Often contains a single wooden door with no windows. Roof is typically gabled end and wood framed. (Figure 30)

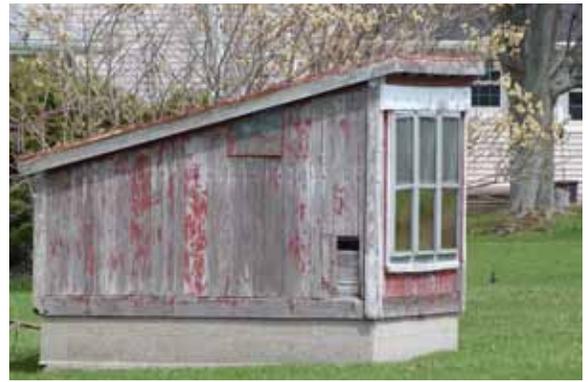


Figure 24. Chicken Coop



Figure 25. Corn Crib



Figure 26. Hog House



Figure 27. Horse Stables



Figure 28. Milk House adjacent to barn

51. Sloane 77.

*Silos* – later addition to many barns. Typically known in its upright form, silos originated as below-grade storage facilities. The first known wooden silo dates to 1873 in Illinois. The circular form was favored over the earlier rectangular silo in the late 1890's. Construction materials include wood, fieldstone, clay tile, metal and slip-form concrete. <sup>41</sup> (Figure 31)

*Smokehouse* – small masonry, air-tight structure with a trench inside or small addition built on the side to hold a fire and develop smoke for the preservation of meat. Often contain a single wooden door and one small wooden window to view progress. Roof is typically a gable, wood framed. (Figure 32)



Figure 29. Milk Shed



Figure 30. Privy



Figure 31. Silo



Figure 32. Smokehouse



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## **Section 5:** Summary of Findings

## SUMMARY OF FINDINGS



### *Summary of Resources*

This survey comprised a total of 105 properties. Of those, 98 contained barns and 95 contained residences. The survey contained a total of 279 noted resources, which does not include contemporary structures such as pole barns or garages.

The properties surveyed contained a total of 114 barns, including 89 gable-roofed barns, 24 gambrel roofed barns, and one rainbow roofed barn. Of the barns surveyed, four were Pennsylvania barns and seven were “bank” barns.

The properties surveyed also included a wide variety of agriculturally-related auxiliary structures. We surveyed a total of 24 chicken coops, 16 silos, nine piggeries, five milk houses, five privies, four corn cribs, three smokehouses, one pump house, and one creamery.

Of the 105 properties surveyed, 19 had been previously surveyed as part of the 2008 Intensive Level Survey. These were re-surveyed for two reasons: first, several of the properties in the 2008 survey were listed with incorrect addresses, so we were unaware they had been surveyed previously. Additionally, we intentionally re-surveyed a small number of more significant barns in the Town in order to provide information specific to the barns on those properties and in order to provide a comprehensive and up-to-date photographic record of those properties.

We feel that, combining the 2008 Intensive Level Survey and the results of this project, the town now has a comprehensive record of its inventory of agricultural structures. We are aware of only two agricultural properties that were not surveyed in either project. These are properties on which the structures are located too far away from the public right-of-way to get accurate photography and site access was not available. They are 6705 Heise Rd. and 5940 Newhouse Rd.

### *Summary of Significance Levels*

Total Properties Surveyed:	105
High Significance:	14
Medium Significance:	29
Low Significance:	38
No Significance:	24

The “High” significance level equates approximately to the “Significant” property rating in the 2008 Intensive-Level Survey, “Medium” equates to “Contributing”, and “Low” and “None” equate to “Non-Contributing” in that survey.

### *Locations of found structures*

Unlike southwestern Clarence, where development is wide-spread, northern Clarence remains largely rural because it is mostly a flood plain, which makes large-scale development impractical, and thus more agricultural structures remain

extant in northern Clarence. The largest concentrations of barns surveyed in northern Clarence were along Goodrich and Wolcott Roads. While operational farms are fairly rare along these corridors, the architectural forms that remain from Clarence's agricultural past remain strongly present and perceptible. Both roads are lined with almost exclusively gable roofed barns, which attests to the typical age of the structures in these concentrations, as gable roofed barns were not commonly built after about the year 1900. A large number of agricultural properties are also present along Tonawanda Creek Road, but these are spread out along its length rather than present in close-knit groupings.



Figure 33. Gable roofed barn.

Gable roofed barns made up more than 75% of the barns surveyed. Gambrel roofed barns were not concentrated in specific areas, but did tend to be part of larger farm complexes set back from the road, whereas gable roofed barns were often situated directly adjacent to roads.

#### *Pennsylvania barns*

Clarence is graced with the presence of four Pennsylvania barns. Colloquially called "Pennsylvania Dutch" barns, the only examples of this barn type in the State of New York are found in this part of Erie County, which makes the small collection of them within Clarence very historically significant, as does their unique construction and functionality. Pennsylvania barns are defined by their "forebay" overhang and typically include an earthen bank on the opposite side. (Figure 35) One of these barns, on the Orchid Ledge farm located at 4830 Thompson Road, is an existing town landmark. The remaining three were included in this survey.



Figure 34. Gambrel roofed barn.

#### Remaining Pennsylvania barns in Clarence:

- 9270 Clarence Center Road, at the former Abraham Martin Farm (1829)
- 8660 Greiner, Bishop Lapp Farm
- 5380 Strickler, Ulrich Strickler Farm
- 4830 Thompson Road, at Orchid Ledge Farm (1824)

#### Pennsylvania barns that are known to have existed but are no longer standing:

- 5255 Kraus, John Kraus Farm
- 9520 Martin, Martin Farm
- 9690 Martin, Berry Farm
- 6606 Strickler, Croop Farm
- 5880 Thompson, Eshelman Farm

Photos of many of these existing and lost Pennsylvania barns are included in Appendix C.



Figure 35. Pennsylvania barn.



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## **Section 6:** Recommendations and Conclusion

## RECOMMENDATIONS AND CONCLUSIONS



### **Use this information to expedite compliance with historic preservation laws**

One of the advantages of conducting historic surveys is the preemptive collection of information to inform planning and decision-making and in order to expedite governmental processes that require review of impacts to cultural resources.

The National Historic Preservation Act of 1966 requires all federal-funded projects to consider impacts to cultural resources under Section 106. The State of New York has a parallel law under Section 14.09 of the State Historic Preservation Act of 1980. State SEQRA (State Environmental Quality Review Act) studies and federal EISs (Environmental Impact Statements) require a similar review.

### **Conduct an Intensive Level Survey of specific Agricultural Structures**

This survey encompasses a high-level reconnaissance survey of the agriculturally-related structures in Clarence that were not included in the 2008 Intensive Level Survey. Of the 105 properties surveyed in this project, we have flagged 43 of them as potentially warranting further review (those that are rated as of “Medium” or “High” significance). Unlike residential structures, which can largely be judged from their exterior, barns have subtle clues on the exterior but their real uniqueness and beauty lies in their heavy timber structural system and their interior configuration. We feel that we have adequately been able to make determinations of probable significance based on exterior clues, but especially for barns of “Medium” significance, further access is necessary to further resolve that judgment. As such, we recommend the town secure site and/or interior access for barns to be included in an Intensive Level Survey prior to issuing an RFP for those services. Barns of higher significance levels from both this survey and the 2008 Intensive Level Survey would be included in such an Intensive Level Survey project.

Per *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*, “an intensive survey, as the name implies, is a close and careful look at the area being surveyed. It is designed to identify precisely and completely all historic resources in the area. It generally involves detailed background research, and a thorough inspection and documentation of all historic properties in the field. It should produce all the information needed to evaluate historic properties and prepare an inventory.”

As part of an Intensive Level Survey, the NYS Office of Parks, Recreation and Historic Preservation publishes a standardized form on which the information is recorded. The form is of a similar format to the application for listing on the National Register of Historic Places and the intent is to gather the information in such a way and for such properties that National Register listing might ultimately be desirable.

### **Continue to pursue existing opportunities for adaptive reuse of farm properties for agricultural purposes**

The town already has in place the region’s strongest program for open space and farmland preservation, and through

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46. Derry, et al. 12

that program several historic barn complexes have already been reused for active farming operations. For example, the recently established Root Down Farm, located at 5850 Shimerville Road, is a farm that practices Community Supported Agriculture using a historic farm complex on land that was preserved through the Greenprint program. (Figure 36) The most effective way to reuse a historic property is to put it back in service for what it was used for originally. Clarence is doing just that, and it is strikingly successful.

### **Educate owners of agricultural owners in the town as to incentives**

The Town of Clarence offers a property tax abatement program for local landmark properties. In addition, the State of New York and the federal government provide incentives for preservation of historic properties through the Investment Tax Credits program, and the State of New York has a specific tax credit for historic barns. These federal and state tax credits do take some professional assistance to navigate and there are certain qualification requirements, but for projects that do qualify, the payoff can be quite large. Owners of agricultural properties that have them in service for income-producing uses should research these incentives further. A primer on the different programs available, including contact information and resources, is included in Appendix A of this report.

### **Establish a revolving loan fund for barn restoration**

Currently, there are no incentives available to owners of barns that are not using them in an income-producing manner. Since many if not most barns are now used for storage, most barn owners in Clarence are not eligible for incentives to keep up their barns. Thus, there might be justification for establishment of a small revolving loan fund – say \$50,000, which could represent several loans at a time – to help owners with maintenance. Revolving loan funds are used widely in preservation circles – for example, the old rowhouse neighborhoods in the north side of Pittsburgh received their first large restoration boost using this strategy in the 1970s. The idea is less well-known in Western New York and there is not a known precedent for using this strategy for barn restoration, but barn preservation programs and surveys are rare, so the idea may not have been considered yet. The idea behind a revolving loan fund is that the town or municipality offers very low interest loans to property owners that apply and make a case for how they would use the money. Then, as the money is paid back, it is packaged into a new loan, such that one infusion of money at the beginning of the program keeps it going indefinitely.

### **Celebrate the town’s agricultural heritage**

As members of the town leadership likely already know and as this report showcases, the town has some amazing old barns and agricultural structures. They are an important part of the town’s



Figure 36. Root Down Farm at 5850 Shimerville Road is a Community-Supported Agricultural operation on Greenprint land that reuses a 19th-century farm complex.

identity and they are quickly disappearing. Three property owners we spoke to during our survey expressed plans to demolish their barns in the near future. From a functional and perhaps even financial standpoint, this is understandable, but from a standpoint of maintaining the town's character, individual demolitions add up to big negative changes over time. The governmental programs to protect that character have been discussed above and are well established and quite effective. However – one of the most effective ways to implement preservation is to make barns part of the town's discourse and for the town's leadership to demonstrate that it recognizes the importance of the issue. Creation of this survey is one way of doing that, but the results then need to be acted upon and dispersed in a way that they get noticed. When we spoke to farmers and farm owners during the course of this survey, they were often relieved and excited that someone, especially someone working for the town, thought their barn was special. After all, they had always felt that way.

### *Conclusion*

The Town of Clarence has an impressively intact and very unique collection of agricultural structures. These structures are visual reminders of the town's economy as it existed for 150 years prior to the mid-20th century, and in some cases are rising to be a part of the town's economy once again.

We have greatly enjoyed the opportunity to work with the town as it seeks to better understand the economic and cultural influences behind its agricultural history and the built record of those influences. We hope the results of this survey will assist the town as it continues to cultivate its agricultural heritage.

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**Appendix A:** Incentives for Barn Preservation

## APPENDIX A: INCENTIVES FOR BARN PRESERVATION

The Town of Clarence offers a ten-year property tax exemption for properties that are designated local landmarks within its boundaries given certain conditions. The exemption is worth 100% of the total tax amount in years 1-5 and gradually decreases in years 6-9 to 0% in year 10. The property tax exemption is outlined in Sections 16 and 17 of the Town's Historic Preservation Local Law, which is included in Appendix B of this document.

The federal government offers an Investment Tax Credit program for historic properties of all types, which provides owners a tax credit worth 20% of the rehabilitation cost on properties that are listed on the National Register of Historic Places. A federal tax credit worth 10% of rehabilitation costs is also available for any building built prior to 1936 that is not eligible for listing on the National Register of Historic Places. For both credit types, properties must receive a substantial rehabilitation for an income-producing use. Some conditions and restrictions apply. See the website of the Technical Preservation Services department of the National Park Service for more information on these programs: <http://www.nps.gov/tps/tax-incentives.htm> .

In addition to these two incentive programs, the State of New York offers an income tax credit specifically for the rehabilitation of historic barns. The tax credit is worth 25% of rehabilitation costs, with some limitations as listed below. The credit applies to any work that was started after January 1, 1997 and requires that the work did not "materially alter" the appearance of the barn.

To qualify for the tax credit, a barn must have been built before 1936 or be a certified historic structure as determined by the New York State Office of Parks, Recreation and Historic Preservation. The barn need not be a local landmark nor listed or eligible for listing on the National Register of Historic Places. The barn must have been used originally for storing farm equipment or agricultural products, or for housing livestock. The credit may not be used for barns currently in residential use or for projects which result in the conversion of barns to residential units. The credit cannot be used on barns to which major alterations to the exterior appearance have been made previously. Similar to the federal tax credits, the barn must be in service for or be rehabbed for an income-producing use and certain valuation restrictions apply.

If the barn IS listed in the National Register of Historic Places, the work must be approved by the New York State Office of Parks, Recreation and Historic Preservation. If the barn is not listed, taxpayers simply certify on their tax return that their work has not materially altered the barn's historic appearance.

According to the NYS Department of Taxation and Finance, work that materially alters historic appearance includes:

- replacement of existing wood siding or decorative details with synthetic materials
- replacing existing wood windows or doors with non-wood units
- adding new or enlarging existing window or door openings
- demolition of additions built before 1936
- adding decorative elements that never existed on the barn
- additions to historic barns that remove more than 25% of existing walls or which enclose more than 50% of existing external walls
- alterations that remove more than 25% of the existing internal structural framework.

The credit is explained in more detail in state income tax memo TSB-M-97(1)I available online here: [http://www.tax.ny.gov/pdf/memos/multitax/m97\\_5c\\_1i.pdf](http://www.tax.ny.gov/pdf/memos/multitax/m97_5c_1i.pdf) . The credit is claimed through form IT-212-ATT "Claim for Historic Barn Rehabilitation Credit" filed with the owner's state income taxes.

See this webpage operated by the New York State Office of Parks, Recreation and Historic Preservation for additional general information on the program: <http://nysparks.com/shpo/technical-assistance/historic-barns/default.aspx>

For more information, contact the staff member at the New York State Office of Parks, Recreation and Historic Preservation responsible for preservation technical assistance in Erie County. At the time of publication, that contact is:

Elizabeth Martin

Phone: (518) 237-8643x3287



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**Appendix B:** Town of Clarence Historic Preservation Local Law

**TOWN OF CLARENCE  
HISTORIC PRESERVATION LOCAL LAW**

Be It Enacted by the Clarence Town Board as follows:

**SECTION 1. TITLE**

This local law relating to the establishment of landmarks or historic districts in the Town of Clarence shall be known as the Historic Preservation Law of the Town of Clarence.

**SECTION 2. PURPOSE**

It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of landmarks and historic districts is necessary to promote the economic, cultural, educational, and general welfare of the public. Inasmuch as the identity of a people is founded on its past, and inasmuch as Clarence has many significant historic, architectural and cultural resources which constitute its heritage, this act is intended to:

- (a) Protect and enhance the landmarks and historic districts which represent distinctive elements of the Town of Clarence's historic, architectural, social, economic, and cultural heritage;
- (b) Foster civic pride in the accomplishments of the past;
- (c) Protect and enhance the Town's attractiveness to visitors and the support and stimulus to the economy thereby provided, and promote the use of historic districts and landmark sites for the education, pleasure and welfare of the Town.
- (d) Insure the harmonious, orderly, and efficient growth and development of the Town, while safeguarding the Town's historic, aesthetic and cultural heritage as embodied and reflected in such landmarks and districts.

**SECTION 3. DEFINITIONS**

Unless the context clearly indicates a different meaning, for the purposes of this local law, the following words and terms shall be defined as follows:

**ALTER** – To change one (1) or more exterior architectural and/or historic feature(s) of a landmark, and improvement on a landmark site or a structure within an historic district.

**BUILDING** – Any structure or part thereof having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment goods or materials of any kind

**CERTIFICATE OF APPROPRIATENESS** – A certificate issued by the Clarence Town Board after recommendation or from the Historic Preservation Commission approving plans for alteration construction, removal or demolition of a landmark, an improvement to a landmark site or a structure within an historic district.

CONSTRUCTION – Building an addition, making an alteration to an existing structure, or building a new principal or accessory structure.

DEMOLITION – Destruction of a building, structure, or improvement.

DEVELOPMENT RIGHTS – The right to develop property.

EXTERIOR – Architectural style, design, general arrangement, and components of the outer surfaces of an improvement, building or structure as distinguished from the interior surfaces, including but not limited to the kind and texture of building material and the type and style of windows, doors, signs, and other such exterior fixtures.

FACADE – The exterior portions of a building or structure that are exposed to view by persons not within the building or structure.

FACADE EASEMENT – An easement that prohibits or restricts any changes in the facade of a building that would alter or damage its historic integrity or architectural character.

HISTORIC DISTRICT: A geographically definable area so designated pursuant to this local law

HISTORIC PRESERVATION COMMISSION OR COMMISSION – The Town of Clarence Preservation Commission.

IMPROVEMENT – Any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical betterment, or any part thereof.

INTERIOR – That portion of a building or structure not defined as exterior.

LANDMARK – Any building, property, object, structure, or natural feature or any part thereof so designated pursuant to this local law.

LANDMARK SITE – A significant historical or cultural sites(s) where building or structures no longer exist so designated pursuant to this code.

OWNER – A person, firm, corporation or other legal entity which owns the fee of property or a lessor state therein, a mortgagee or vendee in possession, a receiver, an administrator, an executor, a trustee, or any other person, firm, corporation or entity in control of property.

PRESERVATION – Retention of essential character of an improvement, object, building, natural feature, or structure as embodied in its existing form, integrity, and material. This term includes the retention of trees, landscaping, and vegetative cover of a site. This term may include temporary stabilization work as well as on-going maintenance of historic building materials.

PROPERTY – A lot, parcel or tract of land together with the building(s) and/or improvements thereon.

RECONSTRUCTION – Restoration to and/or reproduction of, the exact form and detail of a vanished building, structure, improvement or part thereof as it appeared at a specific time.

REHABILITATION - Repair or alteration that enables building, structures or improvements to be efficiently utilized while preserving those features of buildings, structures or improvements that are significant to their historic, architectural or cultural values.

RESTORATION –The replication, reconstruction or recovery of the form and details of a building, structure or improvement and its site to its original architectural and or historical features.

SITE – A plot or parcel of land.

STRUCTURE – Anything constructed or erected which requires permanent or temporary location on the ground. This term shall include but not be limited to buildings, walls, fences, signs, billboards, lighting fixtures, screen enclosures, and works of art.

TOWN – The Town of Clarence, County of Erie, State of New York.

TOWN BOARD – The Town Board of the Town of Clarence, County of Erie, State of New York.

TOWN CLERK – Town of Clarence Town Clerk.

TOWN ATTORNEY – Town of Clarence Town Attorney.

ZONING ENFORCEMENT OFFICER – For the purpose of this law, the Zoning Enforcement Officer may be the Director of Community Development, Assistant Director of Community Development, Zoning Code Enforcement Officer, any Building Inspector or any person or persons designated by the Town Board to act in such capacity.

#### **SECTION 4. HISTORIC PRESERVATION COMMISSION**

There is hereby created a commission to be known as the Town of Clarence Historic Preservation Commission.

(a) The Commission shall consist of nine (9) members to be appointed, to the extent available in the community, by the Town Board as follows:

- at least one shall be an architect experienced in working with historic buildings;

- at least one shall be a historian;
  - at least one shall be an attorney;
  - at least two shall have demonstrated significant interest in and commitment to the field of historic preservation evidenced either by involvement in a local historic preservation group, employment or volunteer activity in the field of historic preservation, or other serious interest in the field; and
  - all members shall have a known interest in historic and/or architectural preservation and historic Development within the Town of Clarence.
- (b) Commission members shall serve for a term of four (4) years, with the exception of the initial term of the nine (9) members. In the initial term, one member shall serve one year, two shall serve two years, three (3) shall serve three years, and three (3) shall serve four years.
- (c) The Chairman and Vice Chairman of the Commission shall be appointed by the Town Board.
- (d) The powers of the Commission shall include:
- (i) Employment of staff and professional consultants as necessary to carry out the duties of the Commission with budget approval from the Town Board;
  - (ii) Promulgation of rules and regulations as necessary to carry out the duties of the Commission;
  - (iii) Adoption of criteria for the identification of significant historic, architectural, and cultural landmarks and for the delineation of historic districts;
  - (iv) Conduct of surveys of significant historic, architectural, and cultural landmarks and historic districts within the Town with budget from the Clarence Town Board as necessary.
  - (v) Recommend to the Town Board that identified structures or resources be identified as landmarks and historic districts, respectively;
  - (vi) To make recommendations to the Town Board on the donation of facade easements and development rights and the making of recommendations to the Town government concerning the acquisition of facade easements or other interests in real property as necessary to carry out the purposes of this act;
  - (vii) Increasing public awareness of the value of historic, cultural and architectural preservation by developing and participating in public education programs;
  - (viii) Making recommendations to Town government concerning the utilization of state, federal or private funds to promote the preservation of landmarks and historic districts within the Town;
  - (ix) Recommending acquisition of a structure and properties by the Town government where its preservation is essential to the purposes of this act and where private preservation is not feasible; and

- (x) Approval or disapproval of applications for certificates of appropriateness pursuant to this act.
- (xi) Commenting and recommending on nominations and approvals of state and national landmarks.
- (e) The Commission shall meet at least monthly if any business is pending, but no less than quarterly. Meetings may be held at any time on the written request of any two of the Commission members or on the call of the Chairman or the Town Board.
- (f) A quorum for the transaction of business shall consist of four (4) of the Commission's members, but not less than a majority of the full-authorized membership may grant or deny a Certificate of Appropriateness.

**SECTION 5. DESIGNATION OF LANDMARKS OR HISTORIC DISTRICTS**

- (a) The Commission may recommend to the Town Board an individual property for designation as a landmark if it:
  - (i) Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
  - (ii) Is identified with historic personages; or
  - (iii) Embodies the distinguishing characteristics of an architectural style or method of construction; and/or
  - (iv) Is the work of a designer whose work has significantly influenced an age; or
  - (v) Because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.
- (b) The Commission may recommend to the Town Board a group of properties as a historic district if it:
  - (i) Contains properties which meet one or more of the criteria for designation of a landmark; and
  - (ii) By reason of possessing such qualities, it constitutes a distinct section of the Town.

The boundaries of each historic district actually designated by the Town Board henceforth shall be specified in detail and shall be filed, in writing, in the Town Clerk's Office for public inspection and where directed by the Town Board, shall also be filed in the office of the Erie County Clerk under Deeds.

- (c) Before issuing a Notice of Proposed Designation pursuant to subparagraph (d) below, the Town Board shall notify affected property owners, and refer to appropriate interested agencies for comment, the designation proposal.
- (d) Notice of a proposed designation shall be pursuant to the Town Board notification policy. Once the Commission has issued notice of a proposed designation, no building permits shall be issued by the Building Department until the Commission has made its decision.

(e) Within fifteen (15) days after closing the public hearing, the Commission shall recommend to the Town Board who shall adopt a resolution rendering its decision with respect to the Commission's recommendation. The Town Board may approve the recommendation, reject the recommendation, or remand the matter to the Commission with instructions for further review and consideration. (f) Following the adoption of a resolution approving the designation of a landmark or historic district, the affected site or area shall be so indicated on the Official Map of the Town of Clarence and the resolution or other appropriate certificate of the designation shall be filed for recording in the office of the Erie County Clerk.

#### **SECTION 6. CERTIFICATE OF APPROPRIATENESS FOR ALTERATION, DEMOLITION OR NEW CONSTRUCTION AFFECTING LANDMARKS OR HISTORIC DISTRICTS**

No person shall carry out any exterior alteration, restoration, reconstruction, demolition, new construction, or moving of a landmark or property within a historic district, nor shall any person make any material change in the appearance of such property, its light fixtures, signs, sidewalks, fences, steps, paving or other exterior elements which affect the appearance and cohesiveness of the landmark or historic district, without first obtaining a certificate of appropriateness from the Historic Preservation Commission. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any feature in any preservation district or landmark site that does not involve a change of design, and material, or the appearance thereof.

#### **SECTION 7. CRITERIA FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS**

(a) In passing upon an application for a certificate of appropriateness, the Historic Preservation Commission shall not consider changes to interior spaces, unless they are publicly owned property.

The Commission's decision shall be based on the following principles:

- (i) Landmarks and Properties which contribute to the character of an historic district shall be retained, with their historic features altered as little as possible;
  - (ii) Any alteration of existing properties shall be compatible with their historic character, as well as with the surrounding area; and
  - (iii) New construction shall be compatible with the individual landmark of the historic district in which it is located.
- (b) In applying the principle of compatibility, the Commission shall consider the following factors:
- (i) The general design, character and appropriateness of the proposed alteration or new construction;
  - (ii) The scale of proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood;
  - (iii) Texture, materials, and their relation to similar features of the property itself with other properties in the neighborhood;
  - (iv) Visual compatibility with the property itself and with surrounding properties,

including proportion of a building's front facade, proportion and arrangement of windows and other openings within the facade and roof shape, and the rhythm of spacing of properties on streets, including setback and the features such as drives, walks, walls, fences and vegetation; and

- (v) The importance of historic or cultural features to the significance of the property.

#### **SECTION 8. CERTIFICATE OF APPROPRIATENESS APPLICATION PROCEDURE**

(a) Prior to the commencement of any work requiring a certificate of appropriateness, the owner shall file an application for such a certificate with the Historic Preservation Commission. The application shall contain:

- (i) Name, address and telephone number of applicant;
- (ii) Location and photographs of property;
- (iii) Elevation drawings of proposed changes, if available;
- (iv) Perspective drawings, including relationship to adjacent properties, if available;
- (v) Where the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination, and a plan showing the sign's location on the property; and
- (vi) Any other information which the Commission may deem necessary in order to visualize the proposed work

(b) No building permit shall be issued for such proposed work until a certificate of appropriateness has first been issued by the Historic Preservation Commission. The certificate of appropriateness required by this act shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the Town of Clarence.

(c) The Commission shall approve or deny the permit with modifications within 30 days from receipt of the completed application. The Commission may hold a public hearing on the application at which an opportunity will be provided for interested parties of the application to present their views.

(d) All decisions of the Commission shall be in writing. A copy shall be sent to the applicant by registered mail and a copy filed with the Town Clerk's Office for public inspection. The Commission's decision shall state the reasons for denying or modifying any application.

(e) Certificates of appropriateness shall be valid for 24 months, after which the owner must reapply if he still wishes to undertake work on the property.

(f) Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any feature in any preservation district or landmark site that does not involve a change of design, material, color or the appearance thereof.

## **SECTION 9. HARDSHIP CRITERIA FOR DEMOLITION**

An applicant whose certificate of appropriateness for a proposed demolition has been denied may apply for relief on the ground of hardship. In order to prove the existence of hardship, the applicant shall establish that:

- (i) The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
- (ii) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
- (iii) Efforts to find a purchaser interested in acquiring the property and preserving it have failed; or
- (iv) The building has been deemed an unsafe structure by the Zoning Code Enforcement Officer.

## **SECTION 10. HARDSHIP CRITERIA FOR ALTERATION**

An applicant whose certificate of appropriateness for a proposed alteration has been denied may apply for relief on the ground of hardship. In order to prove the existence of hardship, the applicant shall establish that:

- (i) The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
- (ii) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
- (iii) Efforts to find a purchaser interested in acquiring the property and preserving it have failed; or
- (iv) The building has been deemed an unsafe structure by the Zoning Code Enforcement Officer; and/or
- (v) The cost of compliance is cost prohibitive to the Owner.

## **SECTION 11. HARDSHIP APPLICATION PROCEDURE**

(a) After receiving written notification from the Commission of the denial of a certificate of appropriateness, an applicant may commence the hardship process. No building permit or demolition permit shall be issued unless the Commission makes a finding that a hardship exists.

(b) The Commission shall hold a public hearing on the hardship application at which an opportunity will be provided for interested parties of the application to present their views.

(c) The applicant shall consult in good faith with the Commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property.

(d) All decisions of the Commission shall be in writing. A copy shall be sent to the applicant by registered mail and a copy filed with the Town Clerk's Office for public inspection. The Commission's decision shall state the reasons for granting or denying the hardship application. If the application is granted, the Commission shall approve only such work as is necessary to alleviate the hardship.

## **SECTION 12. ENFORCEMENT**

All work performed pursuant to a certificate of appropriateness issued under this ordinance shall conform to any requirements included therein. It shall be the duty of the Building Inspector to inspect periodically any such work to assure compliance. In the event work is found that is not being performed in accordance with the certificate of appropriateness, or upon notification of such fact by the Historic Preservation Commission, the Building Inspector shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

## **SECTION 13. MAINTENANCE AND REPAIR REQUIRED**

Nothing in this ordinance shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within a historic district that does not involve a change in design, material, and outward appearance.

No owner or person with an interest in real property designated as a landmark or included within a historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the Historic Preservation Commission, produce a detrimental effect upon the character of the historic district as a whole or the life and character of the property itself.

Examples of such deterioration include:

- (a) Deterioration of exterior walls or other vertical supports of buildings or structures or site retaining walls and/or stairs.
- (b) Deterioration of roofs or other horizontal members of buildings or structures.
- (c) Deterioration of exterior chimneys architectural features such as towers, chimneys or parapets or site features such as stairs or terraces.
- (d) Deterioration or crumbling of exterior stucco or mortar.
- (e) Determination of weather protective materials and measures for buildings, structures and general site conditions.
- (f) Deterioration of any feature so as to create a hazardous condition, which could lead to the claim that demolition of all or a portion of a property is necessary for the public safety.

## **SECTION 14. VIOLATIONS**

(a) A violation of any provision of this chapter shall be punishable by a fine of no less than twenty dollars (\$20.00) up to a maximum of two-hundred and fifty dollars (\$250.00) for each day the violation continues and/or imprisonment not to exceed fifteen (15) days.

(b) Any person who demolishes, alters, constructs, or permits a designated property to fall into a serious state of disrepair in violation of this ordinance shall be required to restore the property and its site to its appearance prior to the violation. Any action to enforce this subsection shall be brought by the Town Attorney. This civil remedy shall be in addition to and not in lieu of any criminal prosecution and penalty.

## **SECTION 15. APPEALS**

Any person aggrieved by a decision of the Historic Preservation Commission relating to hardship or a certificate of appropriateness may, within twenty (20) days of the decision, file a written application with the Town Board for review of the decision. Reviews shall be conducted based on the same record that was before the Commission and using the same criteria. Notice of such appeal shall be in writing and shall include a copy of the decision appealed from. The Town Board, upon receipt of such appeal, shall schedule a hearing within thirty (30) days. Such hearing shall be upon written notice to the appellant and the Historic Preservation Commission. Upon such hearing the Town Board shall have the power to affirm, modify, reverse or remand to the Commission for further consideration on the decision appealed from.

## **SECTION 16: REAL PROPERTY TAX EXEMPTION**

(A) Legislative intent.

This article is intended to create a real property tax exemption that preserves or increases the historic character of real property located within the Town of Clarence. In particular, this tax exemption for designated landmarks is being enacted for the following goals:

- (i) To increase incentives for property owners in historic districts and owners of historic properties to invest in the upkeep and rehabilitation of historically significant properties.
- (ii) To provide incentive for the restoration and rehabilitation of commercial structures designated as landmarks in order to help attract and retain businesses in the Town of Clarence.
- (iii) To assist homeowners interested in restoring their own properties but facing potential increases in taxation resulting from alterations qualifying for this exemption.
- (iv) To provide a concrete benefit for restoring or improving historically or architecturally significant properties.

(B) Application

This real property tax exemption applies to any alteration or rehabilitation of historic property designated by the Town to be a designated landmark under section 5 of this chapter and as authorized pursuant to 96-a or 119-dd of the General Municipal Law and 444-a of the Real Property Tax Law.

(C) Historic property exemption.

Designated landmarks, as defined in section 3 of this chapter, shall be exempt from taxation to the extent of any increase in value attributable to such alteration or rehabilitation pursuant to the

following schedule:

Year of Exemption	Percentage of Exemption
1	100%
2	100%
3	100%
4	100%
5	100%
6	80%
7	60%
8	40%
9	20%
10	0%

(D) Exemption requirements.

No real property tax exemption shall be granted under this section for such alteration or rehabilitation unless:

- (i) Such property has been designated by the Historic Preservation Commission as a historic district or as a designated landmark under section 5 of this chapter;
- (ii) Any alteration or rehabilitation of the exterior and/or any publicly owned interior of a designated landmark meets the guidelines and review standards established in this chapter;
- (iii) Any alteration or rehabilitation of the exterior and/or publicly owned interior of a designated landmark is approved by the Historic Preservation Commission prior to commencement of work;
- (iv) Such alteration or rehabilitation is carried out for the purpose of historic preservation. For purposes of qualifying for the real property tax exemption pursuant to this section, alterations and rehabilitations shall be deemed to be for the purpose of historic preservation if:
  - (a) Only exterior work is involved; or
  - (b) Interior work involves the portion of the building designated as a publicly owned interior under this section; or
  - (c) At least 20% of the total cost of the project is directly attributable to exterior work and/or work that enhances the structural stability or structural integrity of the property; or
  - (d) The project returns use to a building which has not previously been used for a permissible purpose under applicable zoning ordinances for a

continuous period of at least two (2) years; and

- e) Such alterations or rehabilitation is commenced subsequent to the effective date of this section

(E) Exemption application.

This exemption shall be granted only by application of the owner(s) of such designated landmark, on a form prescribed by the State Equalization and Assessment Board. The application shall be filed with the Town Assessor on or before the applicable taxable status date covering such landmark.

Such exemptions shall be granted where the Assessor is satisfied that the applicant is entitled to an exemption pursuant to this section. The Assessor shall approve such application and such property shall thereafter be exempt from taxation and special ad valorem levies for Clarence real property taxation as herein provided commencing with the assessment roll prepared on the basis of the taxable status date referred to in this section. The Assessor shall enter the assessed value of any exemption granted pursuant to this article on the assessment roll with the taxable property, with the amount of the exemption shown in a separate column.

**SECTION 17: TOWN TAX RELIEF**

A. After a building, structure, site or district of such has been duly designated by the Commission as historically significant, the owner or owners of said building, structure, site or district of such shall be exempt from the General Town and Highway Taxes.



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## Appendix C: Historic Photos

# Historic Photos

*This appendix showcases a number of historic photos that help tell the story of barn evolution in Clarence. Historic photos that were found of properties that were surveyed as part of this project are included herein. Additionally, given the uniqueness of Pennsylvania Barns and their immense importance in Clarence's cultural and agricultural history, a number of photos of Pennsylvania Barns that exist or have existed in Clarence's past are included here.*

*All photos are from C. Douglas Kohler's recent set of books of historic photos that were published for the Clarence Bicentennial. Each source location is located below the description.*

## Figure C-1

8968 Greiner  
Bishop John Lapp Farm

Long view from Greiner Road  
(Property was surveyed in this project)

from *Images of Harris Hill*, p. 85



## Figure C-2

8968 Greiner  
Bishop John Lapp Farm

View of Pennsylvania barn (still standing)  
(Property was surveyed in this project)

from *Images of Harris Hill*, p. 85



# Historic Photos

## Figure C-3

9700 Greiner  
Forest View Dairy Farm

Dirt road in foreground is Greiner Road.  
All structures visible are still standing.  
(Property was surveyed in this project)

from *Images of the Center*, p. 90

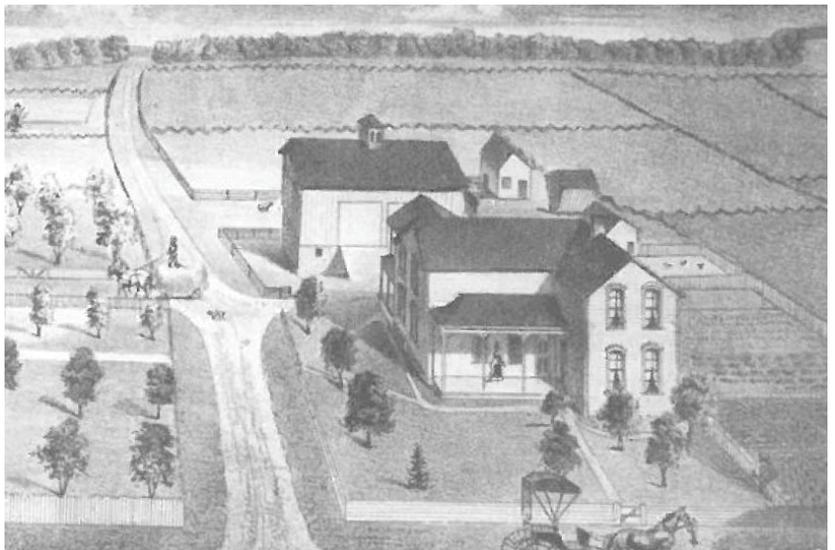


## Figure C-4

5255 Kraus  
John Kraus Farm

Farm previously contained a Pennsylvania barn, shown, which has been demolished.

from *Images of the Hollow*, p. 89



## Figure C-5

9015 Main  
Simeon Fillmore Farm

Farm later became the John Shimer farm.  
The brick street in the foreground is Main Street. The houses shown in this photo are no longer standing.

from *Images of Harris Hill*, p. 47



# Historic Photos

## Figure C-6

9520 Martin  
Martin Farm

Farmhouse of the Martin Farm. Still standing.  
(Property was surveyed in this project)

from *Images of Swormville and the North  
Country*, p. 89



## Figure C-7

9520 Martin  
Martin Farm

Pennsylvania barn at the Martin Farm. Was  
damaged by a windstorm and removed in  
1933 and current gabled roof basement  
barn was built to replace it.  
(Property was surveyed in this project)

from *Images of Swormville and the North  
Country*, p. 89



## Figure C-8

9690 Martin  
Berry Farm

Property contained a Pennsylvania barn,  
which is no longer standing.

from *Images of Swormville and the North  
Country*, p. 90



# Historic Photos

## Figure C-9

9690 Martin  
Martin Farm

Property contained a Pennsylvania barn, seen here, which is no longer standing.

from *Images of Swormville and the North Country*, p. 90

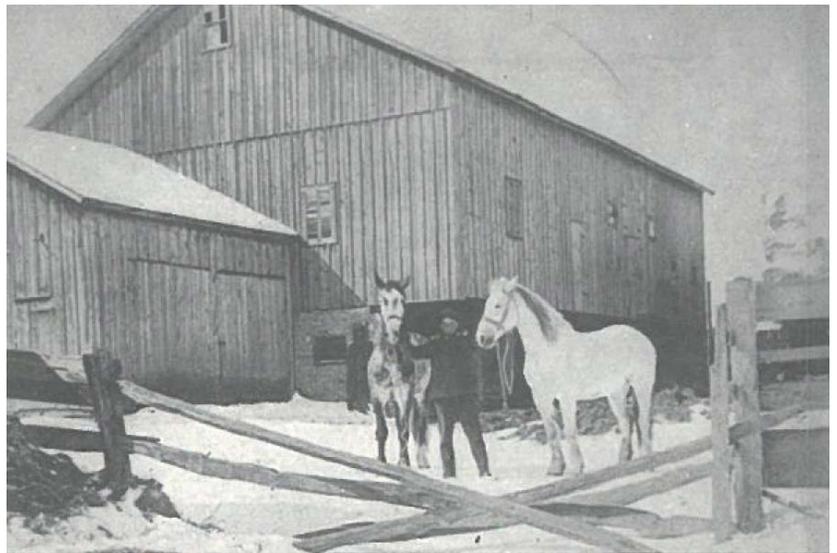


## Figure C-10

5630 Strickler  
Marzolf Farm

Property contained a Pennsylvania barn, seen here, which is no longer standing.

from *Images of the Center*, p. 65

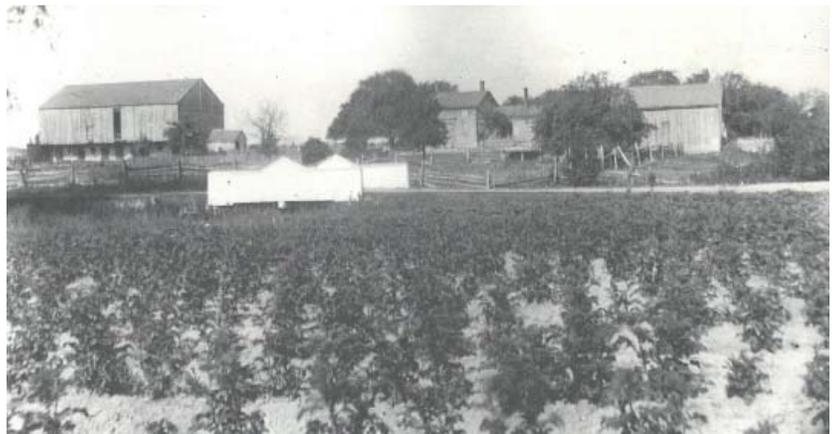


## Figure C-11

6606 Strickler  
Croop Farm

Property contained a Pennsylvania barn, which is no longer standing. The portion of the farm where this barn was located is now part of Jurek Trees. Barn visible on the right is still standing.

from *Images of the Center*, p. 63



# Historic Photos

## Figure C-12

5880 Thompson  
Eshelman Farm

Property contained a Pennsylvania barn,  
seen here, which is no longer standing.

from *Images of the Center*, p. 89





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## **Appendix D:** Bibliography

## APPENDIX D: BIBLIOGRAPHY

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**Appendix E:** Resumes of Staff Members



### License

New York State

### Education

Master of Architecture  
University at Buffalo  
Buffalo, NY

Bachelor of Science  
Cornell University  
Ithaca, NY

Post-Graduate Studies  
Historic Preservation  
Harvard University  
Graduate School of Design

### Experience

Flynn Battaglia Architects, PC  
Buffalo, NY  
Principal  
1989 - Present

Cannon Design Inc.  
Buffalo, NY  
Vice President, Board of Directors  
1974 - 1989

Building Science Inc.  
Buffalo, NY  
Designer, Researcher  
1971-1974

NYS Office of Planning Services  
Buffalo, NY



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## Peter T. Flynn, AIA

Principal

Mr. Flynn is the Design Principal at Flynn Battaglia Architects, responsible for design direction of all the firm's projects, and its marketing and public relations activities. Mr. Flynn's design approach emphasizes an open process engaging the client and user in the development of a design vision and concept which maximizes opportunity, aesthetics, and accountability.

In 40 years of professional practice, Mr. Flynn has provided leadership capitalizing on his expertise in design, management and preservation planning. He has been involved in a wide variety of project types with concentration in work for institutions, corporations and community organizations. Recently, he has received commissions for heritage projects with developers. His vision, creativity and design skills have resulted in successful historic sites, educational facilities, neighborhood plans, adaptive reuse and restoration of historic schools, churches, museums and housing. He has in-depth knowledge of planning and development as well as research, financial analysis, feasibility studies, historic structures reports and land use planning.

Mr. Flynn has participated and presented at various national conferences including the Association for Preservation Technology, the National Trust for Historic Preservation and the Preservation League of New York State.

Mr. Flynn is a member of the American Institute of Architects and the Association for Preservation Technology and the National Trust. He is also a trustee of Preservation Buffalo Niagara. He is involved in numerous community activities and gives freely of his time in service to the organizations as a board member, fund raiser and project facilitator. He is licensed to practice architecture in New York.

### Project Experience:

#### Historic Preservation

Richardson Olmsted Complex Rehabilitation Core Project, Buffalo, NY  
Buffalo and Erie County Botanical Gardens, Dome Restoration, Buffalo, NY  
Buffalo and Erie County Botanical Gardens, Master Plan, Buffalo, NY  
Williamsville Mill Complex, Williamsville, NY  
Rocroft Campus Power House, East Aurora, NY  
Rocroft Copper Shop, East Aurora, NY  
Rocroft Print Shop, East Aurora, NY  
Carnegie Arts Center, Historic Structures Report and Exterior Restoration, North Tonawanda, NY  
Buffalo Religious Arts Center, Buffalo, NY  
Pullman Church, Albion, NY  
Genesee Gateway Renovation, Buffalo, NY  
Rocroft Campus Master Plan, East Aurora, NY  
Naval and Military Museum, Buffalo, NY  
St. Paul's Cathedral, Exterior Restoration, Buffalo, NY  
Asbury Delaware Church, Exterior Restoration, Buffalo, NY  
Buffalo and Erie County Botanical Gardens, Buffalo, NY  
Parkside Lodge, Historic Structures Report, Buffalo, NY  
Parkside Lodge, Roof Replacement, Buffalo, NY  
Erie Community College, Masonry Study, City Campus, Buffalo, NY  
Brocton Museum, Historic Structures Report, Brocton, NY  
Granger Town Hall, Short Tract, NY  
Springville Municipal Facilities, Springville, NY  
The Palace Theater, Olean, NY  
D'Youville College Chapel, Buffalo, NY  
Tarrytown YMCA, Tarrytown, NY  
Epsilon of Sigma Phi, Cornell University, Ithaca, NY  
Guaranty Building, Buffalo, NY

### Credentials

National Park Service  
(36 CFR Part 61) qualified in  
Historic Architecture

### Professional Affiliations

American Institute of Architects  
  
Association for Preservation  
Technology  
  
Preservation Buffalo Niagara

### Recent Awards

2012  
AIA New York State  
Award of Merit  
Adaptive Reuse/Historic Pres.  
The Guaranty Building  
Buffalo, NY  
  
2011  
AIA Buffalo and WNY Chapter  
Design Excellence Honor Award  
The Guaranty Building  
Buffalo, NY

AIA Buffalo and WNY Chapter  
Design Excellence Merit Award  
Buffalo State College Facilities  
Master Plan  
Buffalo, NY

Preservation Buffalo Niagara  
Rehabilitation/Adaptive Use  
Genesee Gateway  
Buffalo, NY

2010  
SUNY Fredonia  
Contractor of the Year  
Outstanding Performance &  
Significant Contributions to the  
SUNY Fredonia Campus  
Fredonia, NY

Preservation League of  
New York State  
Project Excellence  
The Guaranty Building



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## Peter T. Flynn, AIA

### Principal

Roosevelt Baths, Saratoga Spa State Park, Saratoga Springs, NY  
Sternberg Trubee Mansion, Feasibility Study, Buffalo, NY  
West Village Neighborhood, Buffalo, NY

### Education

Buffalo State College, Upton Hall Renovation, Buffalo, NY  
Buffalo State College, Facilities Master Plan, Buffalo, NY  
Fredonia State College Residence Halls, Window Replacement, Fredonia, NY  
Fredonia State College Day Care Center, Fredonia, NY  
Erie Community College, Master Plans for Three Campuses, Buffalo, NY  
St. Bonaventure University, Fine Arts Center, Olean, NY  
Niagara University, Admissions Building, Niagara Falls, NY  
Hobart and William Smith Colleges, Housing Study, Geneva, NY  
Cornell University, American Indian Program House, Ithaca, NY  
Cornell University, Ithaca Gun Factory, Facility Study, Ithaca, NY  
Cornell University, Sigma Phi Fraternity, Facility Management, Ithaca, NY  
Geneva High School, Geneva, NY  
Geneva Middle School, Geneva, NY  
Geneva North Elementary School, Geneva, NY  
Geneva West Elementary School, Geneva, NY  
Geneva City School District, Facilities Master Plan, Geneva, NY  
Erie Community College, City Campus Master Plan, Buffalo, NY  
The Nichols School, Master Plan, Buffalo, NY  
Binghamton Senior High School, Binghamton, NY  
Binghamton High School, Consolidation Study & Master Plan, Binghamton, NY

### Adaptive Reuse

Larkin Company Men's Club, Buffalo, NY  
Asbury Delaware Performance Center, Buffalo, NY  
HELP Apartments Renovations, Buffalo, NY  
Springville Village Fire Hall for Village Offices, Springville, New York  
The Old Post Office/Erie Community College City Campus, Buffalo, NY  
Memorial Square Library/Greek Community Center, Springfield, MA  
H.H. Richardson's Buffalo Psychiatric Center Building 10, Office of NYS Mental Health  
Offices, Buffalo, NY

### Preservation Planning

Erie Canal Harbor Master Plan, Buffalo, NY  
Flight of Five Locks, Erie Canal, Lockport, NY  
Erie Canal Harbor Master Plan, Buffalo, NY  
Springville Village Hall, Springville, NY  
The Ovid Grange, Historic Structures Report, Ovid, NY  
Tarrytown, YMCA, Feasibility Study, Tarrytown, NY  
Palace Theater, Reuse Study, Olean, NY  
National Historic Register Nomination, Ellicottville, NY  
National Historic Register Nomination, Hounsfield & Lyme, Watertown, NY  
Niagara Reservation State Park, Master Plan, Niagara Falls, NY  
Roycroft Inn and Campus, Master Plan & Developer RFP, East Aurora, NY  
Sternberg Trubee Mansion Restoration Plan, Buffalo, NY  
Delaware Park Comprehensive Development Plan, Buffalo, NY  
Buffalo /Village Neighborhood Improvement Plan, Buffalo, NY  
Langston Hughes Institute, Feasibility Study, Buffalo, NY  
St. Mary's Seminary, Feasibility and Reuse Study, Buffalo, NY

## LaLuce Mitchell, LEED AP BD+C

Preservation Specialist | Architectural Technician



### Credentials

National Park Service  
(36 CFR Part 61) qualified in  
Historic Architecture

### Education

Masters of Science  
Historic Preservation  
The School of the  
Art Institute of Chicago  
Chicago, IL

Bachelor of Architecture  
Illinois Institute of Technology  
Chicago, IL

### Experience

Flynn Battaglia Architects PC  
Buffalo, NY  
Preservation Specialist  
2011 - Present

John G. Waite Associates,  
Architects, PLLC  
Albany, NY  
Architectural Technician  
2011

Wallin/Gomez Architects  
Chicago, IL  
Intern Architect  
2007-2008

### Professional Affiliations

Association of Preservation  
Technology International



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Mr. Mitchell holds a Bachelors in Architecture from the Illinois Institute of Technology and a Masters of Science in Historic Preservation from the School of the Art Institute of Chicago. He joined the firm in 2011 after working for firms in Albany and Chicago. He has experience in both preservation planning as well as the technical aspects of preservation architecture. He has been involved in many of the firm's recent historic preservation and adaptive reuse projects and he is currently assisting in the restoration of the Richardson Olmsted Complex into a boutique hotel and conference center. Recent projects have included the restoration of the 1827 Williamsville Water Mill in Williamsville, NY. He is an active member of the Association for Preservation Technology (APT), spoke at its 2010 national convention, and was part of a team that lobbied successfully for it to hold its upcoming 2018 convention in Buffalo.

### Project Experience:

#### Historic Preservation

Richardson Olmsted Complex Rehabilitation Core Project including Historic Tax Credits Application, Buffalo, NY  
National Register Nomination for former School #57, Buffalo, NY  
HELP Buffalo II, Buffalo, NY  
Carnegie Arts Center Accessibility Improvements, North Tonawanda, NY  
Erie Community College Exterior Restoration, Buffalo, NY  
49 Buffum Street Historic Preservation Plan, Buffalo, NY  
696 Seneca Street Adaptive Reuse, Buffalo, NY  
Williamsville Meeting House Steeple Restoration, Williamsville, NY  
Genesee Gateway Adaptive Reuse/Historic Preservation, Buffalo, NY  
Williamsville Mill Stabilization and Restoration, Williamsville, NY  
Connecticut Street Armory Interior Renovation, Buffalo, NY  
Hornell Armory Existing Conditions Report and Exterior Restoration, Hornell, NY  
School #80 - Highgate Heights Elementary, Existing Conditions Report, Buffalo, NY  
National Register Nomination for 169 East Ferry Street, Buffalo, NY  
National Register Nomination for North/Clybourn Red Line Subway Station, Chicago, IL  
Sagamore Hill Restoration, Oyster Bay, NY  
Stoekel Estate Restoration at Yale University Chamber Music Center, Norfolk, CT  
Vanderbilt Estate Potting Shed Restoration, Hyde Park, NY  
JJ Walser House Historic Structures Report (Frank Lloyd Wright, 1903), Chicago, IL  
Keokuk Union Depot, Existing Conditions Survey, Keokuk, IA  
Northwest Cook County Mid-Century Architecture Survey, Palatine, IL  
River Grove Mid-Century Architecture Survey, River Grove, IL  
Oak Park Harrison Street Arts District Historic Survey, Oak Park, IL

#### Education

Buffalo State College, Upton Hall Rehab including LEED Documentation, Buffalo, NY  
Alfred State College, Physical and Health Sciences Building Renovation including LEED Documentation, Alfred, NY  
Louisa May Alcott Elementary School Renovation, Chicago, IL  
Oliver Wendell Holmes Elementary School Renovation, Chicago, IL

#### Community

National Museum of Mexican Art Addition, Chicago, IL

## Courtney E. Creenan-Chorley, Assoc. AIA

Architectural Planner



### Credentials

National Park Service  
(36 CFR Part 61) qualified in  
Historic Architecture

### Education

Master of Architecture  
University at Buffalo  
Buffalo, NY

Master of Urban Planning  
University at Buffalo  
Buffalo, NY

Bachelor of Arts  
Environmental Design  
University at Buffalo  
Buffalo, NY

### International Experience

Queensland, Australia  
London, UK  
Barcelona, Spain

### Experience

Flynn Battaglia Architects PC  
Buffalo, NY  
2010 - Present

Planning & Zoning Department  
Clarence, NY  
2006-2009

### Professional Affiliations

Buffalo Architecture Foundation,  
Board Member



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Ms. Creenan is a graduate of the University at Buffalo's School of Architecture + Planning, obtaining masters degrees in both Architecture and Urban Planning, with concentrated study in Sustainable Natural + Urban Environments and Inclusive Design. Interested in the intersection of architecture and planning, her masters thesis focused on how everyday places and spaces formed from regulatory actions are used. By understanding this research, Ms. Creenan is interested in how design can be informed to play a greater role in society.

Her interest in the dialogue between research and design is evident in her graduate studies at the University at Buffalo. She was invited to present work completed in conjunction with the IdeA Center at the International Universal Design Conference in Oslo, Norway in June 2012. She was also part of the winning research and design team of the Hive City competition, which relocated a colony of bees. Using interviews and computer modeling to design a successful structure for bees to live, "Elevator B" now serves as a natural environment educational tool for elementary and middle school-aged children. The project has been published at various levels of discourse world-wide.

Ms. Creenan is currently the project manager of the Richardson Olmsted Complex Core Project, which is a rehabilitation and adaptive reuse of a portion of the complex into a boutique hotel, conference center and architecture center.

### Project Experience:

#### Historic Preservation

Buffalo Lighthouse Association Visitor Center; Vision Planning | Concept Design, Buffalo, NY  
Richardson Olmsted Complex Rehabilitation Core Project, Buffalo, NY  
Historic Survey of Agricultural Structures, Clarence, NY  
Genesee Gateway, Renovation, Buffalo, NY  
Williamsville Mill Complex, Reprogramming, Williamsville, NY  
Connecticut Street Armory, Bathroom Renovation, Buffalo, NY

#### Education

Buffalo State College, Rehabilitate Upton Hall, Buffalo, NY  
Buffalo State College, Facilities Master Plan, Buffalo, NY  
SUNY College of Technology at Alfred, Allied Health, Alfred, NY

#### Animal Architecture

Elevator B @ Silo City, Design | Fabrication, Buffalo, NY

#### Awards

2014  
30 Under Thirty, Business First, Buffalo, NY  
2013  
Azure Design Awards, Elevator B, Hive City, Buffalo, NY  
Jury Choice Winner, Architizer A+ Awards, Elevator B, Hive City, Buffalo, NY  
2012  
Pro Bono Publico Award, Buffalo Architecture Foundation, Elevator B, Hive City, Buffalo, NY  
Deans Award, University at Buffalo School of Architecture and Planning, Buffalo, NY  
2008-2012  
Arthur Schomberg Fellow, University at Buffalo, Buffalo, NY

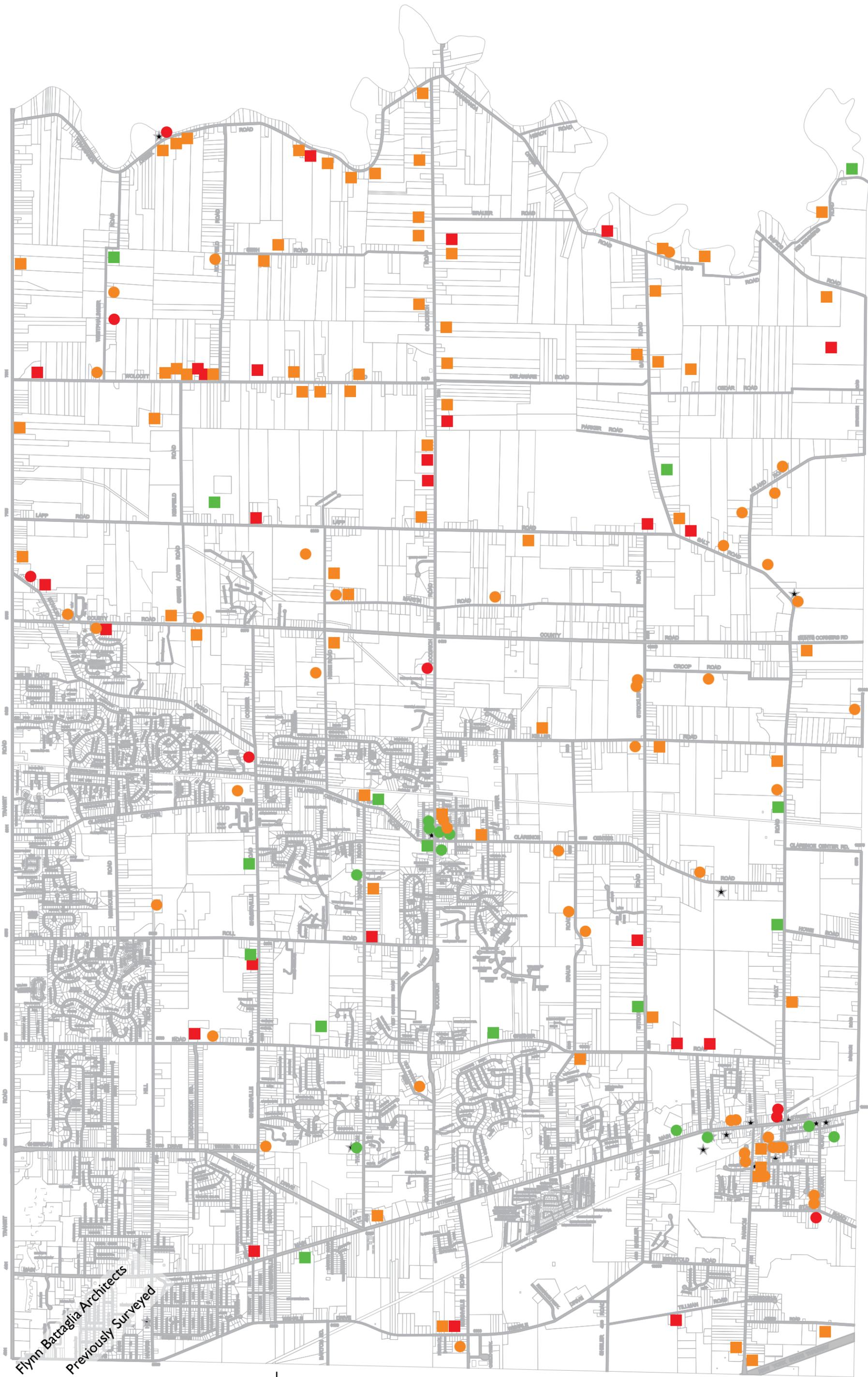
#### Publications and Speaking Engagements

2013, TEDxBuffalo, "Regeneration through Design"  
2012, Universal Design Conference, Oslo, Norway "Perceptions of Public Toilets"  
2012-2013, Elevator B @ Silo City included in several major publications including  
*Architectural Record, Toronto Globe & Mail, Wired, and Gizmodo*



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**Appendix F:** Map of Survey Results



Flynn Battaglia Architects  
Previously Surveyed

- ● High Significance
- ● Medium | Low Significance
- ● Not Significant

## Map of Surveyed Historic Agricultural Resources in Clarence, NY

created by **FLYNN | BATTAGLIA**



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**Appendix G:** Property List

Town of Clarence Reconnaissance Level Survey of Agricultural Structures  
**List of Barns Surveyed as part of 2008 Intensive Level Survey**

Page #	House no.	Street	Rating	Notes
34	10935	Bodine	Significant	Property includes 1875 brick house and "newer" barns.
40	8850	Clarence Center	Contributing	c. 1920 farmhouse with old, maintained, barn complex. "Thompson Bros."
41	9280	Clarence Center	Significant	1829 stone farmhouse and large vertical plank barn with stone foundation, outbuilding, barn had tin roof at time of survey
42	9455	Clarence Center	Significant	c. 1850 2-story farmhouse. Former carriage house at rear converted to garage.
43	9500	Clarence Center	Significant	c. 1835 2-story house with large board & batten barn remaining at rear.
46	9895	Clarence Center	Contributing	c. 1830 2-story brick house with old barns at rear and original water pump.
47	10420	Clarence Center	Contributing	c. 1880 barn
48	11000	Clarence Center	Non-Contrib	Anchor Acres: c. 1900 2.5-story Queen Anne farmhouse with extensive functioning dairy barn complex
50	8230	County	Contributing	c. 1880 barn
50	8293	County	Contributing	1909 2.5-story Queen Anne house with old barn on side lot.
51	8600	County	Contributing	c. 1875 2-story farmhouse with functioning barn complex
51	8670	County	Contributing	c. 1860 2-story farmhouse with intact barn complex
52	10469	Croop	Contributing	c. 1890 2-story farmhouse with functioning large cross-gambrelled barn
58	5975	Goodrich	Significant	1907 2.5-story house with 2-story cross-gabled converted carriage house used as garage
59	6015	Goodrich	Significant	1851 2-story house with rear, large, vertical board barn
60	6020	Goodrich	Significant	c. 1870 2.5-story house with large carriage house at rear converted to garage
60	6026	Goodrich	Significant	c. 1895 2.5-story house with large carriage house at rear converted to garage
62	6065	Goodrich	Contributing	c. 1900 2-story house with large front gambrelled barn (?) converted to garage
63	6660	Goodrich	Non-Contrib	c. 1880 2-story house converted for commercial use with large intact barn
64	7300	Goodrich	Contributing	c. 1920 2-story house with old barn and modern commercial structure
65	8050	Goodrich	Non-Contrib	c. 1820 2-story house with rear barn of lesser age
67	8690	Greiner	Contributing	c. 1900 2-story house with barns at rear and stone wall
68	8990	Greiner	Contributing	Bishop Lapp Farm: c. 1850 2.5-story house with large Pennsylvania Dutch barn. Historical significance to site.
69	9700	Greiner	Contributing	c. 1870 2.5-story farmhouse with large gambrel barn
71	4080	Gunnville	Contributing	c. 1850 2-story farmhouse with intact gabled barn with standing seam tin roof.
76	6674	Heise	Contributing	Two 2-story farmhouses (1830, 1860), gambrel barn, and later carriage house. Houses have standing seam tin roofs.
78	6725	Heise	Contributing	c. 1880 2-story farmhouse with barn complex with remnants of silo
78	6990	Heise	Contributing	c. 1890 farmhouse with barn with field stone foundation, timbers and rough cut lumber walls, silo, water pump
81	10195	Keller	Contributing	C, 1880, 1910 2-story farmhouse with several functioning dairy barns and concrete block pump house
81	10979	Keller	Contributing	c. 1860 2-story Greek Revival farmhouse with intact barns
84	5685	Kraus	Contributing	1942 house, c. 1875 gambrel barn
84	5710	Kraus	Contributing	c. 1840 2-story house with gambrel barn across the street, likely associated

Page #	House no.	Street	Rating	Notes
90	10324	Main	Significant	c. 1890 2.5-story house with stucco exterior, barn (?) on lot with cupola and dormers
92	10465	Main	Significant	Clarence Historical Museum: 1844 house, site includes barns and outbuildings
92	10478	Main	Significant	1808? 2-story house, large cross-gabled barn converted into garage
93	10536	Main	Contributing	c. 1890 2.5-story house, garage at rear may be old barn or carriage house??
94	10548	Main	Contributing	c. 1900 2.5-story house with large, front gambreled, wood shingled barn at rear
99	10748	Main	Non-Contrib	c. 1865 2.5-story Italianate house with possible barn or carriage house?? at rear
105	10915	Main	Significant	1910 2.5-story Queen Anne house with 2-story front gabled converted carriage house at rear
107	9100	Martin	Contributing	c. 1900 2-story house with gambreled barns
108	9520	Martin	Contributing	(Bank barn!!) c. 1890 farmhouse with barn
108	9690	Martin	Contributing	1876 2-story farmhouse and barn complex with stone and vertical board walls. Standing seam tin roofs on house and barn.
109	10049	Martin	Contributing	Early 19c 2-story house with barns
109	10610	Miland	Contributing	c. 1880 gable barn (may be associated with house at 10625 Miland)
110	10705	Miland	Contributing	c. 1895 2-story house with barn
111	10730	Miland	Contributing	c. 1900 2-story house with gambrel barn
112	8110	Northfield	Contributing	1876 2-story house with barns
113	5095	Old Goodrich	Contributing	1958 house with c. 1900 barn
114	6035	Railroad	Contributing	c. 1880 post-and-beam barns and warehouses
117	4765	Ransom	Significant	Early 19c 2-story house with 1.5-story vertical board carriage house
119	4790	Ransom	Non-Contrib	c. 1900 2-story house with wood barn in rear
119	4810	Ransom	Contributing	1909 2.5-story house with large 1.5-story cross-gabled board and batten converted barn/carriage house
120	10270	Rapids	Contributing	c. 1860 2.5-story house with functioning barn complex with some old and some modern buildings
121	10450	Rapids	Contributing	c. 1860 2.5-story house with 2 large barns
122	8520	Roll	Significant	c. 1860 2.5-story house with old barns converted to modern multiple residence
123	5010	Salt	Non-Contrib	c. 1900 2-story residence with large carriage house at rear – may be converted barn but appears to have lost all integrity
124	5445	Salt	Contributing	c. 1860 2-story Gothic Revival house with c. 1880 gambrel barn with silo with wood roof remaining
125	5774	Salt	Significant	c. 1880 2-story house with gable barn with silo
125	6110	Salt	Significant	1872 2-story house with barns
126	6280	Salt	Contributing	Early 19c 2-story house with tin roof. Large old barn complex and modern outbuildings
127	6751	Salt	Contributing	c. 1920 2.5-story house with possible barns
127	6879	Salt	Contributing	Clarence Landmark. 2.5-story house with barns.
128	7039	Salt	Contributing	c. 1845 2.5-story house with barns
128	7110	Salt	Contributing	c. 1910 2-story house with barn
129	7375	Salt	Contributing	c. 1890 2.5-story house with barn and silo
130	8011	Salt	Contributing	c. 1910 2.5-story house with barns
131	4750	Sawmill	Contributing	1876 2.5-story house with former barn or carriage house converted to garage
131	4895	Sawmill	Contributing	Early 19c 2.5-story house with barns
131	4620	Schurr	Contributing	1854 2.5-story house with carriage house
132	4660	Schurr	Contributing	Approx. address of remaining silo
133	9450	Sesh	Contributing	c. 1880 2.5-story house with c. 1890 barn

Page #	House no.	Street	Rating	Notes
135	4805	Shimerville	Contributing	c. 1850 2-story house with gable rough vertical board barn
136	5850	Shimerville	Contributing	c. 1875 2-story house with barn complex and silo
138	10685	South Park	Contributing	c. 1900 house with rough vertical board barn with stone foundation.
139	10725	South Park	Contributing	1881 2.5-story house with 2.5-story front gambreled barn converted to garage
139	10745	South Park	Non-Contrib	c. 1890 2.5-story house with converted/adaptively reused barn, stone wall
140	10845	Stage	Non-Contrib	Early 19c 2-story house with barn or carriage house converted to garage
141	8050	Stahley	Non-Contrib	1908 2.5-story house with 2.5-story cross-gabled carriage house converted to garage
142	8805	Stahley	Non-Contrib	c. 1850 2.5-story house with old barn complex
143	6545	Strickler	Contributing	c. 1875 2-story house with gambrel barn
143	6606	Strickler	Contributing	c. 1880 2.5-story house with barns
144	6739	Strickler	Contributing	c. 1835 2-story house with c. 1850 gambrel barn with terra cotta silo
145	4830	Thompson	Significant	Orchid Ledge Farm: 1824 2-story brick Colonial. Large intact (bank??) barn with field stone base and other outbuildings
145	5880	Thompson	Significant	c. 1865 2-story house with barns and silo
147	8525	Tonawanda Creek	Non-Contrib	1940 1.5-story house with c. 1910 barns at rear
38	6995	Transit	Non-Contrib	Remaining old c. 1900 barn complex put to commercial oriented adaptive reuse. Interspersed with new buildings.
148	7923	Transit	Contributing	c. 1850 2-story house with barn complex
149	7730	Westphalinger	Contributing	1891 2-story house with barns and silo
149	7745	Westphalinger	Non-Contrib	1911 2-story house with barns
150	7995	Westphalinger	Contributing	c. 1890 2-story house with c. 1900 modest barn

Town of Clarence Reconnaissance Level Survey of Agricultural Structures

List of Surveyed Properties

In ILS?	Street	Address	Signif. Level	Architectural Description	Exist. Landmark	SHPO USN #	SHPO Signif	SHPO Notes - Sphinx	Comments
	Berghorn	7530	None	<p>Three-bay gabled English barn with vertical plank siding partially covered with more recent wood siding and metal roof. Large contemporary metal addition covers original entry door and any historic features. Constructed c. 1900.</p> <p>Property additionally includes c. 1960s vernacular farmhouse and open-sided metal storage shed.</p>					
	Cedar	10370	Low	<p>Abandoned dairy farm complex including c. 1920s gambrel roof barn with two cinderblock additions and partial cinderblock construction. Cinderblock lean-to was likely a milking room.</p> <p>Property additionally includes several small plank farm buildings including a chicken coop, all of which are in deteriorated condition. Property also contains two c. 1920s farmhouses and a concrete hitching post.</p>					
Yes, listed as part of 9280 Clarence Center. Barn and house are actually on separate parcels.	Clarence Center	9270	High	<p>Property is the Abraham Martin Farm. The Martins were Mennonites that emigrated from southeastern Pennsylvania in the 1820s. Adjacent stone house to the east (now on a separate parcel, 9280) was the farmhouse for the property and was constructed 1828 by the Abraham Carmer who sold it in 1829 to Abraham Martin, who added the kitchen wing on the west side.</p> <p>Barn was also constructed c. 1829 and is a Pennsylvania barn, exhibiting the type's distinctive forebay as well as an earthen bank for wagon access to the second floor, which would have been used for hay storage. The stone basement would have housed livestock which would have entered and exited below the forebay. Gothic peaks on the east facade are a unique feature to this barn. Roof is metal.</p> <p>Property also includes a brick smokehouse and a wood pump house. Owner notes that property was a dairy farm and later a beef cattle farm, before becoming disused in the 1970s. Barn was restored utilizing a NYS Barn Preservation Grant in 2008.</p> <p>High significance due to being a highly intact example of a rare barn type exhibiting high-quality craftsmanship set within a largely intact early 19th century farm complex associated with the Mennonite immigration into Clarence following the War of 1812.</p>					Current/recent past owner: Metz
Yes	Clarence Center	9455	High	<p>Per Clarence Historic Preservation Commission: "The Hoffman Home is a 2 story, Victorian folk with Gothic Revival influences that contribute to the rural character that is Clarence Center. The residence includes a stone foundation, extensive ("Gingerbread") trim detail, and a cross-gabled design. The home features a large, converted carriage house/garage in the rear of the property. Constructed in 1850, it was the home of Jacob Eshelman, patriarch of Clarence Center."</p> <p>Carriage house is a gabled roof barn with arched-top doors and board and batten siding, which may not be original. Clarence Center was a very rural community well into the 20th century, so carriage barns like this are common in the backyards of older houses in Clarence. Such barns would have housed the homeowner's horses and hay for them in the loft above as well as the homeowner's carriage. Carriage house has been converted to a garage.</p>	YES	02907.000290	Individual	Residential c. 1850 - Archaeological site	

In ILS?	Street	Address	Signif. Level	Architectural Description	Exist. Landmark	SHPO USN #	SHPO Signif	SHPO Notes - Sphinx	Comments
Yes, listed as 11000 Clarence Center Rd.	Clarence Center	10975	Medium	<p>This complex on the Clarence-Newstead border is the last functioning dairy farm in the town. Property includes a c. 1890 farmhouse and a vast complex of barns, silos, and tanks. Complex includes both gable and gambrel roofed barns with siding materials varying from wood plank to metal to cinderblock, suggesting many changes and additions over time. Barns in the center of the barn complex appear to be the oldest, likely dating to the late 19th century. Silo is from the mid-to-late 20th century and non-historic. Symbols painted on the dormers are reportedly non-historic.</p> <p>Property has significance in the industrial history of Clarence due to its long use in the dairy industry. The complex includes barns that are likely original to the operation and also includes the likely original farmhouse.</p>		02907.000305	Individual	Residential c. 1860	Current/recent past owner: Dawydko
	County	8325	None	Gambrel roof barn with wood siding, hay hood at peak, vinyl windows, and asphalt shingle roof. Former barn that has been converted to a residence. Constructed c. 1900. Barn doors and historic details no longer present.					
Yes	County	8600	Medium	<p>Property includes two large gabled English barns, one with an exterior storage yard adjacent covered with a heavy timber frame, as well as a smaller gable roofed barn with large diamond-shaped martin hole in its peak. All three barns have vertical plank siding walls and likely date to c. 1870-1890. Also present is a c. 1870 Italianate farmhouse with arched window hoods and bracketed porch columns. Farmhouse has been sided in asbestos siding. Modern greenhouses and pole barn are also present.</p> <p>Generally intact example of a large mid-to-late 19th century farm complex including its original farmhouse.</p>		02907.000311	Undetermined	Residential c. 1875	
	County	8705	Low	Property includes a large cross-gabled barn with vertical plank siding walls and metal roof. Between Aug 2011 and Aug 2014, the barn received a significant renovation that repaired deterioration but covered the original siding with board-and-batten. A diamond-shaped martin hole is present on the end of longer gable wing. The property also includes a chicken coop and a c. 1860s farmhouse that has been sided with asbestos siding. The longer portion of the barn has a stone foundation and likely dates to a similar age as the farmhouse, c. 1860s, whereas the smaller gabled portion has a concrete foundation, which dates it to after 1910.					
	Fairlane	6020	Medium	<p>Property includes c. 1900 farm buildings including three-bay gambrel roof barn with vertical plank walls and asphalt-shingle roof and piggery and chicken coop. c. 1920s American Foursquare farmhouse remains on property and a 1990s home is also present.</p> <p>Property has significance as a largely intact early 20th-century farm complex including both farmhouse and variety of farm buildings.</p>					Owned by Clarence Town Supervisor David C. Hartzell
	Goodrich	7225	None	Property includes a wood plank structure with gabled metal roof likely dating from the late 19th/early 20th century that may be a former agricultural structure, either a work shed or chicken coop. No barns are present on property. House dates from after the year 2000. Wood plank structure may be a remnant of an older agricultural operation on the property.					

In ILS?	Street	Address	Signif. Level	Architectural Description	Exist. Landmark	SHPO USN #	SHPO Signif	SHPO Notes - Sphinx	Comments
	Goodrich	7360	None	<p>Property includes a three-bay gable roofed English barn with cinderblock shed addition to the side and multiple more recent cinderblock and metal additions to the rear. Barn has an asphalt shingle roof and has been completely sided with plastic. Farmhouse remains on the property but has received vinyl siding and windows, porch has been infilled, and an addition has been made to the rear. A small frame garage is also present. Both the farmhouse and the original gable roofed portion of the barn appear to date to c. 1860s.</p> <p>Shed-roofed addition to the side of the main barn is likely an early-to-mid 20th century milking shed, suggesting this was once a dairy farm.</p> <p>Property is a mid-to-late 19th century former farm complex, but lacks significance due to extensive unsympathetic changes and additions made over time to both the barn and farmhouse.</p>					
	Goodrich	7375	Low	<p>Property includes a three-bay gable roofed English barn with cinderblock shed addition to the side. Barn has an asphalt shingle roof and has been completely sided with plastic. Farmhouse remains on the property, has received a replacement picture window and shingle siding, but is largely intact. Both the farmhouse and the barn appear to date to c. 1860s. Modern greenhouses and c. 1970s retail store building for the active nursery operation on the property are also present and the barn appears to be in continuing use as part of that operation.</p> <p>Shed-roofed addition to the side of the main barn is likely an early-to-mid 20th century milking shed, suggesting this was once a dairy farm.</p> <p>Property is a mid-to-late 19th century former farm complex now in use as Szulis Nursery.</p>					
	Goodrich	7525	None	<p>Property includes a collapsed barn, one small gable-roofed building that may be an old agricultural structure, a contemporary gambrel roofed storage shed, and the original farmhouse. The house dates from the 19th century, as judged from its stone foundation, but has been altered multiple times with window changes, additions, and vinyl siding to the point that its original form is barely recognizable.</p>					
	Goodrich	7575	Low	<p>Property includes three-bay gable roofed English barn with board-and-batten wood siding and metal roof and a 1920s American Foursquare farmhouse that is largely intact but has been sided in vinyl. Presence of concrete foundation, use of board-and-batten siding and the unique ventilation grille above the door made out of wood planks (suggesting relatively modern ideas about ventilation/sanitation were being considered in its design) suggests barn was built at the same time as the farmhouse, c. 1920s, though that is late for this barn type. Wood shed-roofed addition was likely originally a milking shed, thus this was once a dairy barn. Modifications have been made to milking shed and side of barn, for storage access.</p>					
	Goodrich	7715	Medium	<p>Property includes three-bay English barn with vertical wood plank siding and metal roof and c. 1860s "upright-and-ell" plan farmhouse with asphalt shingle roof. Concrete block chimney and foundation suggests farmhouse underwent a significant renovation in the early 20th century. Barn has original strapwork hardware on man and ventilation doors on gable end and "star" shaped martin hole in the peak of both gable ends. The text of its year of construction, "1879" forms a second martin hole high on the north gable end. Southwest corner of barn is sinking, suggesting damage to its timber frame. Farmhouse burned in mid-2014, but is still standing at the time of this writing.</p> <p>Property is a modest mid-to-late 19th century farm complex, including largely intact barn and farmhouse.</p>					

In ILS?	Street	Address	Signif. Level	Architectural Description	Exist. Landmark	SHPO USN #	SHPO Signif	SHPO Notes - Sphinx	Comments
	Goodrich	7765	Medium	Property includes a three-bay gable roofed English barn with vertical wood plank siding and metal roof, a late 19th or early 20th century farmhouse with additions or alterations, a 1960s ranch house, a small wood garage, and a pole barn. The English barn has been partially sided with board-and-batten siding on its west and south walls and some windows and garage doors have been added. The south gable peak has a "star"-shaped martin hole and cutout text with its date of construction "1883" below. Original strapwork hinges are visible on the doors on the north facade.  Property is a modest mid-to-late 19th century farm complex. The age note on the gable and the presence of a martin hole are details that suggest further study may be warranted.					
Yes	Goodrich	8050	Medium	Property includes a large c. 1890 three-bay English barn with vertical wood plank siding, a metal roof, and c. 1870s vernacular farmhouse. The large infilled opening on the barn gable end suggests hay was originally loaded from wagons at this location using a hay trolley at rafter level. The white edge painting on the doors is unusual and is a historic feature on some barns, but whether it is significant on this barn is not known. Two other small gable-roof structures are present on the property, which may be former agricultural structures.  Property is a late 19th century farm complex with largely intact barn and farmhouse.					
	Goodrich	8185	Low	Property includes a large late 19th century 3-bay English barn with attached wood milking shed. Several additional agricultural buildings are present including a privy. The farmhouse is no longer standing. Foundations of other structures on the site suggest the loss of additional related structures.					
	Goodrich	8190	Low	Property includes a very intact but abandoned 1870s farmhouse with stone foundation and Italianate window hoods. A vertical plank wood wagon shed and a smaller building that may be a privy are present on the property as well. The size of the property and age of the structures suggests this is a former farm, but the barn appears to have been lost. Satellite images show another structure farther back in the site and not visible from the public right-of-way, but it appears too small to be a barn.  The intactness of the farmhouse may still lend the property significance.		02907.000349	Undetermined		
	Goodrich	8235	None	Property includes a c. 1915 gable roofed English barn which has had its barn door replaced by a garage door, new windows installed in the front, and has been partially covered with board-and-batten siding. Adjacent house was constructed in the 1960s or 70s.					
	Goodrich	8310	Medium	Property includes a c. 1890 gable roofed English barn with vertical plank wood walls and metal roof. A smaller gable roofed addition is present on the north end of the barn. The barn has had its barn door and track removed and several garage doors and windows added.  Property contains several additional former agricultural structures including a corn crib, chicken coop, and privy. The c. 1890 farmhouse remains on the property and has been sided in vinyl but retains its wood windows.					
	Goodrich	8440	Low	Property includes a c. 1870s farmhouse and a three-bay English barn of similar age with a low pitched gable roof and horizontal plank siding. The sagging of the roof in the middle of the structural bays suggests late 19th-century heavy timber construction, so the barn was likely constructed at the same time as the farmhouse. The barn has been sided in plywood and a rolled roof has been installed. A plywood shed addition has been added to the end. An additional gable roofed structure sits in front of the barn, likely an a former agricultural structure, but its purpose is not known.					
	Greiner	8660	None	Property includes a c. 1950s Georgian-revival style home and a gambrel roofed storage building with brick and concrete block walls with wood infill on the upper portions of the gambrel ends and contemporary door. There is no indication that the gambrel roofed structure was adapted from an earlier barn.					

In ILS?	Street	Address	Signif. Level	Architectural Description	Exist. Landmark	SHPO USN #	SHPO Signif	SHPO Notes - Sphinx	Comments
Yes, listed as 8990 Greiner	Greiner	8968	High	<p>Structures on this property are set far back from Greiner Road and not easily visible from the public right-of-way. Photographs were taken from the nearest public right-of-way and supplemented with aerial imagery. This property is very significant from a historical perspective, as discussed below, but property access will be necessary in order to fully determine the level of integrity present.</p> <p>Property is the Bishop Lapp Farm. John C. Lapp was a Mennonite preacher who came to Clarence in 1828 as part of the first wave of German-speaking immigrants after the War of 1812. This property includes one of the only four standing Pennsylvania Barns in Clarence. It also appears to contain a concrete block silo, chicken coop, farmhouse with massing suggesting 19th century construction, and other unidentified agricultural buildings.</p>					
Yes	Greiner	9700	High	<p>Property is the former Forest View Dairy Farm. The farm was founded and constructed by Paul Hoehmann around 1895 and specialized in dairy production but also had fruit orchards on its 141 acres. Durham, Holstein, and Jersey breeds of cattle were raised.</p> <p>The property includes a very intact farm complex. The centerpiece is a gambrel roofed basement barn. The cattle were raised in the basement level, as evidenced by the concrete milk house that attaches at this level and the "bank" (grass ramp) leading up to the second level allowed hay to be brought into the barn directly on wagons. The silo, given its concrete block construction which would not have been available in the 1890s, is likely slightly newer than the barn. The silo roof is partially missing.</p> <p>Descriptions of the barn note that it had several dairy related structures including a creamery. A stone foundation dates this building to early in the farm's operation.</p> <p>The property also contains a modest Queen Anne-style farmhouse, which has been sided in asbestos shingles. The first floor bay window appears in historic photographs. Adjacent to the farmhouse stands a contemporary frame garage.</p> <p>The property has high historical significance and integrity, and is a rare example of a bank barn in the town of Clarence.</p>					Current/recent past owner: Roy and Mildred Kemner
	Greiner	10370	None	This property is a horse farm with 1949 home and contemporary pole barn with applied wood veneer and imitation barn doors on its exterior. The barn has a sign at its peak that reads "Stockade", which is a contemporary brand of pole barn.		02907.000358	Undetermined	Residential 1949	
	Greiner	10460	None	Property is owned by the Town of Clarence as part of the Greenprint land conservation program. Remnants of a barn and concrete block silo are present but largely collapsed.					
Yes	Heise	6725	Medium	<p>Property is a former dairy farm complex, containing gambrel roofed barn, farmhouse, and contemporary pole barn. Additionally, a concrete milk house is present, nearly windowless and carefully set on the north side of the larger barn to keep it in shadow to keep the milk cool. The farmhouse appears to date from c. 1870 but the barn is significantly newer, likely c. 1910 or so. Note the ghost of an addition that has been removed from the side of the barn. Farmhouse has its original wood siding and window trim.</p> <p>Property is a relatively intact farm complex retaining all of its principal buildings.</p>		02907.000376	Undetermined	Residential c. 1880	
	Heise	6995	Low	<p>Property is a former dairy farm complex. The centerpiece is a c. 1900 gambrel roof barn with wood windows and a concrete silo attached to the barn through a concrete block link. The property also contains a farmhouse that appears to likely be the original one on the property dating from the late 19th or early 20th century, based on its stone foundation, but has been modified so extensively as to be unrecognizable, and has been sided in vinyl. The property also contains a former corn crib that has received extensive siding.</p> <p>Property is a relatively intact farm complex retaining all of its principal buildings. However, extensive additions and modifications to the farmhouse and presence of non-historic siding on two of the structures diminishes the integrity of the property.</p>					

In ILS?	Street	Address	Signif. Level	Architectural Description	Exist. Landmark	SHPO USN #	SHPO Signif	SHPO Notes - Sphinx	Comments
	Hunts Corners	10807	Medium	<p>Property is the former Maple Row Stock Farm and is currently a horse farm. The centerpiece is a c. 1900 heavy timber cross-gambrelled roof basement barn with wood windows. Barn has board-and-batten wood siding over vertical plank and metal roofs. Shed roofed structure at the knuckle of the two wings, perhaps a milking shed, appears to date to the original construction and also has wood windows. Two gambrel roofed additions have been added to the main barn at a more recent date. A ghost of a shed-roofed addition is evident at the end of one of the wing. Portions of former openings have been infilled with wood or concrete.</p> <p>The property also contains a c. 1960s ranch-style farmhouse and a contemporary metal pole barn.</p>					
	Jones	10915	Low	<p>Property contains a mid-to-late 19th century barn and farmhouse. Both have been modified significantly.</p> <p>The three-bay English barn has a stone foundation and has a modest bank leading to the garage door, which would have been the historic location of the barn door. A door to a slightly lower level is visible to the left of the bank, but this does not appear to be a "true" basement barn. A similar modest bank used to be present on the opposite side of the barn, but has been removed and the door infilled. The barn's wood siding has been replaced and its windows infilled with glass block.</p> <p>Based on its massing and stone foundation, the farmhouse appears to date to c. 1870, but has been vinyl sided and has received several major additions including a very exuberant 1960s entryway. The property also includes a 1960s two-car garage and a small contemporary storage shed at the rear. The remnants of a mortared stone wall constructed of round river rocks is visible along the street, a feature that was once common adjacent to old farms in Clarence.</p> <p>The stone wall and unique split-level configuration of the barn are unique elements of this property.</p>					
	Kelkenberg	10870	Medium	<p>Property is a modest early 20th century farm complex. The centerpiece is a small but very intact c. 1915 gambrel roofed basement barn featuring a hay hood over the front entry. Original wood windows and strapwork hinges remain. A chicken coop and small gambrel-roofed farm building of unknown purpose are also present. The farmhouse dates from the late 19th or early 20th centuries and has been aluminum sided. The one-story addition to the farmhouse may be a later addition.</p> <p>Despite its small size, this farm complex retains all its principal buildings. The barn is a rare small-scale example of a basement barn in Clarence.</p>					
	Kelkenberg	10920	High	<p>Property is a mid-to-late 19th century farm complex. The gable roofed English basement barn has vertical plank siding and a metal roof and was constructed c. 1880. The barn was intended for use with a hay trolley, as evidenced by internal framing that extends diagonally rather than vertically to the underside of the roof.</p> <p>The farmhouse appears to have been constructed contemporary with the barn, c. 1880, and retains its original wood windows and its wood siding remains exposed. A garage of recent construction, with board-and-batten siding, is present adjacent to the house.</p> <p>The property is believed to have originally been built and inhabited by a branch of the Kelkenberg family, historically a very prominent farming family in Clarence and the family that the street is named after.</p> <p>This farm complex has significance based both on its high integrity and historical association.</p>					Historically owned by the Kelkenbergs.

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	Keller	9854	Low	<p>Property includes a small gambrel roofed barn and a house. The barn is likely quite old, but has received board-and-batten siding, new windows and garage doors have been added, and an addition appears to have been constructed on the rear. Due to its many changes, the barn is difficult to date, but appears to be c. 1900. The two historical details remaining are the presence of the hay hood above the hay loft door and a small arched wood window next to the hay loft door.</p> <p>The associated house appears to be recently constructed, c. 2000 or later. The central portion of the massing is somewhat reminiscent of older farmhouses in Clarence, but even the foundation has been sided such that it is impossible to tell for sure. If it is the original farmhouse, it has been altered beyond recognition.</p>					
	Keller	10285	Low	<p>Property is a former dairy farm complex and includes a gambrel roofed barn and American Foursquare farmhouse, both dating to c. 1925.</p> <p>The barn appears to a "basement" barn and is sided in vertical wood plank with an asphalt shingle roof. A concrete block milking shed is attached, which interlocks with a silo constructed of metal panels. Several windows are missing from the side of the barn at the first floor level.</p> <p>The farmhouse has received a small addition on the rear. Its front porch has been enclosed and modifications have been made to the fenestration of the room adjacent to the porch.</p>					
	Kraus	5201	Medium	<p>Property is a former dairy farm complex and includes a three-bay English barn and a farmhouse. The farmhouse dates to c. 1860 but has been sided in asbestos shingles. Its porch was enclosed c. 1920s. The house has a one-story addition at its rear. The house retains its original wood windows.</p> <p>The barn likely dates to the same period as the house, c. 1860. It has a parged stone foundation, walls of widely-spaced vertical wood plank (two layers visible in some locations), and an asphalt shingle roof. A likely original wood window remains in the gable peak nearest the road. A wood milking shed is attached to the opposite gable end. The smaller doors retain their strapwork hinges. The property also contains a chicken coop, which has been moved to a new a concrete block foundation fairly recently.</p> <p>Despite its small size, this farm complex has relatively high integrity and retains all of its original components.</p>					Recent past owners: Fred and Martha Perrone
	Lapp	8750	High	<p>Property is a former farm complex that includes two English barns, a farmhouse, two contemporary pole barns, and a chicken coop.</p> <p>One of the two barns was built c. 1860 and the other 1883. The roof rafters on half of the roof of the older barn are small tree trunks. The newer of the two barns features wood framing that reaches the rafters diagonally rather than vertically in order to accommodate a hay trolley along the underside of the ridge. Both barns have vertical wood plank walls and metal roofs. Garage doors and windows have been added at some locations.</p> <p>The farm was owned by Jacob Eshelman, likely one of several owned by this powerful family that ran the Square Deal store at the four corners in Clarence Center. Given their prominence, this farm was probably farmed by employees of the Eshelmans, not the family themselves.</p> <p>The farmhouse is original to the complex, dating from c. 1860s, but has been substantially modified. The unique structural elements and craftsmanship of the barns and the complex's historical association with the Eshelmans lends this property significance.</p>					
	Lapp	8894	None	<p>Property contains two barns. The rear barn with the wide overhanging roof has a stone foundation, which suggests that it dates from the 19th century but it has been covered with metal such that any historic details are no longer visible. The barn closest to the road appears to be a contemporary pole barn. The house on the property was constructed in the 1980s.</p>					

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	Lapp	9404	Low	<p>Property contains a contemporary home set far back from the road. Near the entrance to the driveway, a three-bay English barn is present, in very good condition. Walls are vertical wood plank and roof is asphalt shingle. The date of construction is unknown but similar examples in Clarence are typically c. 1875.</p> <p>While this barn has been carefully restored, it lacks any context as to the farm it was once part of. For this reason, the property lacks historic integrity.</p>					
	Lapp	9785	Medium	<p>Property includes a barn and a contemporary house (constructed c. 2000s) set back far into the property. Barn is made up of a central gable roofed bar oriented north-south with two shed additions on the east and one salt box gabled addition on the west. Walls are vertical wood plank, with batten strips applied between the planks on some portions of some facades. A diamond-shaped martin hole is present at the top of front gable. Barn doors are either hinged or sliding, depending on the location, and have X's made of wood. Man door on side of main wing has strapwork hinges. Two wood windows on the front facade have chevron peaks above. The date of construction is unknown but is likely pre-1900.</p> <p>It is likely that the c. 1870 house directly across the street was originally associated with this barn, though it is now part of a different parcel (9780 Lapp) which does not contain any other older buildings. The farmhouse appears to be intact and retain its original wood windows, though it has been sided with asbestos siding.</p>					
	Lapp	10280	None	<p>Property includes a collapsed barn at the rear of the property. The central rectangular portion of the house on the property has a stone foundation, dating it to construction pre-1900 but additions to the side and rear are much newer. The two-story garage is recently constructed. Both house and garage have been sided in contemporary board-and-batten siding.</p>					
	Main	8860	None	<p>Property includes a large gable roofed barn at the rear that has been converted into a three-bay garage, which may suggest the interior framing was for a three-bay barn. Foundation is concrete, which suggests barn may have been relocated in the past. Walls are vertical wood plank and roof is asphalt shingle with severely deteriorated portions where the rafters are exposed. The former location of barn doors is not evident. The date of the barn's construction is not known, but its massing and size would suggest c. 1880-1900.</p> <p>Property also includes two houses and a small wood garage. The small bungalow at the east side of the lot appears to be the older of the two. Its concrete block foundation suggests it was built c. 1910. The house at the west side of the lot appears to be contemporary construction, perhaps c. 1990. Both houses are currently in use as offices.</p>					

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	Main	9015	High	<p>Property includes a large "basement" bank barn with a rainbow-arched roof and wood granary leading to two attached clay tile silos with wood shingle roofs. The barn has wood sliding barn doors with X-braced wood pattern. Existing hay door remains on the leading into the hay loft. Some of the windows are 6/6 wood but some on the first floor may have been replaced with vinyl. The front and sides are faced with horizontal wood clapboards, which may not be original. The rear side, which could not be accessed, has a raised earth berm with gable entry and hinged doors leading into the hay loft level. Based on its limestone foundation*, the use of the rainbow-arched roof, relatively "sophisticated" door and window styles, and the presence of metal ventilators, this barn appears to have been constructed c. 1900.</p> <p>A small building attached to the gable end was likely originally a chicken coop. It has a stone foundation and metal shed roof.</p> <p>*It is difficult to tell from the public right-of-way where pictures were taken from, but the foundation appears to be limestone. If true, that would make sense because the remnants of the foundation of a limekiln that was formerly part of this farm are present behind the adjacent strip mall. (Limekilns were kilns for burning limestone.)</p> <p>This barn and the remnants of the limekiln on the adjacent property are the last remnants of the Rev. Simeon Fillmore/John Shimer Farm. Simeon Fillmore's son, Rev. Glezen Fillmore, was cousin to US president Millard Fillmore. John Shimer was a prominent businessman in Clarence and is the namesake for Shimerville Road.</p>					
	Main	9300	Low	<p>Property is a former farm complex that includes a gambrel roofed barn, a small gabled building with cupola that may have originally been a chicken coop, a privy, a farmhouse, and a non-historic two-car garage with reproduction hay hood over its entry.</p> <p>The main barn has horizontal wood clapboard siding, two dormers in its shingled gambrel roof, brick chimney, and a metal ventilator. Original wood windows remain in most openings. A garage door has been inserted into the exterior wall and the barn doors are no longer present. Portions of the exterior have been clad in permastone, and large portions of the siding elevation on the rear are missing. The barn likely dates to c. 1900.</p> <p>The farmhouse has been significantly altered and received an addition to its rear that is larger than the original house. The original form and massing of the house is barely perceptible and nearly all historic materials such as windows and wood siding have been completely replaced or covered. Due to alterations, the age of the house cannot be determined. Remnants of a dry-laid stone wall along Main Street are present, once common features of farms in Clarence.</p>					
Yes	Martin	9520	Medium	<p>Property is the Abraham Martin Farm, who was one of the original settlers in this portion of Clarence in the 1820s. Property originally had a Pennsylvania barn, but it was damaged by a windstorm and replaced by the current basement "bank" barn in 1933. The current barn has basement walls constructed of concrete block. The barn doors are painted with a white surround, which is likely a historic feature.</p> <p>The property also contains a farmhouse and a small wooden garage dating to c. 1930 or before.</p> <p>Based on historic photos, the farmhouse appears to date to c. 1870. The windows originally had Italianate-style hoods originally and the porch was high-style Italianate. The front part of the farmhouse appears to retain its original wood windows. The fenestration pattern in the rear portion has been changed from the original.</p> <p>The property has historical importance as one of the farms of the original Pennsylvania Mennonite settlers in Clarence and because the barn is one of only a few bank barns in Clarence and likely the only one that dates from the 1920s or later.</p>					Current/recent past owner: Alicia Braaten

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	Railroad	6070	Medium	<p>Property includes a high-style Italiante house, c. 1870, and a barn in its backyard. The house has a stone foundation, wood clapboard siding, and its original arched-top wood windows and eave brackets. Small additions have been made to both its north and south sides. The barn is gabled and has a shed-roofed side addition. The walls have been clad with board-and-batten siding. Given its in-town location, this is likely an former carriage barn.</p> <p>The home is an intact example of the gable-front variation of the Italianate style and may meet landmark criteria. The carriage barn appears to have significance only as it supported the function of the house.</p>		02907.000472	Undetermined	Residential c. 1850 - Archaeological site	
	Ransom	4025	Low	<p>Property includes a gambrel roof barn, farmhouse, a small gable-roofed building of unknown purpose, and a modern shed. Based on foundation material and door style, both house and barn appear to date to c. 1925.</p> <p>The barn has horizontal wood clapboards, which have been covered in cedar shakes, and its roof is metal. Some vertical wood plank dutch doors remain on the south elevation and a likely original door remains on the north elevation, but many new garage doors and windows have been added. The barn is in use as a horse barn.</p> <p>The farmhouse appears to likely be a bungalow originally, but has received many additions over time and has been sided in vinyl, so its original form is hard to perceive.</p>					
	Ransom	4050	Low	<p>Property includes a gambrel roof barn, farmhouse, a shed-roofed building that was likely a chicken coop, and a metal shed connected to the barn by a roof.</p> <p>The barn is clad with vertical plank on its lower portions and horizontal clapboard on the gambrel ends. Square windows are present in the side. The sliding barn doors and a small man door remain. The metal shed may be an example of a manure shed, which is a type of farm building built in the early 20th century for manure storage in lieu of keeping it with the cows. Manure sheds were often connected to barns with roofs like this, but this function is unconfirmed.</p> <p>The farmhouse is Craftsman-style. It has a concrete block foundation and has been clad in aluminum siding and some windows have been altered. Both house and barn date from c. 1925.</p>					
	Ransom	4735	Low	<p>Property includes a home and a former carriage barn. The home, likely Greek Revival in style, appears to date to c. 1860 and retains its original wood windows, but has been clad in vinyl. The gable-roofed carriage barn likely dates to the late 19th century as well. A ghost of the former hay loft door remains, but the barn door has been replaced, the front wall has been clad in wood siding, and the window in the gable is a recent addition.</p>					
Yes	Ransom	4765	Medium	<p>Per the Clarence Historic Preservation Commission: "Located in the Clarence Hollow Hamlet, on the east side of Ransom Road. This home was constructed prior to the Civil War, circa 1860, with the original intact barn. The house represents a unique example of American Folk style architecture and increases the aesthetic value of the Clarence Hollow. The primary entrance of the home is protected by an open porch. The residential structure consists of a two-story cross-gabled frame, with the original stone foundation, and the original leaded glass windows."</p> <p>The carriage barn in the rear yard is one of the most intact of its kind remaining in Clarence. It has a stone foundations, exposed vertical wood plank walls, and an asphalt shingle roof exhibiting the telltale roof sag of mid-to-late 19th century construction. Thus, it was likely constructed contemporary with the house, c. 1860. Portions of the wood planks have been battened to keep the weather out. The hay loft door remains. The doors do not appear to be original.</p>	YES	02907.000480	Undetermined	Residential c. 1850 - Archaeological site	

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	Ransom	4815	Low	<p>Property contains a c. 1850 Greek Revival home with a barn in the rear yard.</p> <p>Given its location, the barn was is likely a former carriage barn, though it is larger than most that were used for that purpose. The barn has vertical plank walls, wood windows, and an asphalt shingle roof. A set of unusual hinged doors remain at the north end of the barn, but they may be a later alteration. The main barn doors appear to have been replaced with garage doors, but a hay loft door with strapwork hinges remains above the garage doors. The barn is likely constructed contemporary with house, c. 1850.</p> <p>The house has a stone foundation, wood clapboard siding, and an asphalt shingle roof. The first floor of the house has been sided with brick veneer and a large glass addition and replacement chimney have been added to the north facade. The original wood windows remain at the second floor.</p>		02907.000485	Undetermined	Residential 1909 - Archaeological site	
	Rapids	10195	Medium	<p>Property contains a c. 1860 barn that has been significantly modified and a connecting link to a contemporary horse stable structure. The vertical plank barn has a metal roof. Its first floor has had multiple windows and doors added. A farmhouse is present on the property, but was set far back in the lot so was not visible from the public right-of-way. Barn generally lacks integrity, but retains one unique feature: it is the only barn in Clarence that retains its ornamental wood cupola. Cupolas were the pre-1900 predecessors of the metal ventilators that are seen on some barns throughout the town.</p>					
Yes	Rapids	10450	Low	<p>Property contains a gambrel roofed "basement" barn with attached storage shed, additional contemporary board-and-batten sided storage shed, contemporary concrete block garage, concrete silo, and c. 1870 farmhouse.</p> <p>The barn has vertical wood siding and a metal roof. A hay loft door is visible in the south gambrel end. Modern windows have been added at the first floor. The barn was constructed c. 1910.</p> <p>The farmhouse has a parge stone foundation, wood clapboards, and a metal roof. Significant window alterations were made and/or an addition was added in the mid-20th century.</p>					
	Rapids	10881	Low	<p>Property is a recently-founded livestock farm that specializes in organic meats. Property contains two gable-roofed barns and the remnants of a smaller gable-roofed structure, likely a former piggery. A contemporary plywood "goat house" is also present. Both barns appear to have been constructed c. 1900. One of the barns has a small shed-roofed addition. No farmhouse is present.</p> <p>The barns are clad in vertical wood siding and have metal roofs. Portions of the exterior walls have been replaced with plywood and both barns are in poor condition. Many elements such as doors and windows are missing.</p>					
Yes	Salt	5445	Medium	<p>Property includes a c. 1910 gambrel roofed "basement" barn, clay tile silo, and c. 1850 "Canadian" Gothic Revival farmhouse. Both the barn and the silo show remnants of wood shingle roofs below layers that have been removed (this is likely the case for most barns in Clarence).</p> <p>The barn has a concrete foundation and vertical plank wood walls. A hay door is visible on the gambrel end. Small doors have been added at the first floor level.</p> <p>The farmhouse has parged stone foundation and asphalt shingle roof and has been clad with aluminum or vinyl siding. Gothic Revival door surround and original wood windows remain, but second floor windows have been replaced.</p> <p>The age and rare style of the farmhouse and the rareness of clay tile silos in Clarence adds potential significance to this property.</p>					

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Yes	Salt	5774	High	<p>Property is a former farm complex that contains a gable roofed English barn, concrete silo, clapboard sided piggery, concrete block smokehouse, and very intact c. 1850 Greek Revival farmhouse.</p> <p>The barn has vertical plank wood walls and metal roof. Its massing, lack of a hay door, and window configuration are consistent with the Greek Revival style, thus it was likely constructed c. 1850, contemporary with the house. The roof of the silo is no longer present.</p> <p>The farmhouse includes high-style Greek Revival window casings on the exterior and wood paneling below the windows, among other unique details. It appears to retain its original wood windows.</p> <p>Due to the intactness of all its principal farm structures, this property has high integrity and appears to meet the landmark criteria.</p>					
Yes	Salt	6110	High	<p>Property is a former farm complex that contains a gambrel roofed barn and two gable roofed barns arranged around a central court. The property also contains a c. 1870 brick farmhouse. The farmhouse includes rounded window heads typical of the Italianate style. The porch has been replaced, but the original wood windows remain. A small gable roofed vertical wood plank carriage barn is present behind the farmhouse.</p> <p>The two gable roofed barns may be contemporary with the farmhouse, c. 1870. The gambrel roofed barn, c. 1910, is a "basement" barn with hay hood and hay doors on the gambrel end and side. The gambrel roofed barn has a concrete foundation. All three barns have metal roofs, and some portions of the walls have been replaced with substitute materials.</p>					Past owners: Webster and Ethel Bodine (1907-1950, was an active farm), Gerhard and Laura Cook (1950- approx. 1990). Present owners: David and Sarah Kraatz
	Salt	7141	None	<p>Property includes a late 19th century gable roofed barn and a c. 1925 American Foursquare farmhouse. Much of the exterior vertical plank has been replaced with contemporary board-and-batten siding. A portion of the vertical plank remains at the gable ends. The barn is roofed in metal.</p> <p>The farmhouse has seen several alterations. The front porch has been enclosed, and brick veneer has been added to the front facade.</p>					
	Salt	7161	Medium	<p>Property includes an Italianate-style farmhouse, two barns, a stone smokehouse, and a corn crib. One of the barns has exposed vertical plank and has a small shed-roofed addition and is in use as a garage, but retains its sliding door. The other barn has been faced in tar paper or similar. Farmhouse has been sided in aluminum. Both farmhouse and barns retain their wood windows. Farmhouse and barns date from c. 1870.</p> <p>Property has high integrity due to all primary and some secondary farm structures remaining and being largely intact.</p>					
Yes	Salt	7375	High	<p>Property includes a Queen Anne-style farmhouse, large gable roofed board-and-batten sided former dairy barn with attached concrete block milkhouse, concrete silo, and small gable roofed storage building. Both farmhouse and barn have stone foundations. Owner states farmhouse was built 1903, which is a likely date for this architectural style. Barn was likely built at the same. Attached milkhouse constructed slightly later, possibly 1914.</p> <p>Unique elements of barn include sliding hay doors on the side. Farmhouse retains its Queen Anne-style porches and exposed clapboard siding. Symbol on the eave of the storage building is a recent addition and is NOT historic. This farm was previously owned by a branch of the Kelkenberg farming family.</p> <p>Property has high integrity due to very intact barn and farmhouse.</p> <p>Note: It has been reported that this barn was once a Pennsylvania barn, but that is unlikely because that is an 1820s style in Clarence and this portion of Clarence wasn't settled until after 1850.</p>		02907.000513	Undetermined	Residential c. 1890 - Archaeological site	Former Kelkenberg barn.

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	Salt	7735	Low	<p>Property includes a late 19th century vertical wood plank gable roofed barn with battens, a metal workshop that may have been adapted from an older agricultural building but has been modified beyond recognition, a contemporary garage/shed with board-and-batten siding attached to the older bank with a link, and a residence that appears to date to the mid-20th century.</p> <p>The 19th century barn is no longer attached to its foundation and has received significant modifications, thus lacking integrity. The remaining buildings do not appear to be historic.</p>					
	Salt	7750	Medium	<p>Property includes two barns, a large vertical wood plank gable roofed chicken coop, and a farmhouse. Farmhouse has been sided in vinyl but retains its wood windows.</p> <p>Both barns have gabled roofs and vertical plank siding. The front barn is English in style and has wood windows with peaked Italianate window hoods, The front first floor of the rear barn appears to be constructed of cut stone. This barn has a hay hood, has been partially sided in plywood and permastone, and has had shed additions to both sides and the rear. According to the owner, one of the barns has a date of "1911" in the concrete in the inside (unsure which barn), so this is likely the construction date of the rear barn since the red (front) barn appears to be older than that and has only a partial concrete foundation. Farmhouse has a concrete foundation, so it may have been constructed in 1911 as well. Red barn appears to be c. 1870. Chicken coop appears to be constructed c. 1900.</p> <p>The partial stone front of the rear barn is an unusual element of this property that suggests further study including site and interior access may be warranted.</p>					
Yes	Salt	8011	Medium	<p>Property includes a c. 1860 gable roofed English barn with small gable roofed addition with concrete foundation, c. 1860 farmhouse, and small mid-20th century gable roofed building at the rear of the lot. Barn addition dates to c. 1915. Barn has vertical wood plank walls but has been clad with horizontal wood siding. Farmhouse has received vinyl siding and some window replacements.</p> <p>Barn is especially wide for its type and has an especially low-sloped roof, which suggests a unique construction or purpose, which could lend the property significance. Interior access would be needed to confirm.</p>		02907.000515	Undetermined	Residential c. 1910 - Archaeological site	
	Sesh	8845	Medium	<p>Property contains two c. 1860 gable roofed vertical wood plank barns, shed-roofed chicken coop, gable-roofed piggery, an additional small gable-roofed building of unknown purpose, a hand water pump, and a c. 1860 Greek Revival-style farmhouse. One of the barns has an "H" painted at its peak, but the significance of this is not known.</p> <p>The farm buildings that make up this complex are generally in fair to poor condition, having lost windows, doors, and siding in some areas, but overall complex has integrity because of the large number of surviving buildings on the complex and the intactness of the farmhouse. Further study is needed to determine the significance of this property.</p>					
	Sesh	8870	Low	<p>Property contains a c. 1870 farmhouse, a gable roofed barn with attached concrete block milkhouse and multiple pole barn additions, and a gable-roofed piggery.</p> <p>Barn has a martin hole in its peak in the shape of its construction date, "1883." Milk house is from the 20th century. First floor of barn has been largely infilled with concrete block and gable end has applied battens. Farmhouse has stone foundation attesting to its age but has been clad in vinyl and all window openings have been changed.</p>					
	Shimerville	5520	None	<p>Property contains a collapsed gable framed structure engulfed in a thicket of undergrowth. Lapped vertical wood siding suggests it may have once been an agricultural structure of some sort, but it is not longer salvageable.</p> <p>Property is very large and was likely once a farm, but this is the only structure that remains on the land.</p>					

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	Shimerville	5540	High	Property contains a very intact c. 1840 side-gabled Greek Revival style house with a relatively sympathetic c. 1980s addition and a gambrel roofed barn-styled storage shed with board-and-batten siding. The storage shed is of contemporary construction and is NOT historic. However, the residence is a rare and intact brick example of the Greek Revival style and likely meets landmark criteria. Residence is noted as "Significant" in the 2008 Intensive-Level Survey.		02907.000532	Individual	Residential c. 1800 - Archaeological site	
Yes, listed as 5850 and 5850a Shimerville	Shimerville	5920	High	Property contains a c. 1890 farmhouse and L-shaped vertical wood plank gambrel roof barn with granary and attached concrete silo and unique dormers on its roof. Granary and silo appear to be a c. 1920 addition. Property also includes two chicken coops, a storage building with shed addition, wood milkhouse, and a contemporary greenhouse. All outbuildings except the greenhouse date from 1920 or earlier. Farmhouse retains its wood windows.  Property has high integrity due to the presence and intactness of all components of the barn complex. Interior access would be desirable to understand the barn's construction, given its unique configuration.  Property was protected through the Clarence Greenprint program and is now home to Root Down Farm. Property is formerly the Ray Weeks farm, brother to Bill Weeks, who owned Weeks Nursery across the street.					Current/recent past owner: Ray Weeks; Current owner: Root Down Farm CSA, under Greenprint contract with Town of Clarence
	Stahley	8070	None	Property contains a c. 1860 Greek Revival farmhouse, small frame garage, and a small c. 1900 vertical wood plank gambrel roofed barn. Barn has a concrete foundation, suggesting it may have been relocated in the past.  Barn has received several alterations. Doors and door rail have been replaced and windows on the end wall have been infilled. No other historic details are present. Residence retains exposed wood clapboard siding.					
	Strickler	5375	Medium	Property contains a c. 1840 side gabled Greek Revival farmhouse with ashlar stone foundation, square fanlight above door, and its original 6/6 wood windows. Vertical wood plank Greek Revival barn is of similar age and has had bays removed in its side elevation for adaptation as a garage. Property also contains a small gable-roofed board-and-batten sided tool shed with exposed rafter tails and a contemporary gambrel roofed shed.  According to 1909 map, this property was owned by Rev. Strickler at that time.  Property may have significance due to the historical association of its owner and the intactness of the farmhouse and presence of the original barn.					Current/recent past owner: William & Herman Perrone; in 1909, owner listed as Rev. Strickler
	Strickler	5380	High	Property is the former Ulrich Strickler Farm and contains one of only four extant Pennsylvania Barns in Clarence and features both of this barn style's signature elements - the forebay coupled with the earthen "bank" on the opposite side. Strickler was among the earliest of the Pennsylvania Mennonites to immigrate to Clarence, arriving in 1816. This barn was likely built soon after that, which likely makes it one of the oldest remaining barns in Clarence. The gable-roofed barn has two shed-roofed additions to its roof and attached concrete block silo with missing roof and metal silo, flanking the earthen bank at the entry door. Barn is vertical wood plank but portions have been sided in horizontal wood clapboards. The hay hood and hay door on the gable end are a late 19th or early 20th century modification.  The house was constructed in 1927 and is a two-story side gabled Colonial Revival residence with attached sun room. It is largely intact, with some window modifications.  This property meets the landmark criteria for both the rare architecture of its barn and the importance of its original owner.  Current/recent past owners: Two generations of the Payne family, and before that the Weaver family.		02907.000255	Individual	Residential Strickler House 1927	Owned by Payne family (Howard and Teresa Payne) for two generations, Weaver before that.

In ILS?	Street	Address	Signif. Level	Architectural Description	Exist. Landmark	SHPO USN #	SHPO Signif	SHPO Notes - Sphinx	Comments
	Strickler	5380	(see prev row)	(see previous row)		02907.000546	Undetermined	(listed twice) this USN is for archaeological site	
	Strickler	5630	None	Property contains a residence of recent construction and a residential two-car garage in the replica shape of a barn. Property does not contain any historic structures.					
	Thompson	5601	None	Property contains c. 1860 farmhouse, gable roofed three-bay English barn of the same age, and garage that may be adapted from a small older agricultural building or carriage barn, also dating from the 19th century judging from its stone foundation.  Main barn has been sided with asphalt and all elements have been covered or replaced, including door rail, windows, and roof. Garage has been sided with asphalt as well. Farmhouse has had its porch infilled, has been sided with vinyl, and windows replaced with vinyl.					
	Thompson	5955	Low	Property contains a vertical wood plank gable-roofed barn with metal roof a replacement cupola. Barn dates to the 19th century, but cupola was constructed c. 2000. Barns has a small shed-roofed entryway addition on one end. Side walls of barn are board-and-batten and front wall is varying types of plank, suggesting significant areas of material have been replaced. Farmhouse is no longer present.					
	Tillman	10355	Low	Property contains c. 1890 vertical wood plank gable-roofed barn and Queen Anne-style farmhouse of the same age, as well as small non-historic frame shed and workshop building. Ghost of a former gable roofed addition that has been removed is visible on the gable end of the barn. Farmhouse has received a small addition on the front, has been vinyl sided, but its original wood windows remain as well as a very ornamental brick chimney.					
	Tona Creek	8501	Medium	Property contains a vertical wood plank gable roofed barn constructed c. 1885, a gable-roofed piggery with board-and-batten siding, and a wood plank chicken coop with concrete foundation, dating it to 1915 or later. No farmhouse is present on the property, but a c. 1870 farmhouse remains across the street that may have originally been associated with these structures. It is now part of a separate parcel (8490). The farmhouse has received significant modifications, with all window openings altered and it has been clad in vinyl siding.					
Yes	Tona Creek	8525	Medium	Property contains two c.1880 vertical wood plank gable roofed barns connected with a small link, a corn crib, chicken coop, c. 1940 farmhouse, and contemporary frame garage.  Larger barn has a cross-shaped martin hole (also called a "barn cross") at its gable peak and an earthen "bank" leading to its door. Both barns have been partially sided with plywood.  This is a unique configuration not seen elsewhere in Clarence. The low roof pitches suggests a structural arrangement and/or function different from other barns in Clarence. The proximity to St. Stephen's Church suggests some connection with the Prussian immigrant community. Barn crosses and earthen "banks" are fairly rare features. Further research on this property is warranted, preferably including interior access.		02907.000555	Undetermined	Residential c. 1910 - Archaeological site	
	Tona Creek	8620	Low	Property contains a c. 1920 vertical wood plank barn with saltbox roof, contemporary pole barn, and small gable roofed contemporary metal building. Property also contains an abandoned vertical wood plank gable roofed structure and a former privy immediately next to the creek bank, both likely dating to the late 19th century. Property may have originally been associated with the farmhouse and carriage barn at 8625, but these are now separate parcels.					
	Tona Creek	8625	Low	Property contains a c. 1870 Italianate-style farmhouse with ashlar stone foundation and contemporary rear addition. Farmhouse retains its exposed wood clapboard siding.  Property also contains a vertical wood plank carriage barn that has been converted to a garage. Exterior walls of carriage barn have been largely replaced with plywood, but former hay door with strapwork hinges remains above garage door and circular window may be a former martin hole. Barn and creek-side buildings at 8620 may have originally been associated with this property.					

In ILS?	Street	Address	Signif. Level	Architectural Description	Exist. Landmark	SHPO USN #	SHPO Signif	SHPO Notes - Sphinx	Comments
	Tona Creek	8935	Low	<p>Property contains two gable roofed barns, one dating from c. 1880 and the other from c. 1915. The older barn a stone foundation that has been replaced with concrete in some areas and has lost nearly all of its exterior walls so that its entire heavy timber frame is exposed. The frame has diagonal framing above its center beam, as would have been built for use with a hay trolley. The newer, smaller barn retains most of its exterior walls and features a hay hood and hay door with strapwork hinges.</p> <p>Property was likely formerly associated with the c. 1870 residence across the street at 8930, but it is now on a separate parcel. Two stone pillars remain at either side of an entry road to the property.</p> <p>Property has diminished integrity due to the condition of the larger barn.</p>					
	Tona Creek	8945	None	Property contains a vertical wood plank gable roofed English barn with ashlar stone foundation, constructed c. 1880, that was converted into a garage and is now partially collapsed from at its center. Property also contains a ranch-style residence, c. 1960. Original farmhouse no longer exists.					
	Tona Creek	9065	Low	Property contains a c. 1860 farmhouse with ashlar stone foundation and a large vertical wood plank barn with stone foundation, likely also c. 1860, and a contemporary pole barn. Gable peak of barn has a martin hole that was likely originally star-shaped but has been enlarged by weathering. Farmhouse has received vinyl siding and windows. Barn door and door rail has been removed and infilled. Ghost of former addition remains on side wall of barn.					
	Tona Creek	9185	Low	<p>Property contains a c. 1920s residence and two large c. 1880 vertical wood plank gable roofed barns attached in tandem in the rear yard, Rear barn has very tall barn doors in its side. A garage door has been inserted into the gable end of the front barn. Front barn may be slightly newer than rear barn. Residence has been modified with additions and window modifications, and has been clad with vinyl siding, such that the original massing of the farmhouse is difficult to discern.</p> <p>The very large size of the barns suggest that these were once part of a larger farming complex, but that context is no longer present.</p>					
	Tona Creek	9221	Low	Property contains a c. 1920 gambrel roofed vertical wood plank barn, a c. 1870 farmhouse with ashlar stone foundation, and c. 1960 residence. Barn has a gable roofed addition and added windows and doors. Farmhouse has received window alterations and vinyl siding.					
	Tona Creek	9415	Low	<p>Property contains a cross-gabled c. 1880 vertical wood plank barn. Barn retains original barn door and door rails, but has been adapted as a garage, windows have been added to the second floor, and a concrete block chimney has been added. Property also contains an open carport, an abandoned c. 1925 residence, and a concrete block commercial building (former restaurant or similar.)</p> <p>Residence has received multiple rear additions and has been vinyl sided, but retains its original wood windows.</p>					
	Tona Creek	10100	None	Property contains a c. 1920 vertical wood plank gabled roof English barn with concrete foundation and hay hood and hay door in gable end. Property also contains a wood milkhouse or cider press room that is slightly newer than the barn (due to its location obstruction the wagon path to the hay door), likely constructed c. 1930, and a c. 1990 residence. Original farmhouse is no longer present. Barn has been sided with permastone on the front facade and plywood on the gable end. Apple trees remain on property.					
Yes	Transit	6995	Medium	<p>Property contains a large c. 1900 cross gabled gambrel roof "basement" barn that has been converted to a multiple-unit retail center, two vertical wood plank c. 1880 gable roofed barns in the rear that have been converted to garages, and a board-and-batten sided storage building that has been adapted as a retail store. Complex was likely formerly a dairy farm.</p> <p>Especially given their change in use, all the barns including the main one retain much of their historic detail. The large main barn retains its metal ventilators, some of its wood windows, circular martin hole converted to a window, and the winch beam at the hay hood. New awning and windows have been added at the first level only. Overall, farm complex remains largely intact. The high-style Italianate residence, c. 1875, now on a separate parcel at 6989 Transit may have been the original farmhouse.</p>					

In ILS?	Street	Address	Signif. Level	Architectural Description	Exist. Landmark	SHPO USN #	SHPO Signif	SHPO Notes - Sphinx	Comments
Yes	Transit	7495	Low	Property contains a c. 1925 farmhouse and gambrel roof barn of similar age. Garage door has been added to the side of the barn, but original barn door remains, and windows have been added to the first and second floors of the gable ends. Farmhouse retains its original wood windows and doors.					
	Transit	8061	Low	Property contains a c. 1880 vertical wood plank gable roofed English barn with star-shaped martin hole in its south gable end. Earth is slightly ramped leading up to door of barn. Barn received a gable roofed addition that dates to the early 20th century but has been clad in plywood. Property also contains a frame hipped roof garage and a farmhouse.  The farmhouse dates from c. 1930 and was once a Tudor Revival building. All the Tudor detailing has been covered with vinyl siding and multiple additions have been added to the roofline and the rear, but the sweeping eaves and rounded-top front door are common features of the style.					
	Wehrle	9500	Low	Property was likely a former dairy farm and contains a c. 1870 vertical wood plank gable roofed English barn with shed-roofed milking shed addition. End of barn opposite the milk shed may be a later addition because it uses different plank size from central portion. Barn door on one side of the barn has been removed, garage door added, and walls infilled with various materials. Gable end and other side have been sided with board-and-batten siding and barn doors and rail have been replaced.  Farmhouse likely dates to c. 1870 as well. Sun room addition has been added to its front and the house has been clad with vinyl siding. Stone chimney is a recent addition. Property also contains a contemporary frame garage and two small gable-roofed chicken coops.					Past owners: Charles and Grace Roll, farmers
	Wehrle	9530	None	Property contains a vertical plank sided gable roofed barn dating to the 19th century that has been added on to and is now part of a larger garage. The property also contains a late 19th or early 20th century shed-roofed chicken coop. Farmhouse dates from the late 19th century as well, but its massing has been significantly altered due to multiple additions over time. A contemporary frame garage is also present.					
Yes	Westphalinger	8145	High	Property contains a vertical plank sided gable roofed barn, constructed c. 1870, that features a circular martin hole in its gable peak with ornamental wood surround. A very intact c. 1870 Italianate style farmhouse with stone foundation, exposed wood clapboard, original wood windows and possibly original porch supports. Small gable-roofed shed remains, which make a former privy.  Property has high integrity due to intactness of both barn and farmhouse and thus likely meets landmark criteria. Further study including interior access would be preferable to better determine the significance of the barn.		02907.000571	Undetermined	Residential 1876 - Archaeological site	Current/recent past owner: Alfred Mollen
	Wolcott	8060	None	Property contains an "idealistic" replica farm complex that is intended to look historic and like it was built in stages over a long period of time, but was actually constructed around the 1990s. Replica structures include gable roofed and gambrel roofed barns, a chicken coop, and a large farmhouse built to look like it had received additions over time. The property is bounded by a split-rail wood fence of a type that was once widespread in Clarence but is now rare.					
	Wolcott	8535	Medium	Property is a large farm complex. It is set far back from the rear, so access was difficult. Further study including on-site access is needed to fully catalog the structures on this property.  Based on the photos that were possible to get and arials from Bing Maps, property contains a c. 1850 Greek Revival farmhouse, gable roofed barn with shed addition, and concrete or concrete block silo, piggery, chicken coop, and miscellaneous other structures.					
	Wolcott	8600	Low	Property contains two 19th century vertical plank gable roofed barns arranged in an L-shaped configuration and joined by a concrete-block shed-roofed structure. Front barn has a wood shed-roofed addition to its gable end, perhaps a milking shed. A 1970s residence and garage is also present on the property. The original farmhouse is no longer present.					
	Wolcott	8620	Medium	Property contains a Greek Revival farmhouse, cross-gabled vertical wood plank barn with milking shed addition with concrete base, and piggery with saltbox roof. Both farmhouse and barn date to c. 1855. The barn and farmhouse was likely built by some of the first Prussian immigrants soon after arriving in Wolcottsburg. The farmhouse has been siding with new wood siding and has received large front and side additions.					Current/recent past owner: Charlie & Judy Ross

In ILS?	Street	Address	Signif. Level	Architectural Description	Exist. Landmark	SHPO USN #	SHPO Signif	SHPO Notes - Sphinx	Comments
	Wolcott	8640	Low	Property contains a c. 1870 farmhouse and a vertical wood gable-roofed English barn of similar age. Chicken coop, piggery, frame garage, and an additional gable roofed structure are present. The farmhouse is largely intact but has been vinyl sided. The barn walls have areas of plywood infill and the smaller gable roofed building has been sided with permastone. The piggery and other secondary structures are in deteriorated condition.					
	Wolcott	8660	None	Property contains a 19th century vertical wood plank gable roofed English barn with shed addition to the west, likely a milking shed, suggesting this was a former dairy barn. The barn has been largely subsumed in the tree canopy and exhibits partial collapse of the roof and side wall. Barn was previously partially clad in plywood and permastone.  A modest farmhouse is present on the property as well, but was not visible from the public right-of-way at the time of survey.					
	Wolcott	8690	None	Property is a horse farm that includes a c. 1870 farmhouse with stone foundation and a series of in-line 20th century metal barns, dating from the 1930s or 40s to present. Farmhouse has been sided with aluminum and permastone and many window openings have been modified.					
	Wolcott	8730	Low	Property includes a largely intact c. 1870 farmhouse with stone foundation, a contemporary metal garage, and an older structure that appears to be a small former barn with large shed roofed addition. that also extends behind the barn The barn portion is too small to be an agricultural structure and there is no evidence of barn doors on the side, so this is likely a former carriage barn and the door on the front was removed long ago and a window inserted instead (modification was likely c. 1935, based on the window style used.) The date and function of the shed roof addition is not known.					
	Wolcott	8890	None	Property contains a non-historic gambrel roofed structure with concrete block at first floor and metal siding above. It is possible that this was once an older barn, but if so it has been remodeled out of existence. Gable roofed addition to "barn" is an airplane hangar.  Property also contains a c. 1950s house with pedimented entry, bay window, and prominent brick chimney, as well as a frame garage.					
	Wolcott	8965	Medium	Property contains a c. 1855 vertical wood plank gable-roofed English barn, small wood plank garage, and 1940s farmhouse. The barn appears to be one of the oldest in the North Country and likely was built soon after the Prussian immigrants arrived that settled this portion of Clarence. Both gable peaks feature martin holes, including a "barn cross" martin hole at the east gable peak. This barn is unique because it is one of the only ones in Clarence with hinged, not sliding, barn doors. Sliding barn doors were invented in the 1840s, but evidently the original owner did not adopt the new invention. The door hinges are quite ornate strapwork. Smaller doors on the barn also have strapwork hinges. The farmhouse is a very intact example of a 1940s tract house and may in itself contributing to the significance of the property because it is over 50 years old.					
	Wolcott	8995	Medium	Property contains two c. 1860 vertical wood plank gable roofed English barns, a concrete silo, and an intact c. 1965 ranch-style farmhouse. Multiple garage doors have been added to the side of both barns. Various strapwork hardware is present at the barn's smaller doors. The main doors of the front barn may be hinged like those at 8965, but this is not confirmed. Front barn appears to have a "barn cross" martin hole on its west gable peak.					
	Wolcott	9115	Low	Property contains three structures constructed c. 1925: a vertical wood plank English gable roofed barn, a Colonial Revival farmhouse, and a wood-framed workshop building. The workshop building was set far back from the street, so not visible at the time of survey. The barn has a set of three windows at the hay loft level and original wood windows at the first floor. Farmhouse has been sided with asbestos siding.					
	Wolcott	9160	Low	Property contains a c. 1925 barn with vertical wood plank walls, metal gambrel roof, and double-hung window in its peak. Property also includes a c. 1965 ranch-style farmhouse.					



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**Appendix H:** Individual Property Descriptions

# 7530 Berghorn Rd.

## Significance: None

Three-bay gabled English barn with vertical plank siding partially covered with more recent wood siding and metal roof. Large contemporary metal addition covers original entry door and any historic features. Constructed c. 1900.

Property additionally includes c. 1960s vernacular farmhouse and open-sided metal storage shed.



# 10370 Cedar Rd.

## Significance: Low

Abandoned dairy farm complex including c. 1920s gambrel roof barn with two cinderblock additions and partial cinderblock construction. Cinderblock lean-to was likely a milking room.

Property additionally includes several small plank farm buildings including a chicken coop, all of which are in deteriorated condition. Property also contains two c. 1920s farmhouses and a concrete hitching post.



## 9270 Clarence Center Rd.

### Significance: High - Potential Landmark

Property is the Abraham Martin Farm. The Martins were Mennonites that emigrated from southeastern Pennsylvania in the 1820s. Adjacent stone house to the east (now on a separate parcel, 9280) was the farmhouse for the property and was constructed 1828 by the Abraham Carmer who sold it in 1829 to Abraham Martin, who added the kitchen wing on the west side.

Barn was also constructed c. 1829 and is a Pennsylvania barn, exhibiting the type's distinctive forebay as well as an earthen bank for wagon access to the second floor, which would have been used for hay storage. The stone basement would have housed livestock which would have entered and exited below the forebay. Gothic peaks on the east facade are a unique feature to this barn. Roof is metal.

Property also includes a brick smokehouse and a wood pump house. Owner notes that property was a dairy farm and later a beef cattle farm, before becoming disused in the 1970s. Barn was restored utilizing a NYS Barn Preservation Grant in 2008.

High significance due to being a highly intact example of a rare barn type exhibiting high-quality craftsmanship set within a largely intact early 19th century farm complex associated with the Mennonite immigration into Clarence following the War of 1812.



# 9455 Clarence Center Rd.

**Significance: High - Existing Landmark**  
**SHPO USN: 02907.000290**

Per Clarence Historic Preservation Commission: "The Hoffman Home is a 2 story, Victorian folk with Gothic Revival influences that contribute to the rural character that is Clarence Center. The residence includes a stone foundation, extensive ("Gingerbread") trim detail, and a cross-gabled design. The home features a large, converted carriage house/garage in the rear of the property. Constructed in 1850, it was the home of Jacob Eshelman, patriarch of Clarence Center."

Carriage house is a gabled roof barn with arched-top doors and board and batten siding, which may not be original. Clarence Center was a very rural community well into the 20th century, so carriage barns like this are common in the backyards of older houses in Clarence. Such barns would have housed the homeowner's horses and hay for them in the loft above as well as the homeowner's carriage. Carriage house has been converted to a garage.



# 10975 Clarence Center Rd.

**Significance: Medium - Possibly significant, further study needed**  
**SHPO USN: 02907.000305**

This complex on the Clarence-Newstead border is the last functioning dairy farm in the town. Property includes a c. 1890 farmhouse and a vast complex of barns, silos, and tanks. Complex includes both gable and gambrel roofed barns with siding materials varying from wood plank to metal to cinderblock, suggesting many changes and additions over time. Barns in the center of the barn complex appear to be the oldest, likely dating to the late 19th century. Silo is from the mid-to-late 20th century and non-historic. Symbols painted on the dormers are reportedly non-historic.

Property has significance in the industrial history of Clarence due to its long use in the dairy industry. The complex includes barns that are likely original to the operation and also includes the likely original farmhouse.



## 8325 County Rd.

### **Significance: None**

Gambrel roof barn with wood siding, hay hood at peak, vinyl windows, and asphalt shingle roof. Former barn that has been converted to a residence. Constructed c. 1900. Barn doors and historic details no longer present.



## 8600 County Rd.

**Significance: Medium - Possibly Significant, further study needed**  
**SHPO USN: 02907.000311**

Property includes two large gabled English barns, one with an exterior storage yard adjacent covered with a heavy timber frame, as well as a smaller gable roofed barn with large diamond-shaped martin hole in its peak. All three barns have vertical plank siding walls and likely date to c. 1870-1890. Also present is a c. 1870 Italianate farmhouse with arched window hoods and bracketed porch columns. Farmhouse has been sided in asbestos siding. Modern greenhouses and pole barn are also present.

Generally intact example of a large mid-to-late 19th century farm complex including its original farmhouse.



## 8705 County Rd.

### Significance: Low

Property includes a large cross-gabled barn with vertical plank siding walls and metal roof. Between Aug 2011 (top photo, from Google) and Aug 2014 (middle photo), the barn received a significant renovation that repaired deterioration but covered the original siding with board-and-batten. A diamond-shaped martin hole is present on the end of longer gable wing. The property also includes a chicken coop and a c. 1860s farmhouse that has been sided with asbestos siding. The longer portion of the barn has a stone foundation and likely dates to a similar age as the farmhouse, c. 1860s, whereas the smaller gabled portion has a concrete foundation, which dates it to after 1910.



## 6020 Fairlane Dr.

**Significance: Medium - Possibly Significant, further study needed**

Property includes c. 1900 farm buildings including three-bay gambrel roof barn with vertical plank walls and asphalt-shingle roof and piggery and chicken coop. c. 1920s American Foursquare farmhouse remains on property and a 1990s home is also present.

Property has significance as a largely intact early 20th-century farm complex including both farmhouse and variety of farm buildings.



## 7225 Goodrich Rd.

### Significance: None

Property includes a wood plank structure with gabled metal roof likely dating from the late 19th/early 20th century that may be a former agricultural structure, either a work shed or chicken coop. No barns are present on property. House dates from after the year 2000. Wood plank structure may be a remnant of an older agricultural operation on the property.



## 7360 Goodrich Rd.

### Significance: None

Property includes a three-bay gable roofed English barn with cinderblock shed addition to the side and multiple more recent cinderblock and metal additions to the rear. Barn has an asphalt shingle roof and has been completely sided with plastic. Farmhouse remains on the property but has received vinyl siding and windows, porch has been infilled, and an addition has been made to the rear. A small frame garage is also present. Both the farmhouse and the original gable roofed portion of the barn appear to date to c. 1860s.

Shed-roofed addition to the side of the main barn is likely an early-to-mid 20th century milking shed, suggesting this was once a dairy farm.

Property is a mid-to-late 19th century former farm complex, but lacks significance due to extensive unsympathetic changes and additions made over time to both the barn and farmhouse.



## 7375 Goodrich Rd.

### Significance: Low

Property includes a three-bay gable roofed English barn with cinderblock shed addition to the side. Barn has an asphalt shingle roof and has been completely sided with plastic. Farmhouse remains on the property, has received a replacement picture window and shingle siding, but is largely intact. Both the farmhouse and the barn appear to date to c. 1860s. Modern greenhouses and c. 1970s retail store building for the active nursery operation on the property are also present and the barn appears to be in continuing use as part of that operation.

Shed-roofed addition to the side of the main barn is likely an early-to-mid 20th century milking shed, suggesting this was once a dairy farm.

Property is a mid-to-late 19th century former farm complex now in use as Szulis Nursery.



# 7525 Goodrich Rd.

## Significance: None

Property includes a collapsed barn, one small gable-roofed building that may be an old agricultural structure, a contemporary gambrel roofed storage shed, and the original farmhouse. The house dates from the 19th century, as judged from its stone foundation, but has been altered multiple times with window changes, additions, and vinyl siding to the point that its original form is barely recognizable.



## 7575 Goodrich Rd.

### Significance: Low

Property includes three-bay gable roofed English barn with board-and-batten wood siding and metal roof and a 1920s American Foursquare farmhouse that is largely intact but has been sided in vinyl. Presence of concrete foundation, use of board-and-batten siding and the unique ventilation grille above the door made out of wood planks (suggesting relatively modern ideas about ventilation/sanitation were being considered in its design) suggests barn was built at the same time as the farmhouse, c. 1920s, though that is late for this barn type. Wood shed-roofed addition was likely originally a milking shed, thus this was once a dairy barn. Modifications have been made to milking shed and side of barn, for storage access.



## 7715 Goodrich Rd.

**Significance: Medium - possibly significant, further study needed**

Property includes three-bay English barn with vertical wood plank siding and metal roof and c. 1860s “upright-and-ell” plan farmhouse with asphalt shingle roof. Concrete block chimney and foundation suggests farmhouse underwent a significant renovation in the early 20th century. Barn has original strapwork hardware on man and ventilation doors on gable end and “star” shaped martin hole in the peak of both gable ends. The text of its year of construction, “1879” forms a second martin hole high on the north gable end. Southwest corner of barn is sinking, suggesting damage to its timber frame. Farmhouse burned in mid-2014, but is still standing at the time of this writing.

Property is a modest mid-to-late 19th century farm complex, including largely intact barn and farmhouse.



## 7765 Goodrich Rd.

**Significance: Medium - possibly significant, further study needed**

Property includes a three-bay gable roofed English barn with vertical wood plank siding and metal roof, a late 19th or early 20th century farmhouse with additions or alterations, a 1960s ranch house, a small wood garage, and a pole barn. The English barn has been partially sided with board-and-batten siding on its west and south walls and some windows and garage doors have been added. The south gable peak has a “star”-shaped martin hole and cutout text with its date of construction “1883” below. Original strapwork hinges are visible on the doors on the north facade.

Property is a modest mid-to-late 19th century farm complex. The age note on the gable and the presence of a martin hole are details that suggest further study may be warranted.



## 8050 Goodrich Rd.

**Significance: Medium - possibly significant, further study needed**  
**SHPO USN: 02907.000348**

Property includes a large c. 1890 three-bay English barn with vertical wood plank siding, a metal roof, and c. 1870s vernacular farmhouse. The large infilled opening on the barn gable end suggests hay was originally loaded from wagons at this location using a hay trolley at rafter level. The white edge painting on the doors is unusual and is a historic feature on some barns, but whether it is significant on this barn is not known. Two other small gable-roof structures are present on the property, which may be former agricultural structures.

Property is a late 19th century farm complex with largely intact barn and farmhouse.



# 8185 Goodrich Rd.

## Significance: Low

Property includes a large late 19th century 3-bay English barn with attached wood milking shed. Several additional agricultural buildings are present including a privy. The farmhouse is no longer standing. Foundations of other structures on the site suggest the loss of additional related structures.



## 8190 Goodrich Rd.

**Significance: Medium - possibly significant, further study needed**  
**SHPO USN: 02907.000349**

Property includes a very intact but abandoned 1870s farmhouse with stone foundation and Italianate window hoods. A vertical plank wood wagon shed and a smaller building that may be a privy are present on the property as well. The size of the property and age of the structures suggests this is a former farm, but the barn appears to have been lost. Satellite images show another structure farther back in the site and not visible from the public right-of-way, but it appears too small to be a barn.

The intactness of the farmhouse may still lend the property significance.



## 8235 Goodrich Rd.

### Significance: None

Property includes a c. 1915 gable roofed English barn which has had its barn door replaced by a garage door, new windows installed in the front, and has been partially covered with board-and-batten siding. Adjacent house was constructed in the 1960s or 70s.

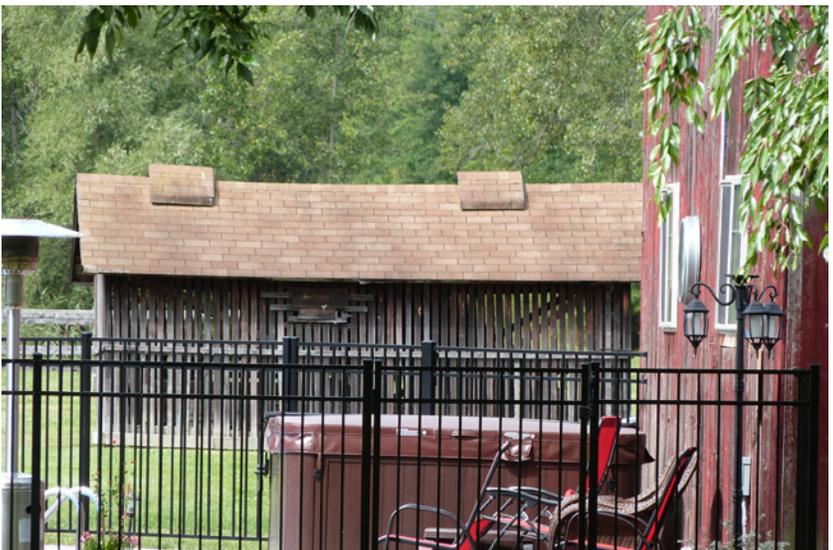


## 8310 Goodrich Rd.

**Significance: Medium - possibly significant, further study needed**

Property includes a c. 1890 gable roofed English barn with vertical plank wood walls and metal roof. A smaller gable roofed addition is present on the north end of the barn. The barn has had its barn door and track removed and several garage doors and windows added.

Property contains several additional former agricultural structures including a corn crib, chicken coop, and privy. The c. 1890 farmhouse remains on the property and has been sided in vinyl but retains its wood windows.



## 8440 Goodrich Rd.

### Significance: Low

Property includes a c. 1870s farmhouse and a three-bay English barn of similar age with a low pitched gable roof and horizontal plank siding. The sagging of the roof in the middle of the structural bays suggests late 19th-century heavy timber construction, so the barn was likely constructed at the same time as the farmhouse. The barn has been sided in plywood and a rolled roof has been installed. A plywood shed addition has been added to the end. An additional gable roofed structure sits in front of the barn, likely an a former agricultural structure, but its purpose is not known.



## 8660 Greiner Rd.

### Significance: None

Property includes a c. 1950s Georgian-revival style home and a gambrel roofed storage building with brick and concrete block walls with wood infill on the upper portions of the gambrel ends and contemporary door. There is no indication that the gambrel roofed structure was adapted from an earlier barn.



## 8968 Greiner Rd.

**Significance: High - Potential  
Landmark  
Further study needed**

Structures on this property are set far back from Greiner Road and not easily visible from the public right-of-way. Photographs were taken from the nearest public right-of-way and supplemented with aerial imagery. This property is very significant from a historical perspective, as discussed below, but property access will be necessary in order to fully determine the level of integrity present.

Property is the Bishop Lapp Farm. John C. Lapp was a Mennonite preacher who came to Clarence in 1828 as part of the first wave of German-speaking immigrants after the War of 1812. This property includes one of the only four standing Pennsylvania Barns in Clarence. It also appears to contain a concrete block silo, chicken coop, farmhouse with massing suggesting 19th century construction, and other unidentified agricultural buildings.



*Aerial imagery from Bing Maps*

## 9700 Greiner Rd.

### Significance: High - Potential Landmark

Property is the former Forest View Dairy Farm. The farm was founded and constructed by Paul Hoehmann around 1895 and specialized in dairy production but also had fruit orchards on its 141 acres. Durham, Holstein, and Jersey breeds of cattle were raised.

The property includes a very intact farm complex. The centerpiece is a gambrel roofed basement barn. The cattle were raised in the basement level, as evidenced by the concrete milk house that attaches at this level and the “bank” (grass ramp) leading up to the second level allowed hay to be brought into the barn directly on wagons. The silo, given its concrete block construction which would not have been available in the 1890s, is likely slightly newer than the barn. The silo roof is partially missing.

Descriptions of the barn note that it had several dairy related structures including a creamery, which was the likely function of the building shown in the center photograph. Note the stone foundation dating this building to early in the farm’s operation.

The property also contains a modest Queen Anne-style farmhouse, which has been sided in asbestos shingles. The first floor bay window appears in historic photographs. Adjacent to the farmhouse stands a contemporary frame garage.

The property has high historical significance and integrity, and is a rare example of a bank barn in the town of Clarence.



## 10370 Greiner Rd.

**Significance: None**

**SHPO USN: 02907.000358**

This property is a horse farm with 1949 home and contemporary pole barn with applied wood veneer and imitation barn doors on its exterior. The barn has a sign at its peak that reads "Stockade", which is a contemporary brand of pole barn.



# 10460 Greiner Rd.

## Significance: None

Property is owned by the Town of Clarence as part of the Greenprint land conservation program. Remnants of a barn and concrete block silo are present but largely collapsed.



## 6725 Heise Rd.

**Significance: Medium - possibly significant, further study needed**  
**SHPO USN: 02907.000376**

Property is a former dairy farm complex, containing gambrel roofed barn, farmhouse, and contemporary pole barn. Additionally, a concrete milk house is present, nearly windowless and carefully set on the north side of the larger barn to keep it in shadow to keep the milk cool. The farmhouse appears to date from c. 1870 but the barn is significantly newer, likely c. 1910 or so. Note the ghost of an addition that has been removed from the side of the barn. Farmhouse has its original wood siding and window trim.

Property is a relatively intact farm complex retaining all of its principal buildings.



## 6995 Heise Rd.

### Significance: Low

Property is a former dairy farm complex. The centerpiece is a c. 1900 gambrel roof barn with wood windows and a concrete silo attached to the barn through a concrete block link. The property also contains a farmhouse that appears to likely be the original one on the property dating from the late 19th or early 20th century, based on its stone foundation, but has been modified so extensively as to be unrecognizable, and has been sided in vinyl. The photo in center is a former corn crib that has received extensive siding.

Property is a relatively intact farm complex retaining all of its principal buildings. However, extensive additions and modifications to the farmhouse and presence of non-historic siding on two of the structures diminishes the integrity of the property.



## 10807 Hunts Corners Rd.

**Significance: Medium - possibly significant, further study needed**

Property is the former Maple Row Stock Farm and is currently a horse farm. The centerpiece is a c. 1900 heavy timber cross-gambrelled roof basement barn with wood windows. Barn has board-and-batten wood siding over vertical plank and metal roofs. Shed roofed structure at the knuckle of the two wings, perhaps a milking shed, appears to date to the original construction and also has wood windows. Two gambrel roofed additions have been added to the main barn at a more recent date. A ghost of a shed-roofed addition is evident at the end of one of the wing. Portions of former openings have been infilled with wood or concrete.

The property also contains a c. 1960s ranch-style farmhouse and a contemporary metal pole barn.



# 10915 Jones Rd.

## Significance: Low

Property contains a mid-to-late 19th century barn and farmhouse. Both have been modified significantly.

The three-bay English barn has a stone foundation and has a modest bank leading to the garage door, which would have been the historic location of the barn door. A door to a slightly lower level is visible to the left of the bank, but this does not appear to be a “true” basement barn. A similar modest bank used to be present on the opposite side of the barn, but has been removed and the door infilled. The barn’s wood siding has been replaced and its windows infilled with glass block.

Based on its massing and stone foundation, the farmhouse appears to date to c. 1870, but has been vinyl sided and has received several major additions including a very exuberant 1960s entryway. The property also includes a 1960s two-car garage and a small contemporary storage shed at the rear. The remnants of a mortared stone wall constructed of round river rocks is visible along the street, a feature that was once common adjacent to old farms in Clarence.

The stone wall and unique split-level configuration of the barn are unique elements of this property.



## 10870 Kelkenberg Rd.

**Significance: Medium - possibly significant, further study needed**

Property is a modest early 20th century farm complex. The centerpiece is a small but very intact c. 1915 gambrel roofed basement barn featuring a hay hood over the front entry. Original wood windows and strapwork hinges remain. A chicken coop and small gambrel-roofed farm building of unknown purpose are also present. The farmhouse dates from the late 19th or early 20th centuries and has been aluminum sided. The one-story addition to the farmhouse may be a later addition.

Despite its small size, this farm complex retains all its principal buildings. The barn is a rare small-scale example of a basement barn in Clarence.



# 10920 Kelkenberg Rd.

## Significance: High - Potential Landmark

Property is a mid-to-late 19th century farm complex. The gable roofed English basement barn has vertical plank siding and a metal roof and was constructed c. 1880. The barn was intended for use with a hay trolley, as evidenced by internal framing that extends diagonally rather than vertically to the underside of the roof (center photo).

The farmhouse appears to have been constructed contemporary with the barn, c. 1880, and retains its original wood windows and its wood siding remains exposed. A garage of recent construction, with board-and-batten siding, is present adjacent to the house.

The property is believed to have originally been built and inhabited by a branch of the Kelkenberg family, historically a very prominent farming family in Clarence and the family that the street is named after.

This farm complex has significance based both on its high integrity and historical association.



## 9854 Keller Rd.

### Significance: Low

Property includes a small gambrel roofed barn and a house. The barn is likely quite old, but has received board-and-batten siding, new windows and garage doors have been added, and an addition appears to have been constructed on the rear. Due to its many changes, the barn is difficult to date, but appears to be c. 1900. The two historical details remaining are the presence of the hay hood above the hay loft door and a small arched wood window next to the hay loft door.

The associated house appears to be recently constructed, c. 2000 or later. The central portion of the massing is somewhat reminiscent of older farmhouses in Clarence, but even the foundation has been sided such that it is impossible to tell for sure. If it is the original farmhouse, it has been altered beyond recognition.



# 10285 Keller Rd.

## Significance: Low

Property is a former dairy farm complex and includes a gambrel roofed barn and American Foursquare farmhouse, both dating to c. 1925.

The barn appears to a “basement” barn and is sided in vertical wood plank with an asphalt shingle roof. A concrete block milking shed is attached, which interlocks with a silo constructed of metal panels. Several windows are missing from the side of the barn at the first floor level.

The farmhouse has received a small addition on the rear. Its front porch has been enclosed and modifications have been made to the fenestration of the room adjacent to the porch.



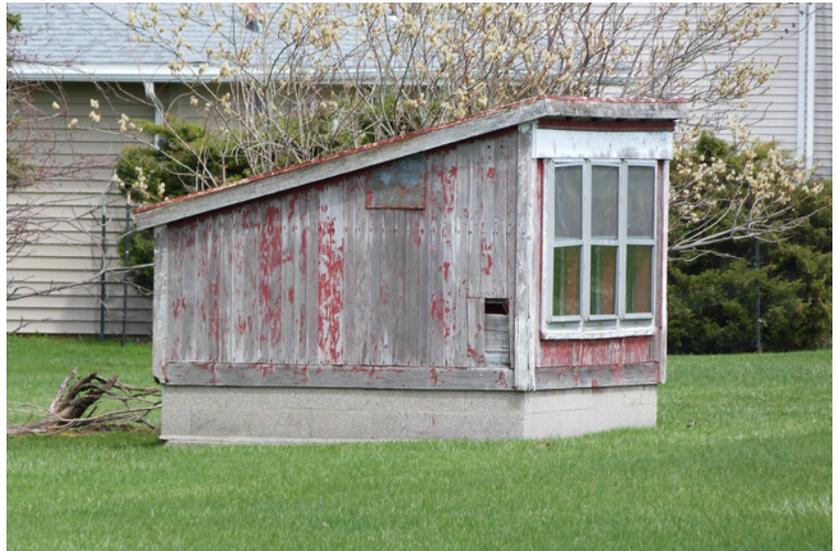
## 5201 Kraus Rd.

**Significance: Medium - possibly significant, further study needed**

Property is a former dairy farm complex and includes a three-bay English barn and a farmhouse. The farmhouse dates to c. 1860 but has been sided in asbestos shingles. Its porch was enclosed c. 1920s. The house has a one-story addition at its rear. The house retains its original wood windows.

The barn likely dates to the same period as the house, c. 1860. It has a parged stone foundation, walls of widely-spaced vertical wood plank (two layers visible in some locations), and an asphalt shingle roof. A likely original wood window remains in the gable peak nearest the road. A wood milking shed is attached to the opposite gable end. The smaller doors retain their strapwork hinges. The property also contains a chicken coop, which has been moved to a new a concrete block foundation fairly recently.

Despite its small size, this barn complex has relatively high integrity and retains all of its original components.



## 8750 Lapp Rd.

### Significance: High - Potential Landmark

Property is a former farm complex that includes two English barns, a farmhouse, two contemporary pole barns, and a chicken coop.

One of the two barns was built c. 1860 and the other 1883. The roof rafters on half of the roof of the older barn are small tree trunks. The newer of the two barns features wood framing that reaches the rafters diagonally rather than vertically in order to accommodate a hay trolley along the underside of the ridge. Both barns have vertical wood plank walls and metal roofs. Garage doors and windows have been added at some locations.

The farm was owned by Jacob Eshelman, likely one of several owned by this powerful family that ran the Square Deal store at the four corners in Clarence Center. Given their prominence, this farm was probably farmed by employees of the Eshelmans, not the family themselves.

The farmhouse is original to the complex, dating from c. 1860s, but has been substantially modified. The unique structural elements and craftsmanship of the barns and the complex's historical association with the Eshelmans lends this property significance.



## 8894 Lapp Rd.

### Significance: None

Property contains two barns. The rear barn with the wide overhanging roof has a stone foundation, which suggests that it dates from the 19th century but it has been covered with metal such that any historic details are no longer visible. The barn closest to the road appears to be a contemporary pole barn. The house on the property was constructed in the 1980s.



## 9404 Lapp Rd.

### Significance: Low

Property contains a contemporary home set far back from the road. Near the entrance to the driveway, a three-bay English barn is present, in very good condition. Walls are vertical wood plank and roof is asphalt shingle. The date of construction is unknown but similar examples in Clarence are typically c. 1875.

While this barn has been carefully restored, it lacks any context as to the farm it was once part of. For this reason, the property lacks historic integrity.



## 9785 Lapp Rd.

**Significance: Medium - possibly significant, further study needed**

Property includes a barn and a contemporary house (constructed c. 2000s) set back far into the property. Barn is made up of a central gable roofed bar oriented north-south with two shed additions on the east and one salt box gabled addition on the west. Walls are vertical wood plank, with batten strips applied between the planks on some portions of some facades. A diamond-shaped martin hole is present at the top of front gable. Barn doors are either hinged or sliding, depending on the location, and have X's made of wood. Man door on side of main wing has strapwork hinges. Two wood windows on the front facade have chevron peaks above. The date of construction is unknown but is likely pre-1900.

It is likely that the c. 1870 house directly across the street (bottom photo) was originally associated with this barn, though it is now part of a different parcel (9780 Lapp) which does not contain any other older buildings. The farmhouse appears to be intact and retain its original wood windows, though it has been sided with asbestos siding.



# 10280 Lapp Rd.

## Significance: None

Property includes a collapsed barn at the rear of the property. The central rectangular portion of the house on the property has a stone foundation, dating it to construction pre-1900 but additions to the side and rear are much newer. The two-story garage is recently constructed. Both house and garage have been sided in contemporary board-and-batten siding.



## 8860 Main St.

### Significance: None

Property includes a large gable roofed barn at the rear that has been converted into a three-bay garage, which may suggest the interior framing was for a three-bay barn. Foundation is concrete, which suggests barn may have been relocated in the past. Walls are vertical wood plank and roof is asphalt shingle with severely deteriorated portions where the rafters are exposed. The former location of barn doors is not evident. The date of the barn's construction is not known, but its massing and size would suggest c. 1880-1900.



Property also includes two houses and a small wood garage. The small bungalow at the east side of the lot (center photo) appears to be the older of the two. Its concrete block foundation suggests it was built c. 1910. The house at the west side of the lot (bottom photo) appears to be contemporary construction, perhaps c. 1990. Both houses are currently in use as offices.



## 9015 Main St.

### Significance: High - Potential Landmark

Property includes a large “basement” bank barn with a rainbow-arched roof and wood granary leading to two attached clay tile silos with wood shingle roofs. The barn has wood sliding barn doors with X-braced wood pattern. Existing hay door remains on the leading into the hay loft. Some of the windows are 6/6 wood but some on the first floor may have been replaced with vinyl. The front and sides are faced with horizontal wood clapboards, which may not be original. The rear side, which could not be accessed, has a raised earth berm with gable entry and hinged doors leading into the hay loft level (see bottom photo, from Bing Maps). Based on its limestone foundation\*, the use of the rainbow-arched roof, relatively “sophisticated” door and window styles, and the presence of metal ventilators, this barn appears to have been constructed c. 1900.

A small building attached to the gable end was likely originally a chicken coop. It has a stone foundation and metal shed roof.

\*It is difficult to tell from the public right-of-way where pictures were taken from, but the foundation appears to be limestone. If true, that would make sense because the remnants of the foundation of a limekiln that was formerly part of this farm are present behind the adjacent strip mall. (Limekilns were kilns for burning limestone.)

This barn and the remnants of the limekiln on the adjacent property are the last remnants of the Rev. Simeon Fillmore/ John Shimer Farm. Simeon Fillmore’s son, Rev. Glezen Fillmore, was cousin to US president Millard Fillmore. John Shimer was a prominent businessman in Clarence and is the namesake for Shimerville Road.



## 9300 Main St.

### Significance: Low

Property is a former farm complex that includes a gambrel roofed barn, a small gabled building with cupola that may have originally been a chicken coop (center photo), a privy, a farmhouse, and a non-historic two-car garage with reproduction hay hood over its entry.

The main barn has horizontal wood clapboard siding, two dormers in its shingled gambrel roof, brick chimney, and a metal ventilator. Original wood windows remain in most openings. A garage door has been inserted into the exterior wall and the barn doors are no longer present. Portions of the exterior have been clad in permastone, and large portions of the siding elevation on the rear are missing. The barn likely dates to c. 1900.

The farmhouse has been significantly altered and received an addition to its rear that is larger than the original house. The original form and massing of the house is barely perceptible and nearly all historic materials such as windows and wood siding have been completely replaced or covered. Due to alterations, the age of the house cannot be determined. Remnants of a dry-laid stone wall along Main Street are present, once common features of farms in Clarence.



## 9520 Martin Rd.

**Significance: Medium - possibly significant, further study needed**

Property is the Abraham Martin Farm, who was one of the original settlers in this portion of Clarence in the 1820s. Property originally had a Pennsylvania barn, but it was damaged by a windstorm and replaced by the current basement “bank” barn in 1933. The current barn has basement walls constructed of concrete block. The barn doors are painted with a white surround, which is likely a historic feature.

The property also contains a farmhouse and a small wooden garage dating to c. 1930 or before.

Based on historic photos, the farmhouse appears to date to c. 1870. The windows originally had Italianate-style hoods originally and the porch was high-style Italianate. The front part of the farmhouse appears to retain its original wood windows. The fenestration pattern in the rear portion has been changed from the original.

The property has historical importance as one of the farms of the original Pennsylvania Mennonite settlers in Clarence and because the barn is one of only a few bank barns in Clarence and likely the only one that dates from the 1920s or later.



## 6070 Railroad St.

**Significance: Medium**

**SHPO USN: 02907.000472**

Property includes a high-style Italianate house, c. 1870, and a barn in its backyard. The house has a stone foundation, wood clapboard siding, and its original arched-top wood windows and eave brackets. Small additions have been made to both its north and south sides. The barn is gabled and has a shed-roofed side addition. The walls have been clad with board-and-batten siding. Given its in-town location, this is likely an former carriage barn.

The home is an intact example of the gable-front variation of the Italianate style and may meet landmark criteria. The carriage barn appears to have significance only as it supported the function of the house.



## 4025 Ransom Rd.

### Significance: Low

Property includes a gambrel roof barn, farmhouse, a small gable-roofed building of unknown purpose, and a modern shed. Based on foundation material and door style, both house and barn appear to date to c. 1925.

The barn has horizontal wood clapboards, which have been covered in cedar shakes, and its roof is metal. Some vertical wood plank dutch doors remain on the south elevation and a likely original door remains on the north elevation, but many new garage doors and windows have been added. The barn is in use as a horse barn.

The farmhouse appears to likely be a bungalow originally, but has received many additions over time and has been sided in vinyl, so its original form is hard to perceive.



## 4050 Ransom Rd.

### Significance: Low

Property includes a gambrel roof barn, farmhouse, a shed-roofed building that was likely a chicken coop, and a metal shed connected to the barn by a roof.

The barn is clad with vertical plank on its lower portions and horizontal clapboard on the gambrel ends. Square windows are present in the side. The sliding barn doors and a small man door remain. The metal shed may be an example of a manure shed, which is a type of farm building built in the early 20th century for manure storage in lieu of keeping it with the cows. Manure sheds were often connected to barns with roofs like this, but this function is unconfirmed.

The farmhouse is Craftsman-style. It has a concrete block foundation and has been clad in aluminum siding and some windows have been altered. Both house and barn date from c. 1925.



## 4735 Ransom Rd.

### **Significance: Low**

Property includes a home and a former carriage barn. The home, likely Greek Revival in style, appears to date to c. 1860 and retains its original wood windows, but has been clad in vinyl. The gable-roofed carriage barn likely dates to the late 19th century as well. A ghost of the former hay loft door remains, but the barn door has been replaced, the front wall has been clad in wood siding, and the window in the gable is a recent addition.



## 4765 Ransom Rd.

**Significance: High - Existing Landmark**  
**SHPO USN: 02907.000480**

Per the Clarence Historic Preservation Commission: "Located in the Clarence Hollow Hamlet, on the east side of Ransom Road. This home was constructed prior to the Civil War, circa 1860, with the original intact barn. The house represents a unique example of American Folk style architecture and increases the aesthetic value of the Clarence Hollow. The primary entrance of the home is protected by an open porch. The residential structure consists of a two-story cross-gabled frame, with the original stone foundation, and the original leaded glass windows."

The carriage barn in the rear yard is one of the most intact of its kind remaining in Clarence. It has a stone foundations, exposed vertical wood plank walls, and an asphalt shingle roof exhibiting the telltale roof sag of mid-to-late 19th century construction. Thus, it was likely constructed contemporary with the house, c. 1860. Portions of the wood planks have been battened to keep the weather out. The hay loft door remains. The doors do not appear to be original.



## 4815 Ransom Rd.

**Significance: Low**

**SHPO USN: 02907.000485**

Property contains a c. 1850 Greek Revival home with a barn in the rear yard.

Given its location, the barn was is likely a former carriage barn, though it is larger than most that were used for that purpose. The barn has vertical plank walls, wood windows, and an asphalt shingle roof. A set of unusual hinged doors remain at the north end of the barn, but they may be a later alteration. The main barn doors appear to have been replaced with garage doors, but a hay loft door with strapwork hinges remains above the garage doors. The barn is likely constructed contemporary with house, c. 1850.

The house has a stone foundation, wood clapboard siding, and an asphalt shingle roof. The first floor of the house has been sided with brick veneer and a large glass addition and replacement chimney have been added to the north facade. The original wood windows remain at the second floor.



## 10195 Rapids Rd.

**Significance: Medium - possibly significant, further study needed**

Property contains a c. 1860 barn that has been significantly modified and a connecting link to a contemporary horse stable structure. The vertical plank barn has a metal roof. Its first floor has had multiple windows and doors added. A farmhouse is present on the property, but was set far back in the lot so was not visible from the public right-of-way. Barn generally lacks integrity, but retains one unique feature: it is the only barn in Clarence that retains its ornamental wood cupola. Cupolas were the pre-1900 predecessors of the metal ventilators that are seen on some barns throughout the town.



# 10450 Rapids Rd.

## Significance: Low

Property contains a gambrel roofed “basement” barn with attached storage shed, additional contemporary board-and-batten sided storage shed, contemporary concrete block garage, concrete silo, and c. 1870 farmhouse.

The barn has vertical wood siding and a metal roof. A hay loft door is visible in the south gambrel end. Modern windows have been added at the first floor. The barn was constructed c. 1910.

The farmhouse has a parge stone foundation, wood clapboards, and a metal roof. Significant window alterations were made and/or an addition was added in the mid-20th century.



# 10881 Rapids Rd.

## Significance: Low

Property is a recently-founded livestock farm that specializes in organic meats. Property contains two gable-roofed barns and the remnants of a smaller gable-roofed structure, likely a former piggery. A contemporary plywood “goat house” is also present. Both barns appear to have been constructed c. 1900. One of the barns has a small shed-roofed addition. No farmhouse is present.

The barns are clad in vertical wood siding and have metal roofs. Portions of the exterior walls have been replaced with plywood and both barns are in poor condition. Many elements such as doors and windows are missing.



## 5445 Salt Rd.

**Significance: Medium - possibly significant, further study needed**

Property includes a c. 1910 gambrel roofed “basement” barn, clay tile silo, and c. 1850 “Canadian” Gothic Revival farmhouse. Both the barn and the silo show remnants of wood shingle roofs below layers that have been removed (this is likely the case for most barns in Clarence).

The barn has a concrete foundation and vertical plank wood walls. A hay door is visible on the gambrel end. Small doors have been added at the first floor level.

The farmhouse has parged stone foundation and asphalt shingle roof and has been clad with aluminum or vinyl siding. Gothic Revival door surround and original wood windows remain, but second floor windows have been replaced.

The age and rare style of the farmhouse and the rareness of clay tile silos in Clarence adds potential significance to this property.



## 5774 Salt Rd.

### Significance: High - Potential Landmark

Property is a former farm complex that contains a gable roofed English barn, concrete silo, clapboard sided piggery, concrete block smokehouse, and very intact c. 1850 Greek Revival farmhouse.

The barn has vertical plank wood walls and metal roof. Its massing, lack of a hay door, and window configuration are consistent with the Greek Revival style, thus it was likely constructed c. 1850, contemporary with the house. The roof of the silo is no longer present.

The farmhouse includes high-style Greek Revival window casings on the exterior and wood paneling below the windows, among other unique details. It appears to retain its original wood windows.

Due to the intactness of all its principal farm structures, this property has high integrity and appears to meet the landmark criteria.



## 6110 Salt Rd.

**Significance: Medium - possibly significant, further study needed**

Property is a former farm complex that contains a gambrel roofed barn and two gable roofed barns arranged around a central court. The property also contains a c. 1870 brick farmhouse. The farmhouse includes rounded window heads typical of the Italianate style. The porch has been replaced, but the original wood windows remain. A small gable roofed vertical wood plank carriage barn is present behind the farmhouse.

The two gable roofed barns may be contemporary with the farmhouse, c. 1870. The gambrel roofed barn, c. 1910, is a "basement" barn with hay hood and hay doors on the gambrel end and side. The gambrel roofed barn has a concrete foundation. All three barns have metal roofs, and some portions of the walls have been replaced with substitute materials.



## 7141 Salt Rd.

### Significance: None

Property includes a late 19th century gable roofed barn and a c. 1925 American Foursquare farmhouse. The top image is from Google Streetview, taken July 2011. The middle photo was taken during the survey. Much of the exterior vertical plank has been replaced with contemporary board-and-batten siding. A portion of the vertical plank remains at the gable ends. The barn is roofed in metal.

The farmhouse has seen several alterations. The front porch has been enclosed, and brick veneer has been added to the front facade.



## 7161 Salt Rd.

**Significance: Medium - possibly significant, further study needed**

Property includes an Italianate-style farmhouse, two barns, a stone smokehouse, and a corn crib. One of the barns has exposed vertical plank and has a small shed-roofed addition and is in use as a garage, but retains its sliding door. The other barn has been faced in tar paper or similar. Farmhouse has been sided in aluminum. Both farmhouse and barns retain their wood windows. Farmhouse and barns date from c. 1870.

Property has high integrity due to all primary and some secondary farm structures remaining and being largely intact.



## 7375 Salt Rd.

### Significance: High - Potential Landmark

Property includes a Queen Anne-style farmhouse, large gable roofed board-and-batten sided former dairy barn with attached concrete block milkhouse, concrete silo, and small gable roofed storage building. Both farmhouse and barn have stone foundations. Owner states farmhouse was built 1903, which is a likely date for this architectural style. Barn was likely built at the same. Attached milkhouse constructed slightly later, possibly 1914.

Unique elements of barn include sliding hay doors on the side. Farmhouse retains its Queen Anne-style porches and exposed clapboard siding. Symbol on the eave of the storage building is a recent addition and is NOT historic. This farm was previously owned by a branch of the Kelkenberg farming family.

Property has high integrity due to very intact barn and farmhouse.

Note: It has been reported that this barn was once a Pennsylvania barn, but that is unlikely because that is an 1820s style in Clarence and this portion of Clarence wasn't settled until after 1850.



## 7735 Salt Rd.

### Significance: None

Property includes a late 19th century vertical wood plank gable roofed barn with battens, a metal workshop that may have been adapted from an older agricultural building but has been modified beyond recognition, a contemporary garage/shed with board-and-batten siding attached to the older bank with a link, and a residence that appears to date to the mid-20th century.

The 19th century barn is no longer attached to its foundation and has received significant modifications, thus lacking integrity. The remaining buildings do not appear to be historic.



## 7750 Salt Rd.

**Significance: Medium - possibly significant, further study needed**

Property includes two barns, a large vertical wood plank gable roofed chicken coop, and a farmhouse. Farmhouse has been sided in vinyl but retains its wood windows.

Both barns have gabled roofs and vertical plank siding. The front barn is English in style and has wood windows with peaked Italianate window hoods. The front first floor of the rear barn appears to be constructed of cut stone. This barn has a hay hood, has been partially sided in plywood and permastone, and has had shed additions to both sides and the rear. According to the owner, one of the barns has a date of "1911" in the concrete in the inside (unsure which barn), so this is likely the construction date of the rear barn since the red (front) barn appears to be older than that and has only a partial concrete foundation. Farmhouse has a concrete foundation, so it may have been constructed in 1911 as well. Red barn appears to be c. 1870. Chicken coop appears to be constructed c. 1900.

The partial stone front of the rear barn is an unusual element of this property that suggests further study including site and interior access may be warranted.



## 8011 Salt Rd.

**Significance: Medium - possibly significant, further study needed**

Property includes a c. 1860 gable roofed English barn with small gable roofed addition with concrete foundation, c. 1860 farmhouse, and small mid-20th century gable roofed building at the rear of the lot. Barn addition dates to c. 1915. Barn has vertical wood plank walls but has been clad with horizontal wood siding. Farmhouse has received vinyl siding and some window replacements.

Barn is especially wide for its type and has an especially low-sloped roof, which suggests a unique construction or purpose, which could lend the property significance. Interior access would be needed to confirm.



## 8845 Sesh Rd.

**Significance: Medium - possibly significant, further study needed**

Property contains two c. 1860 gable roofed vertical wood plank barns, shed-roofed chicken coop, gable-roofed piggery, an additional small gable-roofed building of unknown purpose, a hand water pump, and a c. 1860 Greek Revival-style farmhouse. One of the barns has an "H" painted at its peak, but the significance of this is not known.

The farm buildings that make up this complex are generally in fair to poor condition, having lost windows, doors, and siding in some areas, but overall complex has integrity because of the large number of surviving buildings on the complex and the intactness of the farmhouse. Further study is needed to determine the significance of this property.



## 8870 Sesh Rd.

### Significance: Low

Property contains a c. 1870 farmhouse, a gable roofed barn with attached concrete block milkhouse and multiple pole barn additions, and a gable-roofed piggery.

Barn has a martin hole in its peak in the shape of its construction date, "1883." Milk house is from the 20th century. First floor of barn has been largely infilled with concrete block and gable end has applied battens. Farmhouse has stone foundation attesting to its age but has been clad in vinyl and all window openings have been changed.



## 5520 Shimerville Rd.

### **Significance: None**

Property contains a collapsed gable framed structure engulfed in a thicket of undergrowth. Lapped vertical wood siding suggests it may have once been an agricultural structure of some sort, but it is not longer salvageable.

Property is very large and was likely once a farm, but this is the only structure that remains on the land.



## 5540 Shimerville Rd.

**Significance: High - Potential  
Landmark  
SHPO USN: 02907.000532**

Property contains a very intact c. 1840 brick side-gabled Greek Revival style house with a relatively sympathetic c. 1980s addition (bottom photo) and a gambrel roofed barn-styled storage shed with board-and-batten siding. The storage shed is of contemporary construction and is NOT historic (center photo shows heavy timber structure to be fake). However, the residence is a rare and intact brick example of the Greek Revival style and likely meets landmark criteria. Residence is noted as "Significant" in the 2008 Intensive-Level Survey.



*1980s addition (original brick house at right)*

## 5920 Shimerville Rd.

### Significance: High - Potential Landmark

Property contains a c. 1890 farmhouse and L-shaped vertical wood plank gambrel roof barn with granary and attached concrete silo and unique dormers on its roof. Granary and silo appear to be a c. 1920 addition. Property also includes two chicken coops, a storage building with shed addition, wood milkhouse, and a contemporary greenhouse. All outbuildings except the greenhouse date from 1920 or earlier. Farmhouse retains its wood windows.

Property has high integrity due to the presence and intactness of all components of the barn complex. Interior access would be desirable to understand the barn's construction, given its unique configuration.

Property was protected through the Clarence Greenprint program and is now home to Root Down Farm. Property is formerly the Ray Weeks farm, brother to Bill Weeks, who owned Weeks Nursery across the street.



# 8070 Stahley Rd.

## Significance: Low

Property contains a c. 1860 Greek Revival farmhouse, small frame garage, and a small c. 1900 vertical wood plank gambrel roofed barn. Barn has a concrete foundation, suggesting it may have been relocated in the past.

Barn has received several alterations. Doors and door rail have been replaced and windows on the end wall have been infilled. No other historic details are present. Residence retains exposed wood clapboard siding.



## 5375 Strickler Rd.

**Significance: Medium - possibly significant, further study needed**

Property contains a c. 1840 side gabled Greek Revival farmhouse with ashlar stone foundation, square fanlight above door, and its original 6/6 wood windows. Vertical wood plank Greek Revival barn is of similar age and has had bays removed in its side elevation for adaptation as a garage. Property also contains a small gable-roofed board-and-batten sided tool shed with exposed rafter tails and a contemporary gambrel roofed shed.

According to 1909 map, this property was owned by Rev. Strickler at that time.

Property may have significance due to the historical association of its owner and the intactness of the farmhouse and presence of the original barn.



## 5380 Strickler Rd.

**Significance: High - Potential  
Landmark**

**SHPO USNs: 02907.000255  
(architectural), 02907.000546  
(archaeological)**

Property is the former Ulrich Strickler Farm and contains one of only four extant Pennsylvania Barns in Clarence and features both of this barn style's signature elements - the forebay coupled with the earthen "bank" on the opposite side. Strickler was among the earliest of the Pennsylvania Mennonites to immigrate to Clarence, arriving in 1816. This barn was likely built soon after that, which likely makes it one of the oldest remaining barns in Clarence. The gable-roofed barn has two shed-roofed additions to its roof and attached concrete block silo with missing roof and metal silo, flanking the earthen bank at the entry door. Barn is vertical wood plank but portions have been sided in horizontal wood clapboards. The hay hood and hay door on the gable end are a late 19th or early 20th century modification.

The house was constructed in 1927 and is a two-story side gabled Colonial Revival residence with attached sun room. It is largely intact, with some window modifications.

This property meets the landmark criteria for both the rare architecture of its barn and the importance of its original owner.

Current/recent past owners: Two generations of the Payne family, and before that the Weaver family.



*Aerial view from Bing maps, looking south*

## 5630 Strickler Rd.

### Significance: None

Property contains a residence of recent construction and a residential two-car garage in the replica shape of a barn. Property does not contain any historic structures.



# 5601 Thompson Rd.

## Significance: None

Property contains c. 1860 farmhouse, gable roofed three-bay English barn of the same age, and garage that may be adapted from a small older agricultural building or carriage barn, also dating from the 19th century judging from its stone foundation.

Main barn has been sided with asphalt and all elements have been covered or replaced, including door rail, windows, and roof. Garage has been sided with asphalt as well. Farmhouse has had its porch infilled, has been sided with vinyl, and windows replaced with vinyl.



*Aerial view from Bing maps, looking south*

## 5955 Thompson Rd.

### Significance: Low

Property contains a vertical wood plank gable-roofed barn with metal roof a replacement cupola. Barn dates to the 19th century, but cupola was constructed c. 2000. Barn has a small shed-roofed entryway addition on one end. Side walls of barn are board-and-batten and front wall is varying types of plank, suggesting significant areas of material have been replaced. Farmhouse is no longer present.



# 10355 Tillman Rd.

## Significance: Low

Property contains c. 1890 vertical wood plank gable-roofed barn and Queen Anne-style farmhouse of the same age, as well as small non-historic frame shed and workshop building. Ghost of a former gable roofed addition that has been removed is visible on the gable end of the barn. Farmhouse has received a small addition on the front, has been vinyl sided, but its original wood windows remain as well as a very ornamental brick chimney.



## 8501 Tonawanda Creek Rd.

**Significance: Medium - possibly significant, further study needed**

Property contains a vertical wood plank gable roofed barn constructed c. 1885, a gable-roofed piggery with board-and-batten siding, and a wood plank chicken coop with concrete foundation, dating it to 1915 or later. No farmhouse is present on the property, but a c. 1870 farmhouse remains across the street that may have originally been associated with these structures. It is now part of a separate parcel (8490). The farmhouse has received significant modifications, with all window openings altered and it has been clad in vinyl siding.



## 8525 Tonawanda Creek Rd.

**Significance: Medium - possibly significant, further study needed**  
**SHPO USN: 02907.000555**

Property contains two c.1880 vertical wood plank gable roofed barns connected with a small link, a corn crib, chicken coop, c. 1940 farmhouse, and contemporary frame garage.

Larger barn has a cross-shaped martin hole (also called a “barn cross”) at its gable peak and an earthen “bank” leading to its door. Both barns have been partially sided with plywood.

This is a unique configuration not seen elsewhere in Clarence. The low roof pitches suggests a structural arrangement and/or function different from other barns in Clarence. The proximity to St. Stephen’s Church suggests some connection with the Prussian immigrant community. Barn crosses and earthen “banks” are fairly rare features. Further research on this property is warranted, preferably including interior access.



*Barn cross*



## 8620 Tonawanda Creek Rd.

### Significance: Low

Property contains a c. 1920 vertical wood plank barn with saltbox roof, contemporary pole barn, and small gable roofed contemporary metal building. Property also contains an abandoned vertical wood plank gable roofed structure and a former privy immediately next to the creek bank, both likely dating to the late 19th century. Property may have originally been associated with the farmhouse and carriage barn at 8625, but these are now separate parcels.



## 8625 Tonawanda Creek Rd.

### Significance: Low

Property contains a c. 1870 Italianate-style farmhouse with ashlar stone foundation and contemporary rear addition. Farmhouse retains its exposed wood clapboard siding.

Property also contains a vertical wood plank carriage barn that has been converted to a garage. Exterior walls of carriage barn have been largely replaced with plywood, but former hay door with strapwork hinges remains above garage door and circular window may be a former martin hole. Barn and creek-side buildings at 8620 may have originally been associated with this property.



# 8935 Tonawanda Creek Rd.

## Significance: Low

Property contains two gable roofed barns, one dating from c. 1880 and the other from c. 1915. The older barn a stone foundation that has been replaced with concrete in some areas and has lost nearly all of its exterior walls so that its entire heavy timber frame is exposed. The frame has diagonal framing above its center beam, as would have been built for use with a hay trolley. The newer, smaller barn retains most of its exterior walls and features a hay hood and hay door with strapwork hinges.

Property was likely formerly associated with the c. 1870 residence across the street at 8930, but it is now on a separate parcel. Two stone pillars remain at either side of an entry road to the property.

Property has diminished integrity due to the condition of the larger barn.



## 8945 Tonawanda Creek Rd.

### Significance: None

Property contains a vertical wood plank gable roofed English barn with ashlar stone foundation, constructed c. 1880, that was converted into a garage and is now partially collapsed from at its center. Property also contains a ranch-style residence, c. 1960. Original farmhouse no longer exists.



# 9065 Tonawanda Creek Rd.

## Significance: Low

Property contains a c. 1860 farmhouse with ashlar stone foundation and a large vertical wood plank barn with stone foundation, likely also c. 1860, and a contemporary pole barn. Gable peak of barn has a martin hole that was likely originally star-shaped but has been enlarged by weathering. Farmhouse has received vinyl siding and windows. Barn door and door rail has been removed and infilled. Ghost of former addition remains on side wall of barn.



# 9185 Tonawanda Creek Rd.

## Significance: Low

Property contains a c. 1920s residence and two large c. 1880 vertical wood plank gable roofed barns attached in tandem in the rear yard, Rear barn has very tall barn doors in its side. A garage door has been inserted into the gable end of the front barn. Front barn may be slightly newer than rear barn. Residence has been modified with additions and window modifications, and has been clad with vinyl siding, such that the original massing of the farmhouse is difficult to discern.

The very large size of the barns suggest that these were once part of a larger farming complex, but that context is no longer present.



## 9221 Tonawanda Creek Rd.

### **Significance: Low**

Property contains a c. 1920 gambrel roofed vertical wood plank barn, a c. 1870 farmhouse with ashlar stone foundation, and c. 1960 residence. Barn has a gable roofed addition and added windows and doors. Farmhouse has received window alterations and vinyl siding.



## 9415 Tonawanda Creek Rd.

### Significance: Low

Property contains a cross-gabled c. 1880 vertical wood plank barn. Barn retains original barn door and door rails, but has been adapted as a garage, windows have been added to the second floor, and a concrete block chimney has been added. Property also contains an open carport, an abandoned c. 1925 residence, and a concrete block commercial building (former restaurant or similar.)

Residence has received multiple rear additions and has been vinyl sided, but retains its original wood windows.



# 10100 Tonawanda Creek Rd.

## Significance: Low

Property contains a c. 1920 vertical wood plank gabled roof English barn with concrete foundation and hay hood and hay door in gable end. Property also contains a wood milkhouse or cider press room that is slightly newer than the barn (due to its location obstruction the wagon path to the hay door), likely constructed c. 1930, and a c. 1990 residence. Original farmhouse is no longer present. Barn has been sided with permastone on the front facade and plywood on the gable end. Apple trees remain on property.



## 6995 Transit Rd.

### Significance: Medium

Property contains a large c. 1900 cross gabled gambrel roof “basement” barn that has been converted to a multiple-unit retail center, two vertical wood plank c. 1880 gable roofed barns in the rear that have been converted to garages, and a board-and-batten sided storage building that has been adapted as a retail store. Complex was likely formerly a dairy farm.

Especially given their change in use, all the barns including the main one retain much of their historic detail. The large main barn retains its metal ventilators, some of its wood windows, circular martin hole converted to a window, and the winch beam at the hay hood. New awning and windows have been added at the first level only. Overall, farm complex remains largely intact. The high-style Italianate residence, c. 1875, now on a separate parcel at 6989 Transit may have been the original farmhouse.



## 7495 Transit Rd.

### Significance: Low

Property contains a c. 1925 farmhouse and gambrel roof barn of similar age. Garage door has been added to the side of the barn, but original barn door remains, and windows have been added to the first and second floors of the gable ends. Farmhouse retains its original wood windows and doors.



## 806 I Transit Rd.

### Significance: Low

Property contains a c. 1880 vertical wood plank gable roofed English barn with star-shaped martin hole in its south gable end. Earth is slightly ramped leading up to door of barn. Barn received a gable roofed addition that dates to the early 20th century but has been clad in plywood. Property also contains a frame hipped roof garage and a farmhouse.

The farmhouse dates from c. 1930 and was once a Tudor Revival building. All the Tudor detailing has been covered with vinyl siding and multiple additions have been added to the roofline and the rear, but the sweeping eaves and rounded-top front door are common features of the style.



# 9500 Wehrle Dr.

## Significance: Low

Property was likely a former dairy farm and contains a c. 1870 vertical wood plank gable roofed English barn with shed-roofed milking shed addition. End of barn opposite the milk shed may be a later addition because it uses different plank size from central portion. Barn door on one side of the barn has been removed, garage door added, and walls infilled with various materials. Gable end and other side have been sided with board-and-batten siding and barn doors and rail have been replaced.

Farmhouse likely dates to c. 1870 as well. Sun room addition has been added to its front and the house has been clad with vinyl siding. Stone chimney is a recent addition. Property also contains a contemporary frame garage and two small gable-roofed chicken coops.



## 9530 Wehrle Dr.

### Significance: None

Property contains a vertical plank sided gable roofed barn dating to the 19th century that has been added on to and is now part of a larger garage. The property also contains a late 19th or early 20th century shed-roofed chicken coop. Farmhouse dates from the late 19th century as well, but its massing has been significantly altered due to multiple additions over time. A contemporary frame garage is also present.



## 8145 Westphalinger Rd.

**Significance: High - Potential  
Landmark  
SHPO USN: 02907.000571**

Property contains a vertical plank sided gable roofed barn, constructed c. 1870, that features a circular martin hole in its gable peak with ornamental wood surround. A very intact c. 1870 Italianate style farmhouse with stone foundation, exposed wood clapboard, original wood windows and possibly original porch supports. Small gable-roofed shed remains, which make a former privy.

Property has high integrity due to intactness of both barn and farmhouse and thus likely meets landmark criteria. Further study including interior access would be preferable to better determine the significance of the barn.



## 8060 Wolcott Rd.

### Significance: None

Property contains an “idealistic” replica farm complex that is intended to look historic and like it was built in stages over a long period of time, but was actually constructed around the 1990s. Replica structures include gable roofed and gambrel roofed barns, a chicken coop, and a large farmhouse built to look like it had received additions over time. The property is bounded by a split-rail wood fence of a type that was once widespread in Clarence but is now rare.



## 8535 Wolcott Rd.

**Significance: Medium - possibly significant, further study needed**

Property is a large farm complex. It is set far back from the rear, so access was difficult. Further study including on-site access is needed to fully catalog the structures on this property.

Based on the photos that were possible to get and aerials from Bing Maps (bottom photo), property contains a c. 1850 Greek Revival farmhouse, gable roofed barn with shed addition, and concrete or concrete block silo, piggery, chicken coop, and miscellaneous other structures.

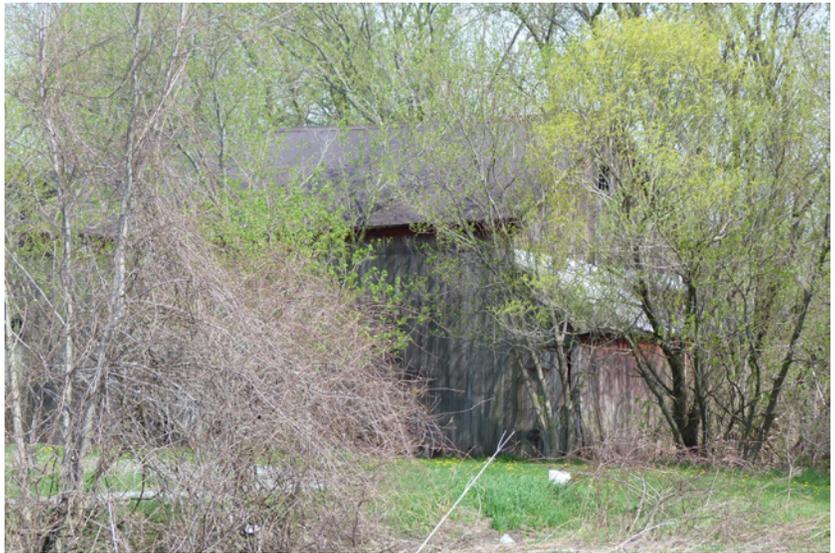


*Aerial view from Bing maps, looking east*

## 8600 Wolcott Rd.

### Significance: Low

Property contains two 19th century vertical plank gable roofed barns arranged in an L-shaped configuration and joined by a concrete-block shed-roofed structure. Front barn has a wood shed-roofed addition to its gable end, perhaps a milking shed. A 1970s residence and garage is also present on the property. The original farmhouse is no longer present.



## 8620 Wolcott Rd.

**Significance: Medium - possibly significant, further study needed**

Property contains a Greek Revival farmhouse, cross-gabled vertical wood plank barn with milking shed addition with concrete base, and piggery with saltbox roof. Both farmhouse and barn date to c. 1855. The barn and farmhouse was likely built by some of the first Prussian immigrants soon after arriving in Wolcottsburg. The farmhouse has been siding with new wood siding and has received large front and side additions.



## 8640 Wolcott Rd.

### Significance: Low

Property contains a c. 1870 farmhouse and a vertical wood gable-roofed English barn of similar age. Chicken coop, piggery, frame garage, and an additional gable roofed structure are present. The farmhouse is largely intact but has been vinyl sided. The barn walls have areas of plywood infill and the smaller gable roofed building has been sided with permastone. The piggery and other secondary structures are in deteriorated condition.



## 8660 Wolcott Rd.

### Significance: None

Property contains a 19th century vertical wood plank gable roofed English barn with shed addition to the west, likely a milking shed, suggesting this was a former dairy barn. The barn has been largely subsumed in the tree canopy and exhibits partial collapse or the roof and side wall. Barn was previously partially clad in plywood and permastone.

A modest farmhouse is present on the property as well, but was not visible from the public right-of-way at the time of survey.



# 8690 Wolcott Rd.

## Significance: None

Property is a horse farm that includes a c. 1870 farmhouse with stone foundation and a series of in-line 20th century metal barns, dating from the 1930s or 40s to present. Farmhouse has been sided with aluminum and permastone and many window openings have been modified.



## 8730 Wolcott Rd.

### Significance: Low

Property includes a largely intact c. 1870 farmhouse with stone foundation, a contemporary metal garage, and an older structure that appears to be a small former barn with large shed roofed addition. that also extends behind the barn The barn portion is too small to be an agricultural structure and there is no evidence of barn doors on the side, so this is likely a former carriage barn and the door on the front was removed long ago and a window inserted instead (modification was likely c. 1935, based on the window style used.) The date and function of the shed roof addition is not known.



## 8890 Wolcott Rd.

### Significance: None

Property contains a non-historic gambrel roofed structure with concrete block at first floor and metal siding above. It is possible that this was once an older barn, but if so it has been remodeled out of existence. Gable roofed addition to “barn” is an airplane hangar.

Property also contains a c. 1950s house with pedimented entry, bay window, and prominent brick chimney, as well as a frame garage.



## 8965 Wolcott Rd.

**Significance: Medium - possibly significant, further study needed**

Property contains a c. 1855 vertical wood plank gable-roofed English barn, small wood plank garage, and 1940s farmhouse. The barn appears to be one of the oldest in the North Country and likely was built soon after the Prussian immigrants arrived that settled this portion of Clarence. Both gable peaks feature martin holes, including a “barn cross” martin hole at the east gable peak. This barn is unique because it is one of the only ones in Clarence with hinged, not sliding, barn doors. Sliding barn doors were invented in the 1840s, but evidently the original owner did not adopt the new invention. The door hinges are quite ornate strapwork. Smaller doors on the barn also have strapwork hinges. The farmhouse is a very intact example of a 1940s tract house and may in itself contributing to the significance of the property because it is over 50 years old.



## 8995 Wolcott Rd.

**Significance: Medium - possibly significant, further study needed**

Property contains two c. 1860 vertical wood plank gable roofed English barns, a concrete silo, and an intact c. 1965 ranch-style farmhouse. Multiple garage doors have been added to the side of both barns. Various strapwork hardware is present at the barn's smaller doors. The main doors of the front barn (top photo) may be hinged like those at 8965, but this is not confirmed. Front barn appears to have a "barn cross" martin hole on its west gable peak.



# 9115 Wolcott Rd.

## Significance: Low

Property contains three structures constructed c. 1925: a vertical wood plank English gable roofed barn, a Colonial Revival farmhouse, and a wood-framed workshop building. The workshop building was set far back from the street, so not visible at the time of survey. The barn has a set of three windows at the hay loft level and original wood windows at the first floor. Farmhouse has been sided with asbestos siding.



# 9160 Wolcott Rd.

## Significance: Low

Property contains a c. 1925 barn with vertical wood plank walls, metal gambrel roof, and double-hung window in its peak. Property also includes a c. 1965 ranch-style farmhouse.

