

Yeomans House
Name of Property

Erie County, NY
County and State

United States Department of the Interior
National Park Service

DRAFT

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Yeomans House

other names/site number Brotherhood House

name of related multiple property listing _____

Location

street & number 866 East Main Street not for publication

city or town East Aurora vicinity

state NY code 029 county Erie code NY zip code 14052

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

Yeomans House

Name of Property

Erie County, NY

County and State

walls: Brick, Stone

roof: Asphalt

other: Terra Cotta, wood

Yeomans House

Name of Property

Erie County, NY

County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Yeomans House is located at 866 Main Street, East Aurora, Erie County, NY, on the north side of Main Street on a 1.8-acre parcel, less than a half-mile from the exit for 20A on the Aurora Expressway. Sitting at the eastern edge of the Village, the house is surrounded by residential properties, many of which are historic late-Victorian residences as well. The plot was once densely planted with cherry trees, and now features a spacious lawn and rows of trees along the property line. The house is a two-and-a-half story, red-brick patterned-masonry Queen Anne style residence, with the facade comprising a two-story bay window with limestone surrounds, a central, square, 75-foot tower with a distinctive mansard roof, and a recessed two-story block skirted by a single-story partial-facade veranda. The house exemplifies the eclecticism seen in the Queen Anne style, with projecting gable-ends, oriels and a combination of terra cotta, wooden shingles and carved wooden tympanums. The house experienced limited alteration during the twentieth century, most notably with the removal of the original porch and outbuildings, and the addition of an enclosed sunroom and attached garage. A replacement veranda was constructed in the 1980s to emulate the original design of the house, and the mid-century garage was replaced by a smaller structure that made use of windows removed during the creation of the sunroom, its cross-gable roof and use of shingle and brick create a far more sympathetic addition than in its earlier form. The house is in excellent condition, benefitting from ongoing restoration and refurbishment by its current owners, Geoffrey and Karen Hintz.

Narrative Description

SETTING AND LOCATION

The Yeomans House is located at 866 Main Street, East Aurora, Erie County, NY, on the north side of Main Street (Figures 1, 2, 3). The 1.8-acre parcel on which the house sits is surrounded by other residential properties, which are generally sited near one another. The majority of the parcel grounds feature a lawn with mature walnut, oak, and maple trees. The house is located towards the southwest quadrant of the parcel and is oriented to face the street. Its two points of access are an asphalt driveway connected to Main Street and a concrete sidewalk that connects the front door to the public right-of-way. The site was initially constructed with three outbuildings, likely a barn, a carriage house, and a livestock building, which were removed ca. 1920.

Main Street, also designated Route 20A, stretches across the heart of the village, serving as its primary commercial thoroughfare. With the rise of automobiles in the first half of the twentieth century, Route 20A emerged as a principal highway, connecting the Hudson River to Lake Erie. Today, the road has transformed into a scenic byway, with the Yeomans House and its vast lawn greeting travelers heading westward into the Village of East Aurora, as the mansion has done since its construction in 1885.

Lined with trees, East Main Street boasts a collection of remarkable buildings that represent diverse architectural periods and has been identified as a potential National Register Historic District. The structures range from frame houses built from local sawmill lumber, an industry which developed after the War of 1812, followed by more elaborate styles like Georgian Revival, Italianate and Queen Anne, built in the mid to late-nineteenth century. Today, the houses of East Main Street are well maintained and reflect a commitment to

Yeomans House

Name of Property

Erie County, NY

County and State

architectural accuracy and detail.² Notably, within the East Main Street district, the Yeomans House received individual recognition as a local historic landmark from the Village of East Aurora in May 2023.³

EXTERIOR DESCRIPTION (Figure 14)

The Yeomans House is a three-story, red-brick building topped with an asphalt-shingled, cross-gabled roof. The above-ground portion of the foundation features cut stone on the south and east elevations (Photo Log E-02, E-08) which face the street, while the west (Photo Log E-05, E-06) and north elevations use fieldstone. The foundation is capped with a stone water table. The building's form is characterized by asymmetrical massing, steeply pitched roofs, a dominant front-facing gable, oriel and bay windows, decorative gable ends and chimneys (Photo Log E-01 through E-08). All second-story windows mirror the fenestration of the first story, except that they are of the round arch type with stone hood-molds while those on the first-story are rectangular with flat stone lintels (Photo Log E-01). All fenestration original to the house is in the form of one-over-one wood windows covered with four-over-four wooden storm windows.

The facade is an asymmetric, three-bay block, with a single-story veranda in the western bay, a three-story square tower in the central bay, and a full-height bay window at the eastern end. An internal brick chimney rises through the building on the eastern end for thermal efficiency and to assist with structural integrity. It is the larger of the two chimneys, containing four flues (Photo Log E-01, E-08).

The veranda, its deck raised above the ground to align with the height of the front entrance, extends past the west bay in front of the garage. The veranda itself displays classically-inspired spindlework balustrades and columns, which support a shed-roof. This roof uses the same point of attachment as the original portico and wraps around the facade's west bay, ending at the attached garage (Photo Log E-01). Set within the veranda are a pair of first-floor windows, aligned with a pair on the second floor above the roof of the veranda. The veranda, though non-historic, creates a streetview similar to the original portico.

The central bay features a prominent, three-story, 75-foot-tall, square tower. At the base of the tower is a gabled entryway, accessed by four steps and flanked by square capitals, which marks the terminus of the veranda. Serving as the main entrance for the house, it consists of paired half glass, double doors with wood paneled designs in the lower portion. A prominent stained-glass transom window surmounts the doors. Above this entrance is a single round-arched window on the second story and a half-height, double-sash, round-arched window on the third, which is duplicated on the tower's west face. The tower is capped by a mansard roof with steep gables and wooden floral friezes on each elevation, and its peak is distinguished by cast-iron cresting.

The facade's east bay comprises a full-height bay window, entailing four one-over-one sash windows, covered with four-over-four wooden storm windows on the first floor. In the space between the first and second stories are four pieces of floral terra cotta ornamentation, each aligning with the windows below and above. A gable-end sits atop the bay, featuring a tripartite oriel window and a floral frieze above.

The architectural motif established by the facade is continued on the east elevation, maintaining visual harmony and continuity. The east elevation can also be divided into three bays, with the south bay only entailing a single

² Martin Wachaldo and Francis Kowsky, "Reconnaissance Level Survey of Historic Architectural Resources in the Village of East Aurora, New York," 2013.

³ "A Little Bit of History," *East Aurora Advertiser*, June 8, 2023.

Yeomans House

Name of Property

Erie County, NY

County and State

window on each story. The central bay displays a single-story, square, projecting bay topped by an Italianate-inspired cornice with bracketing and entablature. Above this projection are a pair of round-arched windows on the second floor and an oriel on the third. The north bay of the elevation is recessed, with a modern sunroom on the first story and three round-arched windows on the second. Though a modern addition, the sunroom has been designed to harmonize with the house's historic design, capitalizing on the asymmetry of the Queen Anne style. The east elevation is recessed, with a modern sunroom on the first story and three round-arched windows on the second. Though a modern addition, the sunroom has been designed to harmonize with the house's historic design, capitalizing on the asymmetry of the Queen Anne style.

The north elevation – the rear of the house – is the simplest in design. It consists of three bays with all (Photo Log E-06) windows following the design of the other elevations, rectangular on the first floor and arched on the upper floors. However, the lintels on the central bay are not stone, but instead entirely of brick.

The east bay has a shed-roofed, single-story projection which houses the building's sunroom. On the central bay, concrete steps lead down to the basement accessed through a set of simple, wooden double doors. The basement entry is surmounted by a stone stoop, accessible via a concrete double-staircase with wrought-iron handrails. At this stoop is the rear entrance to the house, with a glass upper panel, wooden lower panel door and a transom above. This entrance is set within a classical style surround, with bracketed columns that support a rectangular entablature. Directly adjacent to this door is an original one-over-one wood window covered with a four-over-four wooden storm window, segmentally-arched with a simple stone sill. Though arched, the window is constructed to appear rectangular in order to be consistent with the fenestration elsewhere. Two round-arched windows are present at the second story and a smaller round-arched one-over-one window is centered at the third story. The west bay has a single-story, shed roofed transition connecting the side door entrance to the attached garage.

The west elevation is divided into two primary bays (Photo Log E-04, E-05). The north bay displays two windows on the first-story and two windows on the second. The second-story windows are not aligned with those on the first, disrupting the architectural motif seen throughout the other elevations. This misalignment was intentionally created to accommodate a side entrance door, now enclosed within the transition between the door and the garage. Between the first and second story windows, the remnant of a wooden anchor for the porch's lean-to roof is set into the brick (Photo Log E-05). A historical photograph showcases a porte-cochere on the southern bay of the west elevation, with a portico leading to the front entrance and another to the side entrance (Figure 11). One can also see the porch joined at the northern bay.

The attached garage is connected to the south bay of the west elevation. Above the garage roofline one can see two round-arched windows on the second story and an oriel with two windows above (Photo Log E-03, E-04, E-05). The corresponding first-story windows were removed when the garage was added. Today those window locations serve as bookshelves in the library (Photo Log 1-06).

The garage is finished in red brick with a cross-gabled asphalt shingle roof, making use of complex forms and textures to create an architectural throughline to the house. The south and west faces of the garage have central projecting bays that are distinguished by wood shingle siding and one-over-one wood windows (Photo Log E-01 and E-04). The north elevation of the garage, which houses two metal garage doors and an entrance door, is

Yeomans House

Name of Property

Erie County, NY

County and State

finished with clapboard siding. Directly north of the garage doors is an asphalt courtyard intended for discreet vehicle maintenance and parking (Photo E-05).

INTERIOR DESCRIPTION

Overview

The interior of the Yeomans House consists of a basement, first floor, second floor, and an attic on the third floor (Figures 15, 16, 17, 18). The first floor is organized around a central foyer, which provides access to the parlor, dining room, and library. To the rear (north) of the foyer, is a kitchen, sunroom, half-bath, and laundry room. The second floor consists of a series of bedrooms and bathrooms, also organized around a central foyer. Overall, the primary rooms of the house are highly decorated and characteristic of early-Victorian styling. These spaces are generally finished with wood floors, walls of lath and plaster, and ceilings covered with gypsum board. Doors, trim, baseboards, and fireplaces throughout are made of cherry, chestnut, or oak and are highly ornate. All hardware is brass and embellished with a chrysanthemum motif. Repairs, alterations, and additions have been sensitively made, accounting for the building's character-defining features.

d characteristic of early-Victorian styling. These spaces are generally finished with wood floors, walls of lath and plaster, and ceilings covered with gypsum board. Doors, trim, baseboards, and fireplaces throughout are made of cherry, chestnut, or oak and are highly ornate. All hardware is brass and embellished with a chrysanthemum motif. Repairs, alterations, and additions have been sensitively made, accounting for the building's character-defining features.

Basement (Figure 15)

The house has a full unfinished basement that is internally accessed from the kitchen via a staircase in the rear hallway. A secondary access point, a set of wooden double-doors on the north wall, opens to the yard. Originally hand excavated, the space has concrete flooring over dirt and its walls are of fieldstone, bound together with lime-putty mortar. The floor is divided into a number of spaces by brick walls for structural support, which mirror the rooms above. The basement and kitchen spaces were enlarged by removing load bearing walls and installing steel I-Beams in the basement and kitchen ceilings. The basement ceiling is exposed, showing the 3¹/₂-inch-wide pine tongue and groove flooring above it. A noteworthy artifact from the early-twentieth century is the Richardson & Boynton Company coal furnace located in a brick enclosure (Photo Log B-02). The coal furnace enclosure's brick is different from that original to the house, indicating that the furnace was a later addition.

First Floor (Figure 16)

The house's principal entrance leads into the foyer, a rectangular room with parquet flooring of rift and quarter-sawn oak with rosewood accents and lath and plaster on its walls. The foyer, with its eleven-foot-high ceiling, is the only room on the first story whose ceiling has not been lowered to accommodate utility upgrades. The space provides access to the library on the left, the parlor and dining room on the right, and the kitchen at the foyer's north end. The foyer is trimmed in cherry wood. All doorways feature quarter-inch cherry veneer on the foyer side and on the other, veneer that matches the wood type used in the connected room. The second story is accessed by the main staircase in the foyer's northeast corner, which features a carved cherry newel post, rail, and balusters (Photo Log 1-01). A hidden coat closet is concealed within the raised-panel cherry wainscoting beneath the stairway.

orways feature quarter-inch cherry veneer on the foyer side and on the other, veneer that matches the wood type used in the connected room. The second story is accessed by the main staircase in the foyer's northeast corner, which features a carved cherry newel post, rail, and balusters (Photo Log 1-01). A hidden coat closet is concealed within the raised-panel cherry wainscoting beneath the stairway.

Yeomans House

Name of Property

Erie County, NY

County and State

The library is finished similarly to the foyer, but in oak. There are carved oak window surrounds on the south wall and matching twin bookcases on the west wall. A set of French doors leads to the foyer (to the left in Photo Log 1-01), while on the north wall, a paneled, quarter-inch veneered oak door with a transom leads to the kitchen. A distinctive feature of the room is the fireplace mantel, which is crafted from turned slate and painted to resemble green marble. The slate balusters flanking the firebox are adorned with tiles from Low Art Tile Works. Adjacent to the fireplace, a trap door in the floor serves as a historical artifact, originally used to transport of coal and wood from the basement for the house's fireplaces.

are adorned with tiles from Low Art Tile Works. Adjacent to the fireplace, a trap door in the floor serves as a historical artifact, originally used to transport of coal and wood from the basement for the house's fireplaces.

The parlor (Photo Log 1-02) boasts cherry woodwork throughout, including raised-panel wainscoting under the windows on the south wall and the fireplace mantel on the north wall. The mantel sits on a tiled hearth and is ornately carved with pilasters and scallop motifs. A set of large, double-pocket doors constructed of raised-panel, quarter-inch veneered cherry wood lead to the foyer.

The dining room (Photo Log 1-03) features chestnut woodwork, including a plate rail, raised-panel wainscoting, and a fireplace mantel. A box bay on the east wall is bordered by window surrounds that match those throughout the first floor. The room has three doorways, two are entrance doors and the third is a china closet. All have wooden transoms and quarter-inch chestnut veneer on the dining room side.

The kitchen (Photo Log 1-05) was updated in 2016 with vinyl tile flooring, solid cherry wood cabinetry, stone countertops, a dry bar, and new appliances. In the center of the kitchen's north wall, a short hallway leads to the rear door that opens to the back yard. On the east side of this hallway is a door to a laundry room, and on the west side is another door that opens to the basement staircase.

The southeast wall of the kitchen has a doorway leading into a sunroom completed in the 1980s (Photo Log 1-04). This doorway was originally an exterior door, serving as a side entrance to the house. The kitchen's east wall initially had two rectangular windows that mirrored those on the west wall and were aligned with the windows on the second floor. These two windows were removed to open the kitchen to the sunroom. The sunroom's east wall features nine one-over-one windows, while the north wall has three more, providing an abundance of natural light and offering panoramic views of the expansive lawn and surrounding landscape. more, providing an abundance of natural light and offering panoramic views of the expansive lawn and surrounding landscape.

The southwest wall of the kitchen has a door leading into the 2¹/₂-bay garage.

Second Floor (Figure 17)

The first-floor foyer's U-shaped staircase incorporates two landings on its way to the second floor. The configuration of these stairs appears to have been altered at some point, perhaps when the rooms at the rear of the second floor were renovated. At the top of the stairs lies a foyer that opens to three bedrooms and a single-run wooden staircase leading to the attic (Photo Log 2-01), while a rear L-shaped hallway provides access to a bathroom and two additional bedrooms. The second-floor foyer has carpeted floors and plain plaster walls, while the doors and windows are finished with classical trim painted white. ed floors and plain plaster walls, while the doors and windows are finished with classical trim painted white.

Bedroom 1, located at the southeast corner of the second floor, encompasses the second story of the house's full-height bay window. This bedroom is the most ornate of the upstairs chambers, featuring such details as

Yeomans House

Name of Property

Erie County, NY

County and State

cherry trim, raised-panel cherry wainscoting beneath all windows and a cherry fireplace mantel with a tiled hearth. This room retains its original lath and plaster walls and has carpeted flooring. In the late 1980s, a small full bathroom was created from a closet to the right of the fireplace on the north wall.
the north wall.

Bedroom 2, situated in the southwest corner of the second floor features a cherry fireplace mantel, carpeted floor, and original lath and plaster walls. A door in the northeast corner of the room leads to a master bathroom and walk-in closet.

On the north side of the house are three additional bedrooms and a bathroom, all with simpler historic finishes similar to those of the second-floor foyer.

Third Floor (Attic) (Figure 18)

A door in the second-floor foyer leads to a single-run wooden staircase to the attic on the third floor. This attic is unfinished and spans the entirety of the third floor, encompassing approximately 1,700 square feet of floorspace. Two hatches in the roof are accessible via ladders, one leads to the roof ridgeline (Photo Log 3-01) and the other to the tower cresting (Photo Log 3-02).

KNOWN ALTERATIONS

The property's history of alterations, spanning over a century, reflects a series of necessary updates that have preserved its structural integrity and charm while ensuring safety, accessibility, and modernization. Around 1920, several outbuildings were removed, likely including a barn, carriage house, and livestock dwelling. Based on this time period, it is probable that this was done to accommodate automobiles or reflects a departure from the "country living" lifestyle.

By 1950, modifications such as the removal of the original porticos, the west elevation porch and porte-cochere, along with the addition of a concrete patio at the northeast corner of the east elevation, addressed the safety and functional needs of the time.

In the 1960s (Figures 12, 13), the porte-cochere was replaced with a single-story, two-and-a-half-car garage to accommodate modern vehicular needs. Concurrently, the front entranceway was reconstructed using slate stone, and a roof was added over the concrete patio on the northeast corner of the east elevation to create a porch space.

The 1980s saw interior changes to accommodate modern living, such as lowering the ceilings to upgrade electrical and heating systems. The northeast corner porch on the east elevation was fully enclosed to create a sunroom and the kitchen was integrated into this new space. The kitchen space was expanded by removing a bearing wall and repurposing the former butler's pantry into a half-bath. The enclosed rear stairway to the second floor was transformed into a food pantry.

On the second floor, the north end floor plan was modified for better functionality. Bedrooms 3, 4, and 5 (Figure 17) were altered to create a full bathroom and walk-in closet for Bedroom 2 and a full bathroom was added to Bedroom 1.

In the attic, major truss reconstruction, repointing, and brick repairs were undertaken. Electrical and plumbing services were brought up to the third floor in anticipation of converting the attic to living space.

Yeomans House

Name of Property

Erie County, NY

County and State

Exterior changes included removal of the one-over-one extruded aluminum storm windows on the first-floor bay of the south elevation, replacing them with four-over-four wooden storm windows to match the house's existing fenestration. The slate on the western, northern, and eastern portions of the roof was replaced with asphalt shingles, while the southern portion retained slate to preserve the original streetview. The garage was also modified to better align with the house's architectural aesthetics: the garage doors were relocated from the south elevation the north, a gable was installed on the south along with windows repurposed from the kitchen renovation, and brick fascia was added to seamlessly connect the garage with the original structure. Additionally, a veranda was installed west of the main entrance, replacing the portico that was removed in the 1950s. While not a direct copy, this veranda is sympathetic to the original portico and port-cochere.

In 1994, the remaining slate on the southern portion of the roof was replaced with GAF Slateline architectural asphalt shingles due to the initial and ongoing maintenance costs of slate. Additionally, the tower roof and iron cresting were refurbished and reconstructed.

The 21st century brought further updates. In 2019, the two tower windows were reconstructed, enhancing the building's historical accuracy. The following year, one-over-one extruded aluminum storm windows on the first-floor bay were replaced with wood storms to match the rest of the house's fenestration. In 2021, the front entryway was restored to its original design, featuring a new concrete walk from the street and a stone walk extending westward to the driveway, and the ridgeline hatch was rebuilt. Most recently, in 2023, the double-door front entrance was refurbished.

The majority of modern alterations were carefully considered and found essential in maintaining the building's functionality, safety, and accessibility while preserving its historical integrity. Despite the numerous changes, the property's historic character remains intact, making a strong case for its inclusion in the National Historic Register.

Yeomans House

Name of Property

Erie County, NY

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1884-1885

Significant Dates

1885

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

The period of significance encompasses the time during which the house was constructed

Criteria Considerations (explanation, if necessary)

Yeomans House

Name of Property

Erie County, NY

County and State

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance and applicable criteria.)

The Yeomans House, located at 866 Main St, East Aurora, New York, is locally significant under Criterion C in the area of Architecture, as an excellent local example of early Queen Anne style architecture in Erie County. The Yeomans House is prominently located among the stately houses on East Main Street, situated at the entrance to the Village's east end. The mansion was built for James D. Yeomans, an American politician, railway executive, and stock farm owner who served as the East Aurora Town Supervisor in 1883, Iowa State Senator from 1892 to 1894, and Commissioner of the Interstate Commerce Commission from 1894 to 1905. The Yeomans House retains a high degree of historic integrity and exemplifies the early Queen Anne style through features such as a seventy-five-foot-tall tower, oriels, a polygonal-stacked bay window and a variety of surface textures.

Narrative Statement of Significance

Historical Context:

Before the arrival of European settlers, the area now known as Western New York was inhabited by several Native American tribes, primarily from the Haudenosaunee Confederacy (Iroquois). The most prominent tribes included the Seneca, Cayuga, Onondaga, Oneida, Mohawk, and Tuscarora. These tribes formed the core of the powerful Iroquois Confederacy, also known as the Haudenosaunee or Six Nations, which was established before European contact. The Haudenosaunee were known for their sophisticated political structure, democratic governance, and complex social organization. They relied on agriculture, hunting, and fishing for sustenance, and their territory encompassed much of present-day New York State, extending into parts of Pennsylvania, Ohio, and Ontario, Canada.

In 1784, the Treaty of Fort Stanwix was negotiated primarily between representatives of the United States and the Haudenosaunee, who had supported the British during the American Revolutionary War. The treaty aimed to address territorial disputes and establish peace between the Haudenosaunee and the newly formed United States. Under the terms of the treaty, the Haudenosaunee agreed to cede their rights to vast territories to the United States, including much of present-day Western New York west of a designated boundary line between Lakes Erie and Ontario. In return, the Haudenosaunee received promises of protection and provisions, as well as acknowledgment of their remaining lands. While the Treaty of Fort Stanwix did result in significant land loss for the Haudenosaunee, it cannot be simplistically attributed solely to their alignment with the British during the war. The treaty negotiations were part of a broader historical context shaped by colonial expansion, territorial conflicts, and shifting alliances during the tumultuous period of the war and its aftermath.

he tumultuous period of the war and its aftermath.

In 1792-93, the Holland Land Company, a consortium of Dutch investors, acquired 3.3 million acres of Western New York land. The purchased lands were west of the so-called "Transit Line," a tract of land just east of Batavia which ran north-south from Lake Ontario to Pennsylvania, excepting certain Native American reservations.⁴ The acquisition of such a large territory by the Holland Land Company played a crucial role in

⁴ East Aurora Historic Preservation Commission, "Village of East Aurora Historic Preservation Guidelines," 2024, 14.

Yeomans House

Name of Property

Erie County, NY

County and State

the settlement and development of Western New York. The company-initiated land surveys, established land offices, and promoted the sale of land to settlers, both domestically and internationally. These actions facilitated the rapid influx of settlers into the region, leading to the establishment of towns, farms, and communities across Western New York.

In 1802, Joseph Ellicott & Jabez Warren, agents for the Holland Land Company, surveyed a forty-three-mile longitudinal road from the Big Tree reservation, near Geneseo, NY, to Lake Erie. It was officially designated as the "Middle Road" (the company had already laid out one to the north and one to the south of it), but it has always been popularly known as the "Big Tree Road." East Aurora's Main Street, also designated Route 20A, follows this road today.⁵

The settlers cleared the original forest for dwellings and farming, leading to the growth of two separate settlements within what is now called the Village of East Aurora - the Upper Village to the east, and the Lower Village, a mile to the west.⁶ The Lower Village was later called Willink, after one of the Dutch investors in the Holland Land Company.⁷ It is because of this dual development of settlements that, with some exceptions, the earliest houses in East Aurora are found at the extremes of Main Street.⁸ Impressed with the area, Jabez Warren returned in 1804 and acquired 1,443 acres of land.⁹

After the War of 1812, rapid development occurred in the Upper and Lower Villages, evolving into a business and cultural center seventeen miles south of Buffalo.¹⁰ The first successful commercial enterprise, a mercantile store by Robert Persons, opened in 1815; Persons' descendant, Henry Persons, would later open the first bank in Aurora, in 1882 (listed July 29, 2021, NRHP reference number 100006757).

Small businesses continued to develop in the ensuing decades, making efforts to connect with other towns and villages. East Aurora found a place on the national map in 1850, when Millard Fillmore, who served as the town's only lawyer two decades earlier, became vice president, and subsequently, the thirteenth president of the United States. As the village possessed the most robust economy outside Buffalo and was also home to his relatives, Fillmore began his law practice there in 1823. His home in East Aurora is the only house built by a US president's own hands (NRHP, 1974, reference number 74001235). The house is now a museum operated by the Aurora Historical Society.¹¹

Beginning in the mid-nineteenth century, East Aurora's idyllic setting amidst rolling hills, Cazenovia Creek, and the scenic countryside attracted those seeking to escape the hustle and bustle of Buffalo's urban life. They came to see the stock farms that raised prize cattle and racing horses, as well as to escape the city's summer heat by relaxing at Cazenovia Creek. Construction of a rail line in 1867 facilitated travel to and from the city. Between the 1870s and the 1920s, the village earned a reputation as one of Buffalo's fashionable suburbs, and the

⁵ H. Perry Smith, *History of the City of Buffalo and Erie County Volume 1: History of Erie County* (D. Mason & Co., 1884), 535.

⁶ Smith, *History of the City of Buffalo and Erie County Volume 1: History of Erie County*, 546.

⁷ East Aurora Historic Preservation Commission, "Village of East Aurora Historic Preservation Guidelines," 15.

⁸ *Aurora's Architectural Heritage* (East Aurora: Aurora Historical Society, 1973), 15.

⁹ Robert L Goller, *Legendary Locals of East Aurora* (Arcadia Publishing, 2014), 7.

¹⁰ Smith, *History of the City of Buffalo and Erie County Volume 1: History of Erie County*, 538.

¹¹ "About Us," *The Aurora Historical Society*, accessed March 11, 2024, <https://www.aurorahistoricalsociety.com/pages/about>.

Yeomans House

Name of Property

Erie County, NY

County and State

wealthy began to build summer homes in East Aurora.¹² Local economic prosperity was propelled by industries such as milling, manufacturing and stock farming, providing the financial resources necessary for local residents to construct grand dwellings for themselves. Residential neighborhoods expanded, spurred by developers and landowners who subdivided farmland to accommodate custom home construction.¹³

Notably, around the turn of the century, the Roycroft Campus was founded by Elbert Hubbard (NRHP, 1986, reference number 74001236), and served as hub of artistic innovation associated with the Arts and Crafts movement, which again brought national attention to East Aurora. The campus expanded to fourteen individual buildings intended to house and employ crafters and artists. At its height, over 500 craftspeople were employed on the Campus, bringing East Aurora a heightened economic and cultural prominence.¹⁴

Architectural Analysis:

The Queen Anne architectural movement, named for the early-eighteenth century British monarch, originated in England during the 1860s. This movement revitalized and reinterpreted various British architectural styles that spanned the late-fifteenth to the early-eighteenth centuries in Britain. Drawing inspiration from, Tudor half-timbered structures, vernacular Low Country forms and Classical-inspired Renaissance designs of the Elizabethan and Jacobean periods, the Queen Anne style synthesized a diverse array of historical influences.

Similar to its British counterpart, the American Queen Anne style emerged during a period of nostalgia for historic architectural styles, offering a departure from the restrained designs of the early-Victorian era. The American Queen Anne Style differentiates itself from the British type through a greater variety of influences and increased eclecticism. Rapid industrialization and urbanization during this period led to a burgeoning middle class with increased disposable income, facilitating the affordability of ornately designed homes. The expansion of railroads made construction materials more accessible and affordable, allowing architectural styles to spread across regions. Furthermore, the publication of architectural pattern books provided accessible designs and plans for Queen Anne-style homes, simplifying adoption for builders and homeowners.

In contrast to other architectural styles of the time, such as the formal and symmetrical Italianate or Second Empire styles, Queen Anne architecture embraced a whimsical and eclectic approach to design, prioritizing individual expression and creativity. Characterized by irregular forms, massing, and shapes, Queen Anne architecture frequently incorporated varied surfaces, prominent use of overhangs, projections, towers, and bays. These elements bear resemblance to architectural forms found in the chateaus, manors, and farmhouses of northwestern and central France, as well as Medieval English peasant architecture, reflecting the broader trend of historical revivalism that emerged during the late-nineteenth century. Influenced by movements such as the Arts and Crafts movement and Romanticism, Queen Anne architecture embodied a celebration of artistry, individuality, and a return to traditional craftsmanship amidst the Industrial Revolution's mass production.

One of the most common elements in Queen Anne architecture is the widespread use of patterned or shaped shingles, which adorn various elements of the building. Exterior surfaces often feature multiple materials,

¹² Wachaldo and Kowsky, "Reconnaissance Level Survey of Historic Architectural Resources in the Village of East Auora, New York," 21.

¹³ Edgar Emerson ed, *Our County and its people. A descriptive work on Erie County, New York* (The Boston history company, 1898), 305.

¹⁴ "Campus History," *The Roycroft Campus* (blog), 2014, <https://www.roycroftcampuscorporation.com/learn/history/>.

Yeomans House

Name of Property

Erie County, NY

County and State

including: stone, brick, slate, terra cotta, stucco, half-timber, clapboard, and shingle, sometimes combined in intricate patterns. High hipped roofs, often accompanied by cylindrical or faceted towers or turrets topped with conical roofs, are characteristic of Queen Anne architecture and contribute to its distinctive aesthetic. The Queen Anne style can be broadly sub-divided into four broad categories that are based on ornamentation: the Spindework, the Free Classic, the Half-Timbered, and the Patterned Masonry sub-types. The Yeomans house uses patterned masonry to highlight its architecture. Patterned masonry includes sub-types that contribute to the visual richness and textural depth of a building. One prevalent sub-type involves the intricate arrangement of bricks or stones to create geometric patterns, such as herringbone, basket weave, or Flemish bond. These patterns not only serve decorative purposes but also enhance structural integrity and durability. Another sub-type involves the use of contrasting materials or colors to create bands, stripes, or other geometric motifs within the masonry work, adding visual interest and rhythm to facades. Additionally, patterned masonry can incorporate relief elements, such as carved stone or terra cotta embellishments, to introduce intricate detailing and sculptural effects. Whether employed as a subtle accent or a dominant design element, patterned masonry reflects the skillful craftsmanship and artistic sensibilities of the architects and builders, contributing to the diverse tapestry of architectural expression.¹⁵

In July of 1884, the *Evening Republic* newspaper published an article on the Village of East Aurora:

“Many improvements are being made and new residences built. Chief among these is the residence now in course of construction for J.D. Yeomans. This building is situated about a half mile east of the depot, and occupies one of the most commanding sites in the village. It is being built of brick, in the latest style of architecture, with all modern improvements and when completed will cost about \$15,000. It will be an ornament to the town.”¹⁶

The Yeomans House is a hallmark of Queen Anne architecture. It has a highly intricate roofline that features multiple steeply pitched gables and oriels, and a tall central tower crested in iron, creating a visually dynamic silhouette. The façade showcases deliberate asymmetry, highlighted by a prominent, multi-storied bay window that adds depth and a sense of grandeur to the building’s structure.

Though predominantly constructed of brick, the house embraces a rich variety of textures and materials characteristic of Queen Anne architecture. This includes decorative wood friezes, shingles, and stone accents that create a striking visual contrast, further underscoring the architectural diversity that defines this style. The exterior is embellished with intricately carved brackets, ornate balustrades, and delicate spindework, which amplify its ornamental charm. The presence of elaborate trim and fretwork enhances the house’s decorative richness, making it a quintessential example of the opulence and intricacy of Queen Anne design.

The house exemplifies the patterned masonry subtype; uniformly patterned to accentuate the design elements incorporated into the residence. From the street, visual interest is immediately drawn to the floral terra cotta pieces adorning the eight-foot-high bay windows.

¹⁵ McAlester, Virginia and Arcie Lee “*A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*, 2013.

¹⁶ “Buffalo’s Boss Suburb. Something About the Lively Village of East Aurora,” *The Evening Republic*, July 28, 1884.

Yeomans House

Name of Property

Erie County, NY

County and State

The viewer's eye is then lifted to the stone lintels and sills on the first-floor windows, while those on the second-floor feature stone arches with decorative keystones. This cohesive design scheme is maintained across all facades. Above the stacked, polygonal bay rests a triple-windowed oriel embellished with a wooden floral carving in the gable. The front entrance gable features a rising sun pattern. The original porte-cochere, portico, and porch have been dismantled, likely due to maintenance neglect over the years. However, a spacious Queen Anne-style veranda now extends from the front entrance and gives the impression of wrapping around the southwest corner due to the curve of its roof, providing a street view comparable to the portico's original arrangement. The east and west chimneys, adorned with matching brick patterning, rise high above the roofline, imparting a sense of balance and grandeur to the structure. The skyline between the chimneys is dominated by a commanding square tower, crested by decorative cast-iron railing, evoking a regal presence. The tower's roof is elaborate, combining a mansard form with steep gables, each of these gables displays floral carvings, similar to the carving above the stacked bay. On the east and west elevations, the gables above the oriels are adorned with rising sun patterns to further enhance the residence's architectural splendor. The east elevation showcases a first-floor square bay, embellished with a bracketed cornice, below the attic-level oriel. These features skillfully demonstrate the design principles associated with the patterned masonry sub-type of the Queen Anne style.

illfully demonstrate the design principles associated with the patterned masonry sub-type of the Queen Anne style.

The interior of the house also includes features such as a double-parlor layout (one has been converted into a library), parquet flooring, pocket doors, wood wainscoting and paneling, arts and crafts art tiles, and plate-rail molding.

Comparative Analysis:

During the late-nineteenth century, Queen Anne architecture flourished in the Buffalo, NY area much as it did throughout the United States. Influences from larger urban centers, such as New York City, filtered into Buffalo, influencing local architects and builders. The eclectic and expressive nature of Queen Anne architecture appealed to those seeking to display their status and taste through their homes. Buffalo had a pool of skilled builders and architects who were capable of executing Queen Anne designs, facilitated by architectural pattern books which offered guidance and inspiration. Architects like E.B. Green embraced the style, leaving a lasting imprint on the area with their Queen Anne creations. This resulted in numerous Queen Anne buildings in Western New York.

ns, facilitated by architectural pattern books which offered guidance and inspiration. Architects like E.B. Green embraced the style, leaving a lasting imprint on the area with their Queen Anne creations. This resulted in numerous Queen Anne buildings in Western New York.

In the second half of the nineteenth century, residential construction in East Aurora was dominated by frame houses, most being folk houses with some built in Italianate and Queen Anne styles. In the Village of East Aurora there are forty-five Queen Anne style residences, seven of which are located on Main Street.¹⁷ Notable among these are: 898 Main (ca. 1893) which is the largest Queen Anne style mansion in the Village. Its wood-frame construction is marked by notable features, including a striking cylindrical tower and the conical roof

¹⁷ Wachaldo and Kowsky, "Reconnaissance Level Survey of Historic Architectural Resources in the Village of East Auora, New York"

Yeomans House

Name of Property

Erie County, NY

County and State

adorning its façade. Previously under the ownership of a doctor, the property underwent a transformation in the 1960s when the owner attached his medical practice to the rear of the mansion. The wood frame house at 530 Main (ca. 1890) is also in the Queen Anne style, with classically influenced columns and a pedimented entryway on the front wraparound porch. The residence at 53 Elmwood (ca. 1892) is most recognizable for its asymmetrical roofline and multiple gables.¹⁸

The Yeomans House stands out as a notable example of Queen Anne style architecture in Erie County, showcasing a distinctive blend of features that set it apart.

The majority of the forty-five residences in East Aurora identified as Queen Anne homes reflect the broader Queen Anne aesthetic through their asymmetrical designs, use of decorative trims, and mixed materials. However, they are simplified, modest versions adapted to local conditions, reflecting practical and economic limitations. These buildings allude to the Queen Anne Style, but are either modest examples or not fully representative of the style. Their adaptations make them unique to the area, highlighting local craftsmanship and materials while nodding to the grander, more ornate Queen Anne tradition. They have simpler, less varied rooflines compared to the complex, multi-gabled roofs typical of Queen Anne homes. Instead of elaborate turrets or dormers, they may feature straightforward gables and dormers without the intricate detailing. Decorative elements in East Aurora homes might be limited to modest trims and less spindlework, lacking the extensive, elaborate woodwork that characterizes high Queen Anne style. Lastly, some of these homes have suffered from a loss of integrity due to non-historic additions or alterations that do not align with their original design.

ne style. Lastly, some of these homes have suffered from a loss of integrity due to non-historic additions or alterations that do not align with their original design.

The late architectural historian, Austin Fox, summed up the Yeomans House in his book *Erie County's Architectural Legacy*:

“... the Mansard roof with its wrought-iron cresting is borrowed from the French Second Empires style, the steep, pointed gables on the pavilion and the oriel from the Gothic; and the round-topped windows from the Italianate. All seem to combine successfully in this impressive mansion. In the interior, the elaborately carved woodwork and oak, ash, and cherry parquet floors are splendid.”¹⁹

The Yeomans House's architectural significance has also been officially recognized by the East Aurora Historic Preservation Commission, leading to its designation as a local landmark by the Village of East Aurora on May 15, 2023.

On the county level, there are several homes which are comparable to the Yeomans House. Each of these examples display unique features while showcasing the eclectic and decorative nature of the Queen Anne style.

Though many of the residences seen in these historic districts are excellent examples of the style, it is difficult to find comparable individual examples with the same level of ornamentation. Two properties which bear the

¹⁸ Wachaldo and Kowsky, 24.

¹⁹ Austin Fox, ed., *Erie County's Architectural Legacy* (Erie County Preservation Board, 1983), pg 41.

Yeomans House

Name of Property

Erie County, NY

County and State

closest similarity to the Yeomans House are the Harmony House bed and breakfast at 70 Wadsworth St, Buffalo, and Engine House No. 28, at 1170 Lovejoy St, Buffalo.

Harmony House, ca. 1888, is contributing within the Allentown Historic District, and displays decorative bargeboards, terra cotta details, brick cornices, projecting gables, embellished chimneystacks, and stone lintels. The building's form is highly asymmetric, with various projecting gables, dormers and bays, but lacks the vertical emphasis seen in Yeomans. The use of color is more muted, but Harmony is more dynamic in its use of texture. The setting of this building contrasts as well, being sited on a corner lot in a densely built residential neighborhood within the City of Buffalo.

ner lot in a densely built residential neighborhood within the City of Buffalo.

Though Engine House No. 28 (No. 28) is not a residence, it may have the most distinguishing design features in common with Yeomans. No. 28 utilizes polygonal bays, towers, limestone accents and wood bracketing, as well as flat arched windows on the first story with round arched windows on the second. No. 28 contrasts with Yeomans through its historic and modern uses, as well as its less complex form, primarily being rectangular.

The Yeomans House differentiates itself from other Queen Anne residences in Erie County through several distinct features:

Verticality and Tower Presence: It prominently features a multi-story tower that enhances its verticality, a common element in Queen Anne architecture. While other Queen Anne homes in the region, such as those on Oakland Place, also feature towers, the Yeomans House tower is particularly notable for its height and detailed roof. The central placement of the tower is also relatively uncommon, as corner placements are most typically seen in the Queen Anne style.

Ornamentation and Detail: The level of intricate woodwork and ornamentation on the exterior of the Yeomans House is quite extensive. The use of varied shingle patterns, decorative brackets, and scrollwork is more elaborate than that seen in other local examples of the style, which might have simpler detailing.

Combination of Materials: The Yeomans House combines brick, wood, stone, and terra cotta to create a visually complex facade. This contrasts with other homes that might favor a more uniform use of materials, such as the primarily wooden homes in the Hamlin Park Historic District, or the Queen Anne next door at 898 Main Street. Additionally, the masonry work at the Yeomans House is of extremely high quality, as is evidenced by the delicacy and uniformity of its masonry joints.

Setting: The Yeomans House stands out for its rural setting and relatively large lot size, which provides a different context from the more urbanized and densely packed Queen Anne homes found in Buffalo. The Queen Anne homes in the urban areas have similar characteristics, such as complex rooflines and decorative trims, but they are typically situated on smaller urban lots and may incorporate a higher density of ornamentation due to their city location.

Yeomans House

Name of Property

Erie County, NY

County and State

Furthermore, the Yeomans House features the spacious layout and functional adaptations that were suitable for a semi-rural lifestyle, including a significant number of fireplaces, which are less common in urban Queen Anne residences that focus more on vertical space and decorative features to stand out in the cityscape. The relationship between space and setting also distinguishes the house, its semi-rural history allowed for more complex forms amidst a spacious lawn. And while alterations have been undertaken, the minimal additions and survival of historic materials elevate the house to a notable status, even at the county level. While **the Yeomans House** shares common Queen Anne characteristics with other residences in Erie County, such as the emphasis on asymmetry, decorative woodwork, and towers, it stands out due to its heightened verticality, extensive ornamentation, material complexity. This highlights the adaptability of the Queen Anne style to various environments, maintaining its distinctive character across different contexts.

The Yeomans House represents one of the finest examples of the patterned-masonry Queen Anne style in all of Erie County. One cannot pass through East Aurora without taking notice of its sweeping lawn, tall mansard-roofed tower, or the facets of its ornamented bay windows. Incorporating transitional Italianate and Second Empire elements, the house is emblematic of the eclectic design which characterizes the Queen Anne style. The use of finely-laid red brick, contrasting painted wood, floral terra cotta and limestone trimming combine to create a stunning visual composition.

Additional Historic Context:

Wilhelm Willink was one of the first to purchase land from the Holland Land Company. In 1804, he bought the property that the Yeomans House would eventually occupy with the intention of establishing a farm. Instead, only three years later, Willink sold it to Jabez Warren, who died in 1810 and bequeathed his properties to his family.

Over the next twenty-nine years, the property had six more owners, among them Millard Fillmore's brother, Calvin. In 1839, Horace Turner bought the property, deeded it to his son, Nathaniel, and the Turners farmed the land for the next forty-three years. During that period, the family constructed a farmhouse on the property located on the north side of Main Street.

Upon Nathaniel Turner's death, the Turner family sold the farm to James D. Yeomans in 1882 (Figure 5). It is understood that the property at that time was thickly planted with cherry trees. This was a second property acquisition for Yeomans, as he already owned and operated a 400-acre stock farm just east of the village.

J.D. Yeomans began work on his grand brick mansion in 1884, siting it adjacent to and west of the Turner farmhouse. It is said that the cherry wood used to finish the house interior came from trees on the property.

In 1888, Yeomans relocated the Turner farmhouse north from its Main Street location (Figure 6) in order to split the property latitudinally; selling the western parcel with the mansion and its outbuildings to James K. Peek. He sold the eastern parcel to Peek's son, Christopher; who, in 1893, would build the largest Queen Anne style house in Erie County.²⁰

²⁰ "News of the State and Vicinity," *The Buffalo Evening News*, August 17, 1888.

Yeomans House

Name of Property

Erie County, NY

County and State

Only three years after the mansion's 1885 completion, Yeomans shifted his stock farming operations to Blencoe and Sioux City, Iowa. Following his move, Yeomans was elected to the Iowa State Senate in 1892, and served in that role until he was appointed to the Interstate Commerce Commission by President Cleveland in 1894, serving in that role until 1905.²¹

In 1896, Carrie Peek Maxwell received the Yeomans House property from the estate of James K. Peek, and ten years later sold the property to Alfred Brotherhood. Brotherhood, an English engineer who had moved to Western New York from New York City, had designed the bell buoys that mark the channels in New York Harbor.²² In East Aurora, Brotherhood would become one of the Village's best-known citizens, serving as the village president from 1910 to 1918 and chairman of the village planning commission in 1926.²³ His administration is credited with completing several important projects, notably the sewer and water systems. As he lived in the mansion for over thirty-seven years, East Aurora residents frequently refer to the house at 866 Main Street as the Brotherhood House instead of the Yeomans House.

In 1910, Brotherhood sold a portion of his property to the village to fulfill a requirement for a residential roadway, which was subsequently named East Fillmore Avenue. In 1922, he sold additional property north of and on the south side of East Fillmore Avenue, keeping a parcel where the house was located. The Yeomans House parcel has not been altered since.

From 1944 to 1957, the property passed through two more owners, and in 1957, Robert Chur purchased the house. It was here where the Chur family started caring for their elderly relatives, which led to the creation of their nursing home business, to this day operating on the west side of the village as Absolut Care of Aurora Park.²⁴

In 1964, the Churs sold the property to Dugald and Phyllis Whitmore McLeod, who was the sister of actor James Whitmore and the first woman elected to a Village Trustee position. When the McLeods moved into the residence, they were aware of the possibility that hardwood details lay under layers of gray paint. But it was not until paint removal began on the library fireplace that they discovered tiles from Low Art Tile Works from Chelsea, MA on each side of the fireplace and the fireplace was not wooden, but was made from turned slate. Further investigation uncovered the cherry, oak, and chestnut woodwork that had been painted over years before. The McLeods owned the Yeomans House for over 16 years.²⁵

Allen Nowak bought the property in 1980 and undertook the most significant structural repairs and interior renovations since the house's initial construction. The north end roof trusses were failing, particularly around the west elevation valley, necessitating structural repair. The slate roof was removed and replaced with asphalt shingle, except on the south side, where it was kept slate to achieve a historically accurate viewshed from Main Street. The first-floor woodwork was stripped and returned to its original natural finish. The kitchen was

²¹ "New Commissioner Chosen," *The Washington Times*, April 3, 1894; "The Interstate Commerce Commission: The First Fifty Years" (The George Washington University Law Review, 1938).

²² "Former President of the Village Passes Away," *East Aurora Advertiser*, April 3, 1930.

²³ Aurora Historical Society, *150 Years in Aurora – A History of the Township*.

²⁴ "866 Main Street Title Search" (Abstract and Title Insurance Corp, 1993).

²⁵ Obituary, "Phyllis Whitmore McLeod, Ex-Village Trustee", *Buffalo News*, January 30, 1996; "Hidden Treasures Add Luster to Home", *Buffalo Courier News*, April 12, 1967.

Yeomans House

Name of Property

Erie County, NY

County and State

expanded. The rear staircase was sealed and changed into a pantry, while a butler's pantry was remodeled as a bathroom. On the second floor, the north end floorplan was modified to accommodate bathrooms and closet space.

ts original natural finish. The kitchen was expanded. The rear staircase was sealed and changed into a pantry, while a butler's pantry was remodeled as a bathroom. On the second floor, the north end floorplan was modified to accommodate bathrooms and closet space.

Under new ownership, the house transitioned briefly into a bed and breakfast business in 1989, but unfortunately, the venture did not succeed. Consequently, the property went into foreclosure and was subsequently acquired by Geoffrey and Karen Hintz in 1992.

The Hintzes, the current owners of the Yeomans House, have maintained its status as a single-family residence throughout their ownership. Their stewardship of the property reflects a commitment to preserving its historical significance and architectural integrity, ensuring its continued use as a cherished residential property within the community.

The Yeomans House represents one of the finest examples of the patterned-masonry Queen Anne style in all of Erie County. It is difficult to pass through East Aurora without taking notice of its sweeping lawn, tall mansard-roofed tower, or the facets of its ornamented bay windows. Incorporating transitional Italianate and Second Empire elements, the house is emblematic of the eclectic design which characterizes the Queen Anne style. The use of finely-laid red brick, contrasting painted wood, floral terra cotta and limestone trimming combine to create a historically intact visual composition.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"866 Main Street Title Search." Abstract and Title Insurance Corp, 1993.

Aurora Historical Society. *150 Years in Aurora – A History of the Township*. Boncraft of Orchard Park, 1968. *East Aurora Historic Preservation Records*, 2024.

Aurora's Architectural Heritage. East Aurora: Aurora Historical Society, 1973.

East Aurora Advertiser. "A Little Bit of History." June 8, 2023.

East Aurora Advertiser. "Former President of the Village Passes Away." April 3, 1930.

East Aurora Historic Preservation Commission. "Village of East Aurora Historic Preservation Guidelines," 2024.

Erie County Department of Environment and Planning, *Erie County Architectural Surveys*, 2024.

Fox, Austin, ed. *Erie County's Architectural Legacy*. Erie County Preservation Board, 1983.

Goller, Robert L. *Legendary Locals of East Aurora*. Arcadia Publishing, 2014.

Hintz, Geoffrey K. "'Yeomans House' Nomination for Designation of Landmark or Historic District." East Aurora: East Aurora Historic Preservation Commission, May 2023.

Historical Highlights: East Aurora and Vicinity. East Aurora: Sons of the American Legion, 1940.

Kowsky, Francis R. *Buffalo Architecture: A Guide*, MIT Press, 1981.

National Register of Historic Places. National Park Service. Accessed May 2024.

Yeomans House
Name of Property

Erie County, NY
County and State

Savage McAlester, Virginia. *A Field Guide to American Houses*, Knopf, 2015.

Smith, H. Perry. *History of the City of Buffalo and Erie County Volume 1: History of Erie County*. D. Mason & Co., 1884.

The Aurora Historical Society. "About Us." Accessed March 11, 2024.
<https://www.aurorahistoricalsociety.com/pages/about>.

The Buffalo Evening News. "News of the State and Vicinity." August 17, 1888.

The Evening Republic. "Buffalo's Boss Suburb. Something About the Lively Village of East Aurora." July 28, 1884.

"The Interstate Commerce Commission: The First Fifty Years." *The George Washington University Law Review*, 1938.

The Roycroft Campus. "Campus History," 2014. <https://www.roycroftcampuscorporation.com/learn/history/>.

The Washington Times. "New Commissioner Chosen." April 3, 1894.

Wachaldo, Martin, and Francis Kowsky. "Reconnaissance Level Survey of Historic Architectural Resources in the Village of East Auora, New York," 2013

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.8 ACRES

(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 42.76811°N | Longitude: 78.60261°W |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Verbal Boundary Description (Describe the boundaries of the property.)

The property is bounded to the south by East Main St, to the east by 898 East Main St, to the north by 859 East Fillmore Ave, 865 East Fillmore Ave, 889 East Fillmore Ave, and to the west by 852 East Main St.

Yeomans House

Name of Property

Erie County, NY

County and State

Boundary Justification (Explain why the boundaries were selected.)

The nomination reflects the current property that includes the Yeomans House residence, no historic outbuildings are extant. The parcel was divided in 1910 to fulfill a requirement for East Fillmore Avenue, and again in 1922, with the sale of property north of and on the south side of East Fillmore Avenue. The Yeomans House parcel has not been altered since.

11. Form Prepared By

name/title Geoffrey Hintz, Owner; Gregory Pinto, CBCA; edited by Campbell Higl;

organization _____ date 8/8/2023

street & number 866 East Main St

telephone _____

city or town East Aurora

state NY

zip code 14052

e-mail geoffreykhintz@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

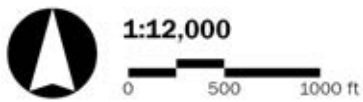
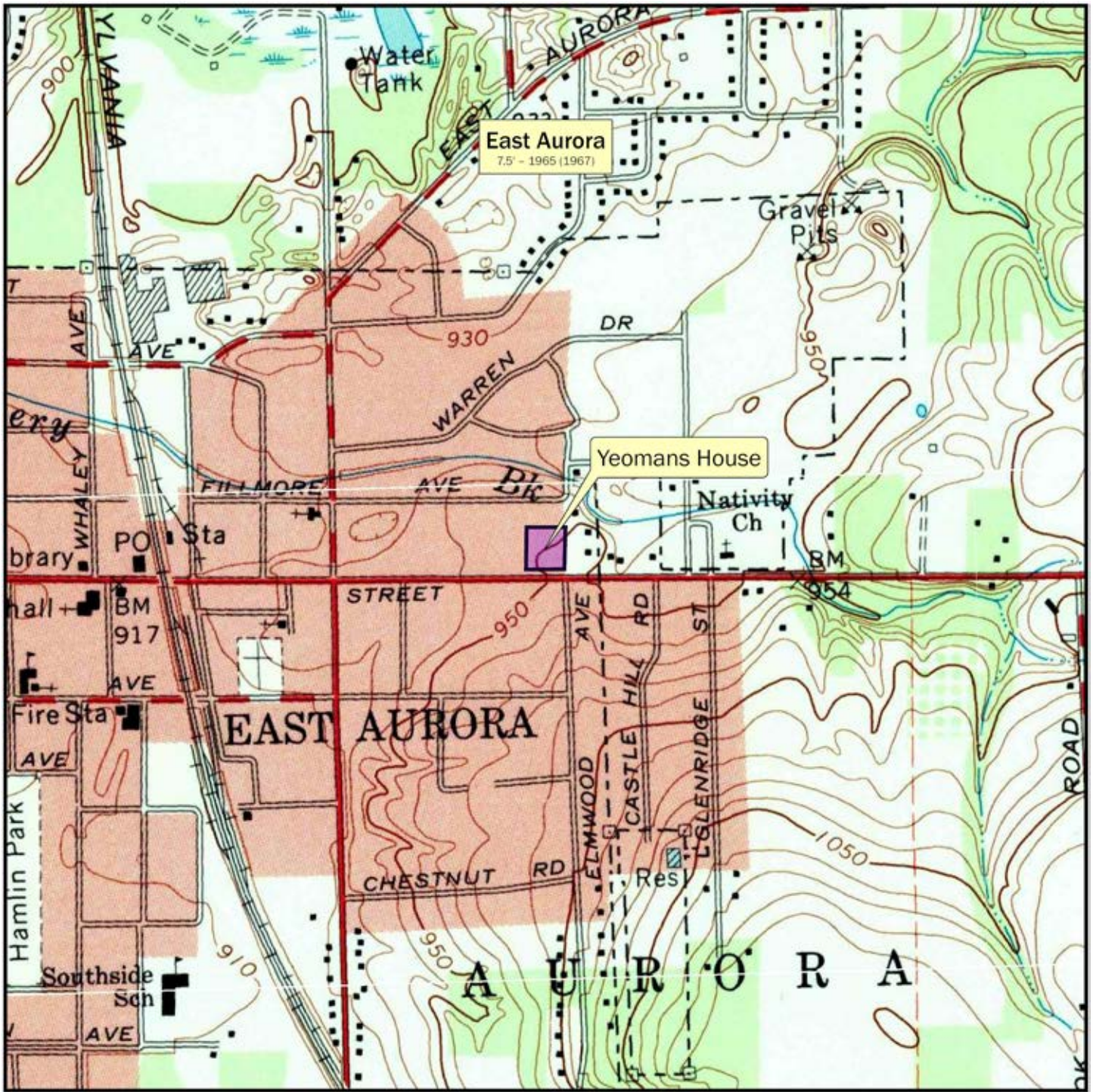
Additional items: (Check with the SHPO or FPO for any additional items.)

Yeomans House

Name of Property

Erie County, NY

County and State



 Yeomans House



Projection: WGS 1984 UTM Zone 17N

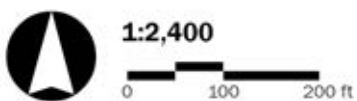
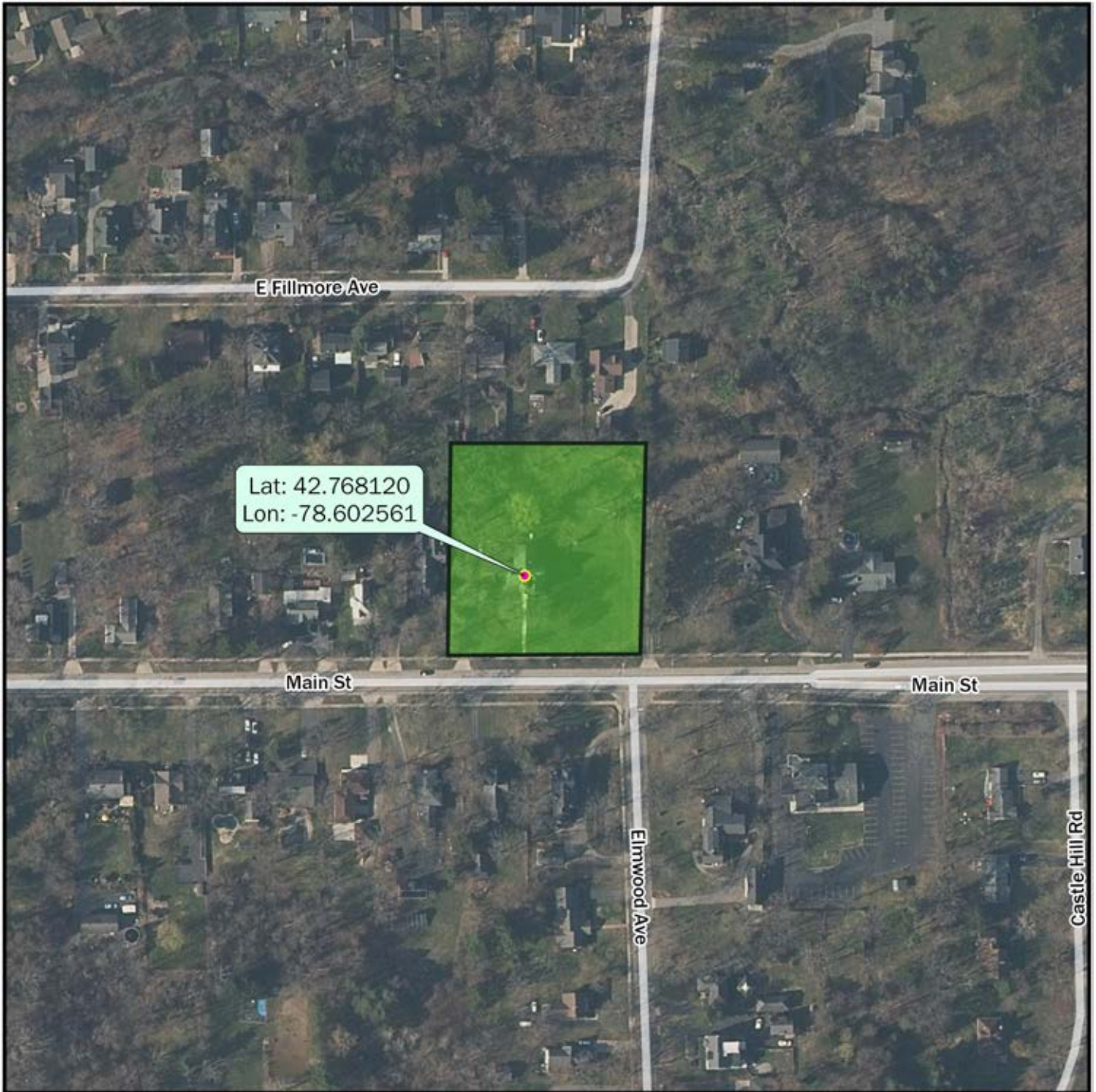
Mapped 08/20/2024 by Matthew W. Shepherd, NYSHPO

Yeomans House

Name of Property

Erie County, NY

County and State



 Nomination Boundary (1.77 ac)



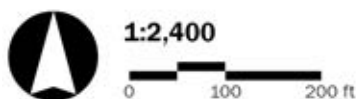
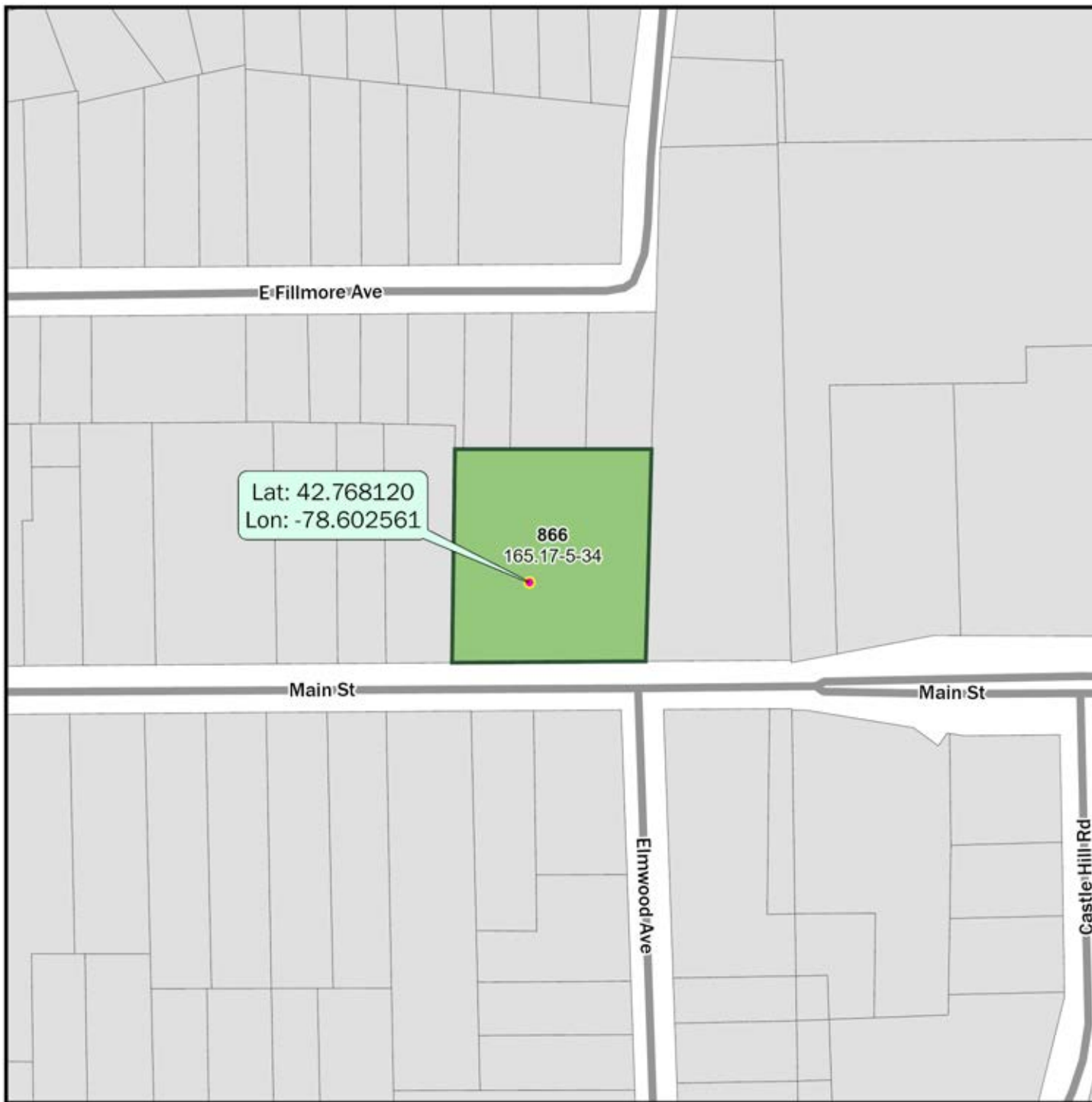
Projection: WGS 1984 UTM Zone 17N

New York State Orthoimagery Year: 2021



Mapped 08/20/2024 by Matthew W. Shepherd, NYSHPO

Yeomans House
Name of Property

Erie County, NY
County and State



Projection: WGS 1984 UTM Zone 17N

 Nomination Boundary (1.77 ac)  Tax Parcels

Erie County Parcel Year: 2023



Mapped 08/20/2024 by Matthew W. Shepherd, NYSHPO

Yeomans House
Name of Property

Erie County, NY
County and State



Figure 3: Satellite view looking west at East Main Street, the entrance to the Village of East Aurora. (Google Earth, 2024)

Yeomans House

Name of Property

Erie County, NY

County and State



Figure 4: James Dallas Yeomans, ca. 1890, when an Iowa State Senator. (The Iowa Legislature, legis.iowa.gov)

Yeomans House

Name of Property

Erie County, NY

County and State

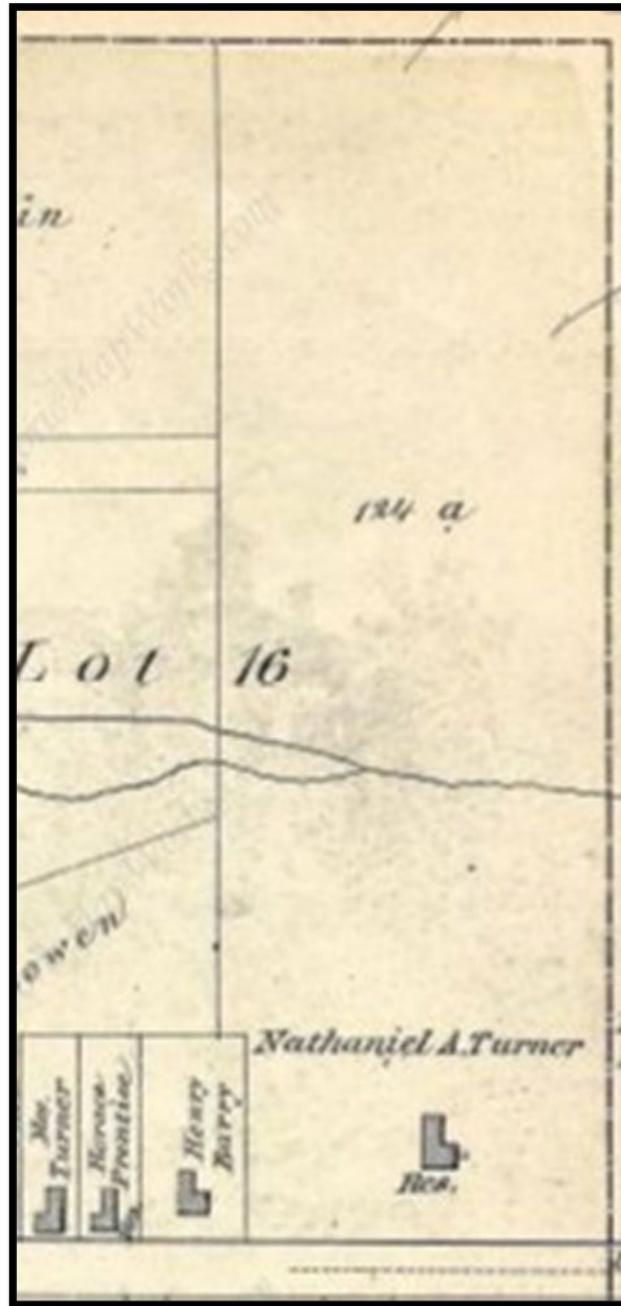


Figure 5: 1880 map showing the 124-acre Nathaniel Turner farm with original farm house, labeled “Residence.” (1880 F.W. Beers & Co. Atlas)

Yeomans House
 Name of Property

Erie County, NY
 County and State

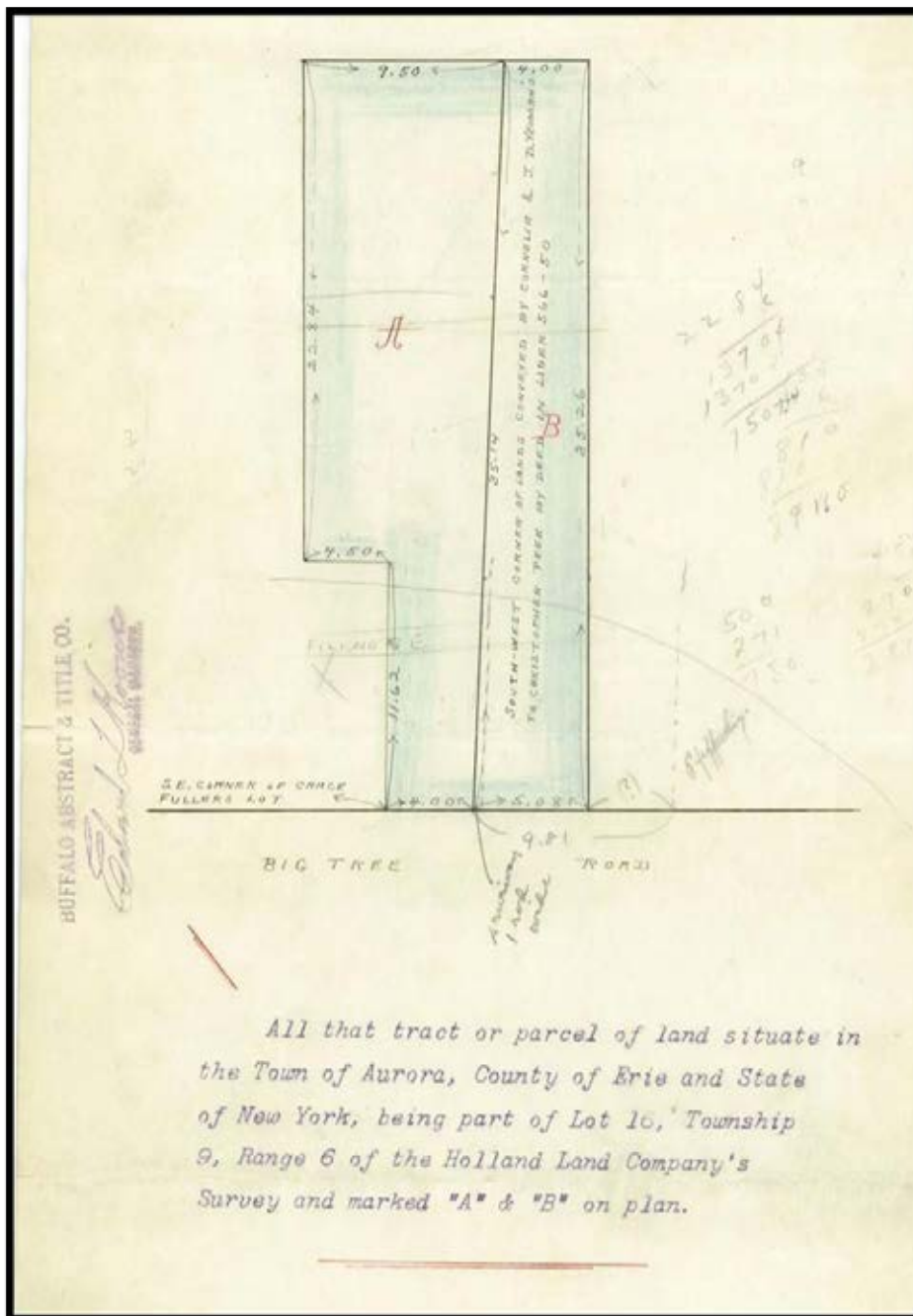


Figure 6: Tracts “A” & “B” compose the original property sold by the Holland Land Company in 1804. Parcel “B” was sold off in 1888. In 1922 the northern section of parcel “A” was sold, leaving the tract along Main Street that exists today. (*The History of Buffalo and Erie County*. Smith, 1884; Abstract and Title Insurance Corp., 1993)

Yeomans House

Name of Property

Erie County, NY

County and State

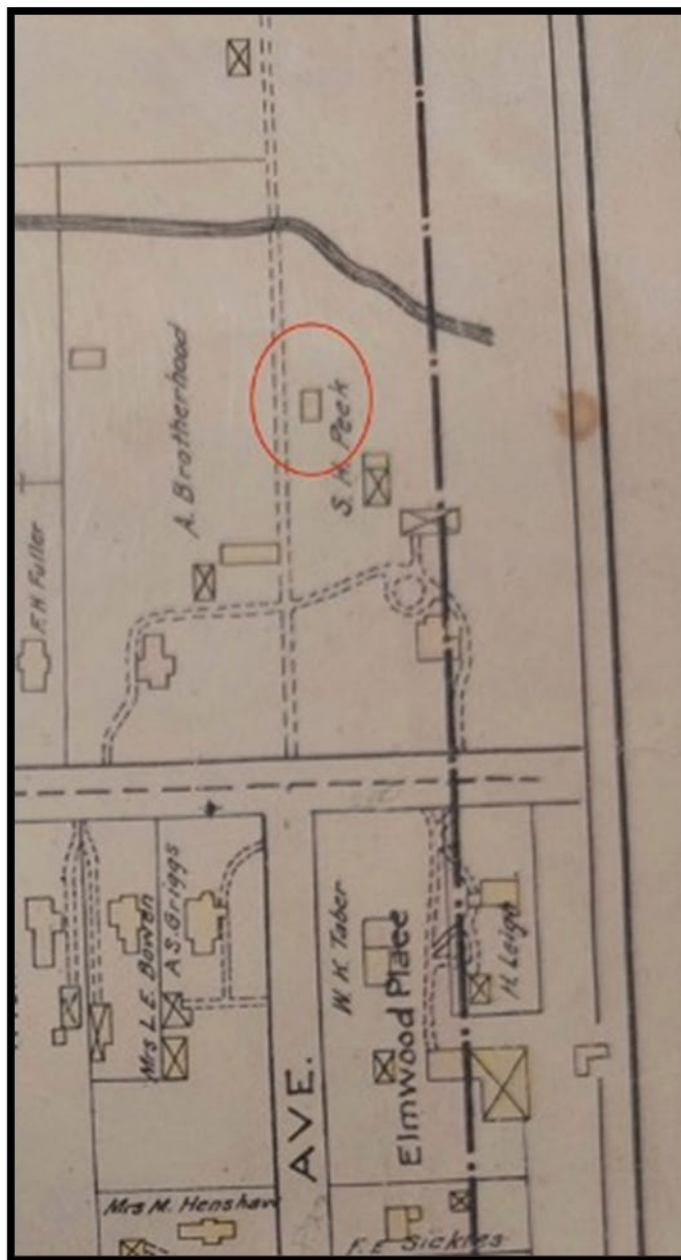


Figure 8: 1909 map showing the A. Brotherhood Tract with the 1885 Yeomans house and 3 outbuildings. The Turner farmhouse was moved north (encircled red) from its location on Main Street, to enable splitting the property and allow building construction by S.H. Peek.
(*New Century Atlas*. Century Map Company, 1909.)

Yeomans House

Name of Property

Erie County, NY

County and State

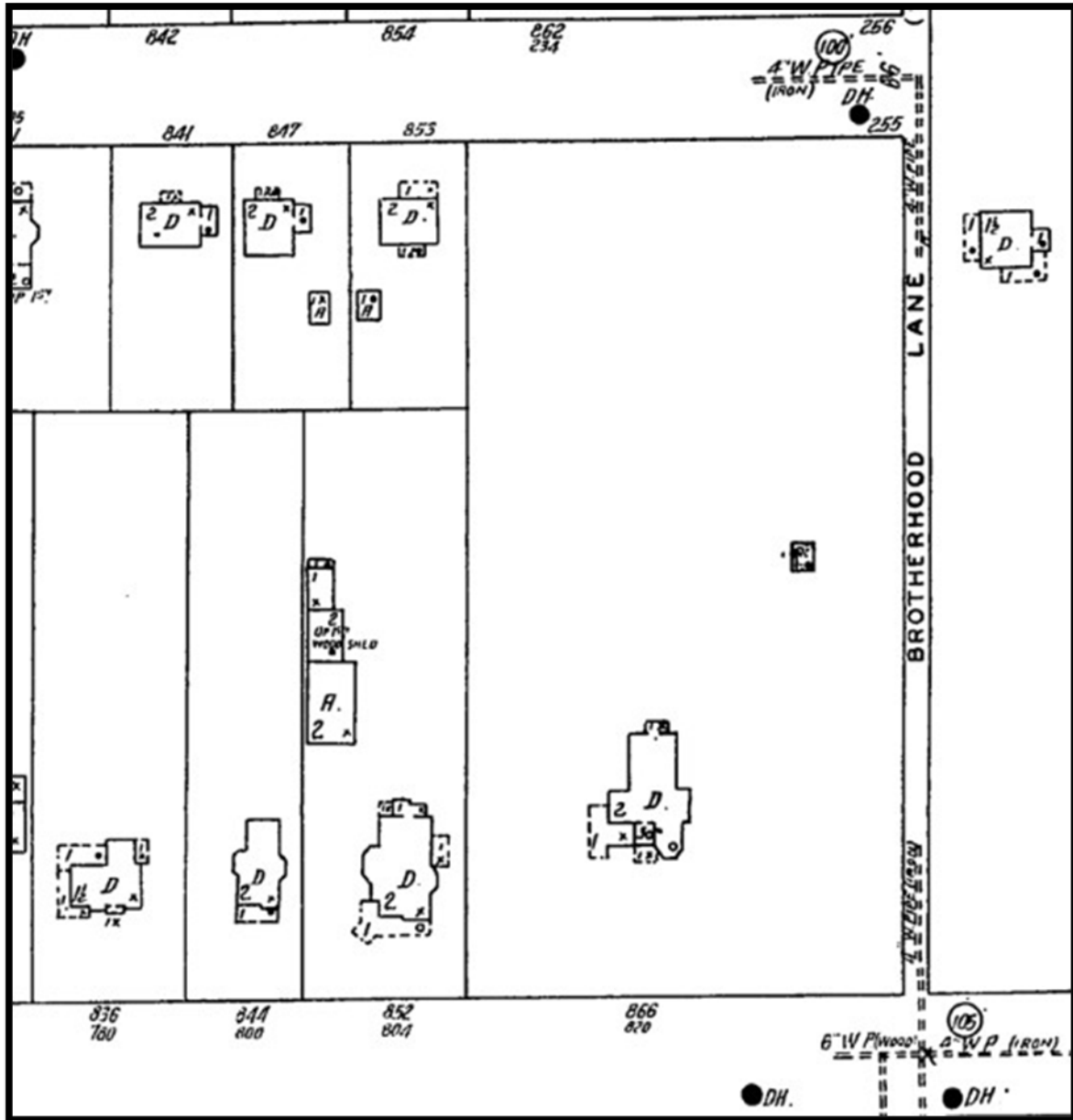


Figure 9: 1927 map shows that the outbuildings are gone - only a concrete pad remains. The property also has been further divided, with property sold for the establishment of East Fillmore Street. (Sanborn Map Company, 1927)

Yeomans House
Name of Property

Erie County, NY
County and State

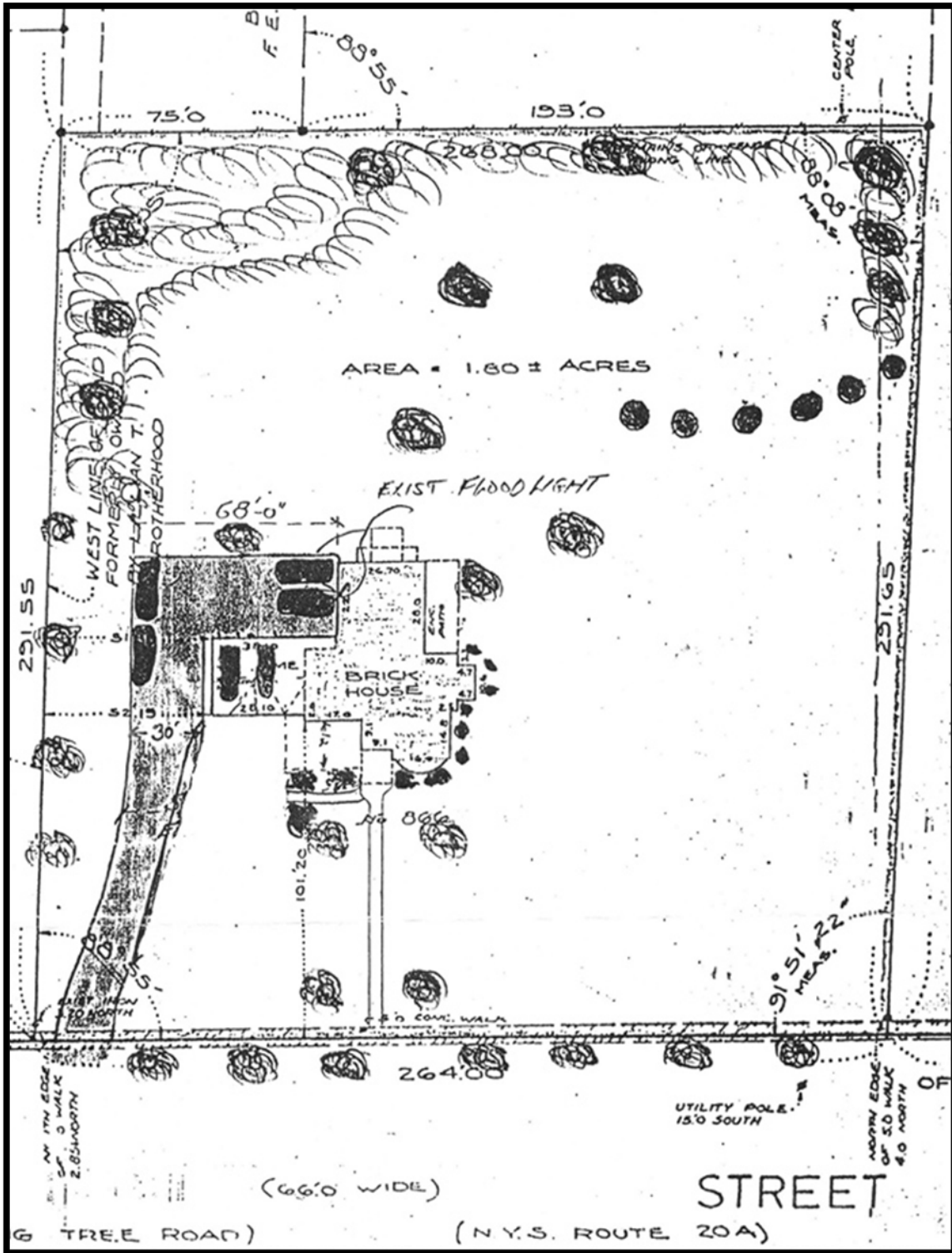


Figure 10: 866 East Main Street property tract as it exists in 2023
(Abstract and Title Insurance Corporation, 1993)

Yeomans House

Name of Property

Erie County, NY

County and State



Figure 11: 1923 Photo of the Yeomans House Southwest View. Note the crested tile, porticos, and porte-cochere, missing today.

Yeomans House

Name of Property

Erie County, NY

County and State



Figure 12: Ca. 1960 Photo of the Yeomans House with initial garage doors on the south face and slate entranceway.

Yeomans House

Name of Property

Erie County, NY

County and State



Figure 13: Ca.1960 Photo of the Yeomans House with the portico removed and slate entranceway.

Yeomans House
Name of Property

Erie County, NY
County and State

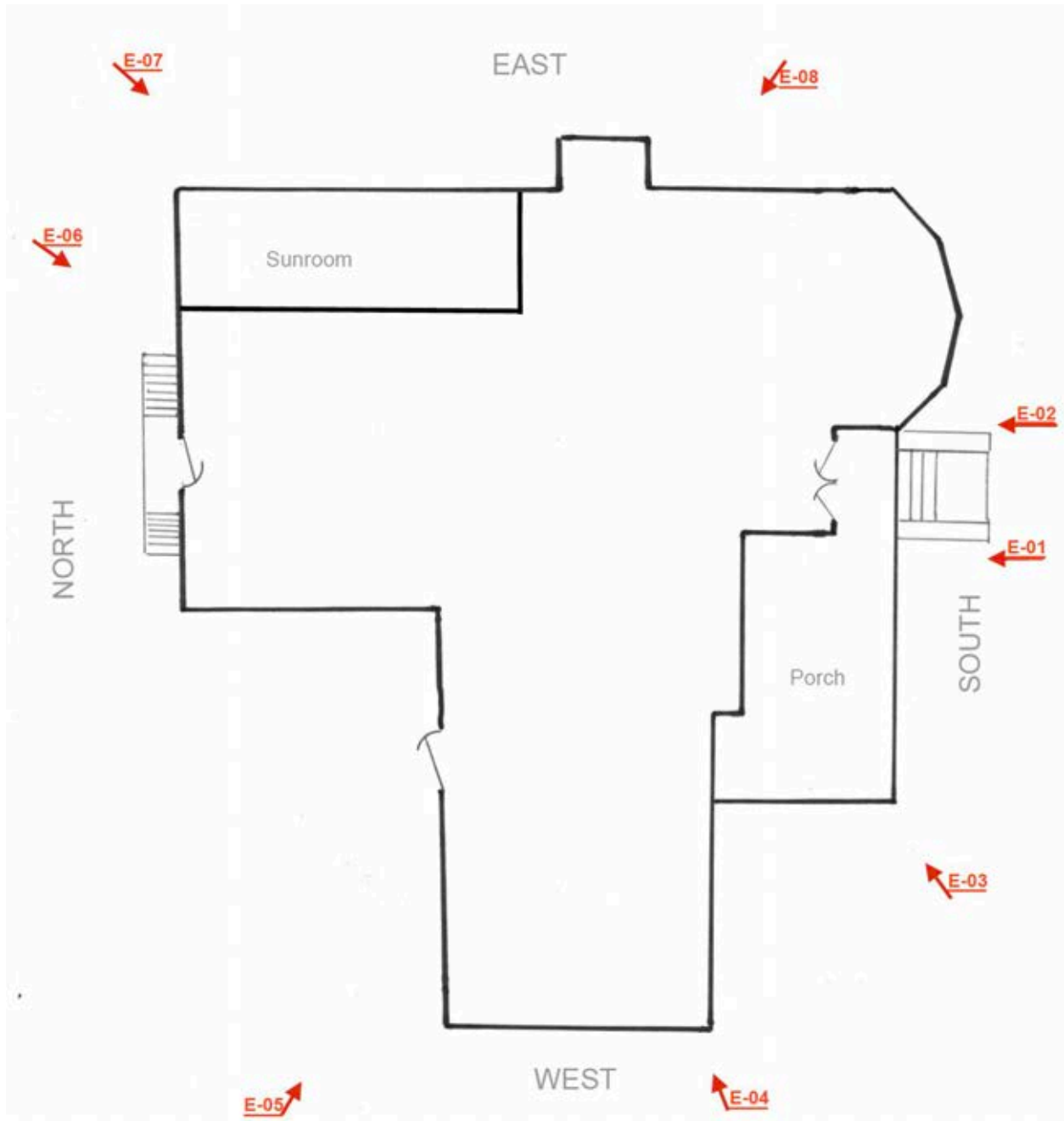


Figure 14: Yeomans House Elevation Plan View

Yeomans House
Name of Property

Erie County, NY
County and State

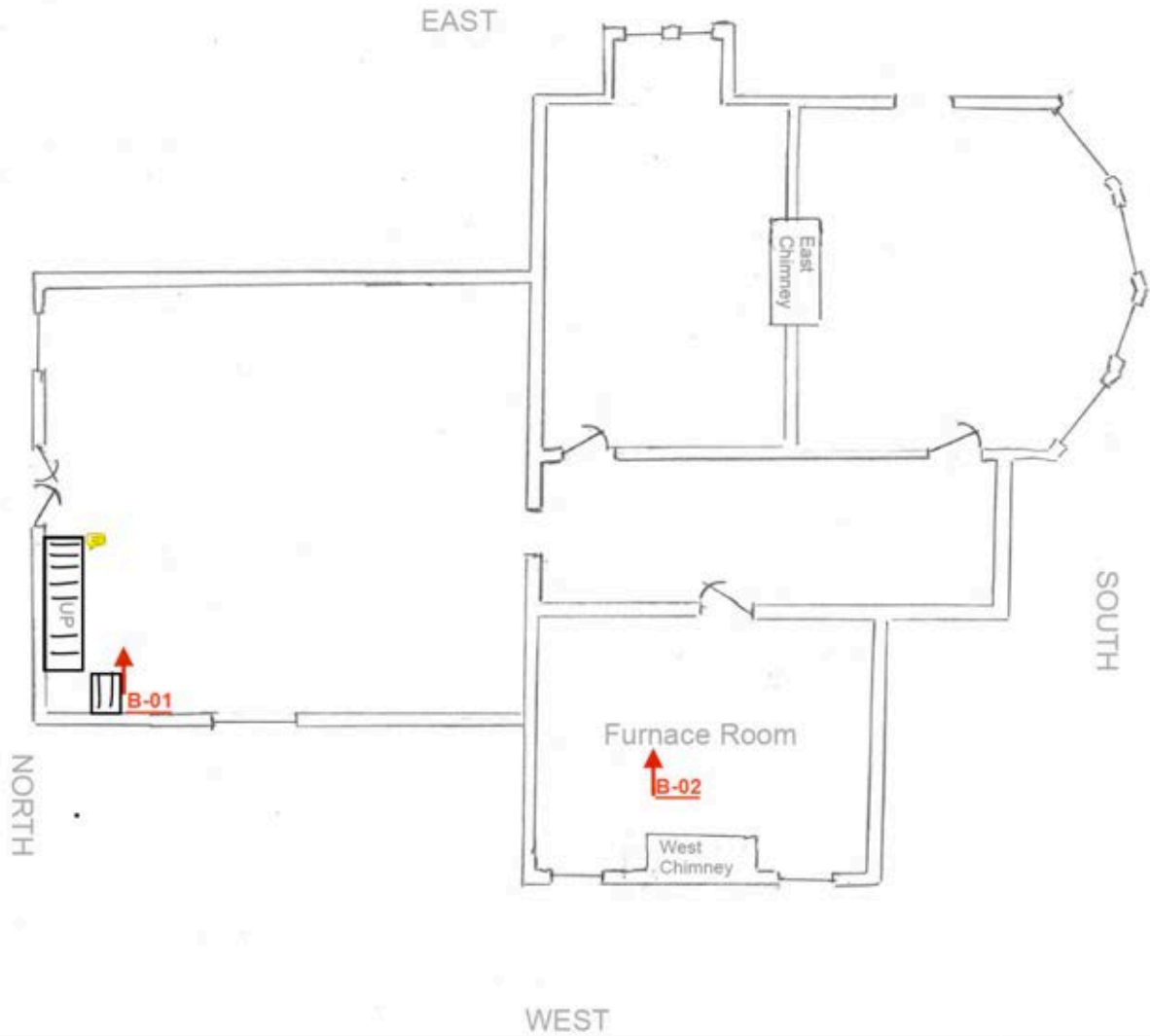


Figure 15: Yeomans House Basement Plan View

Yeomans House
Name of Property

Erie County, NY
County and State

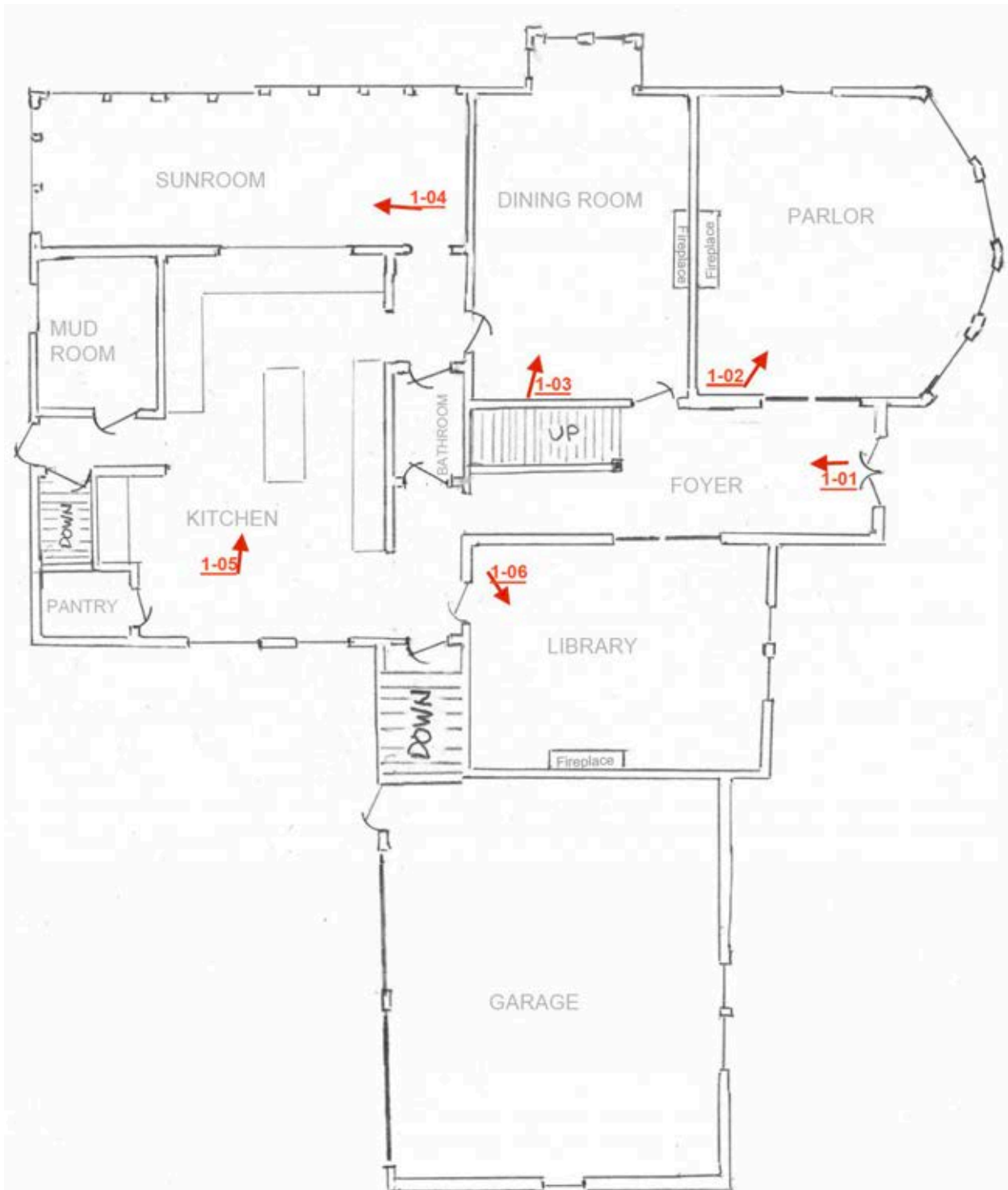


Figure 16: Yeomans House First Floor Plan View

Yeomans House
Name of Property

Erie County, NY
County and State



Figure 17: Yeomans House Second Floor Plan View

Yeomans House
Name of Property

Erie County, NY
County and State

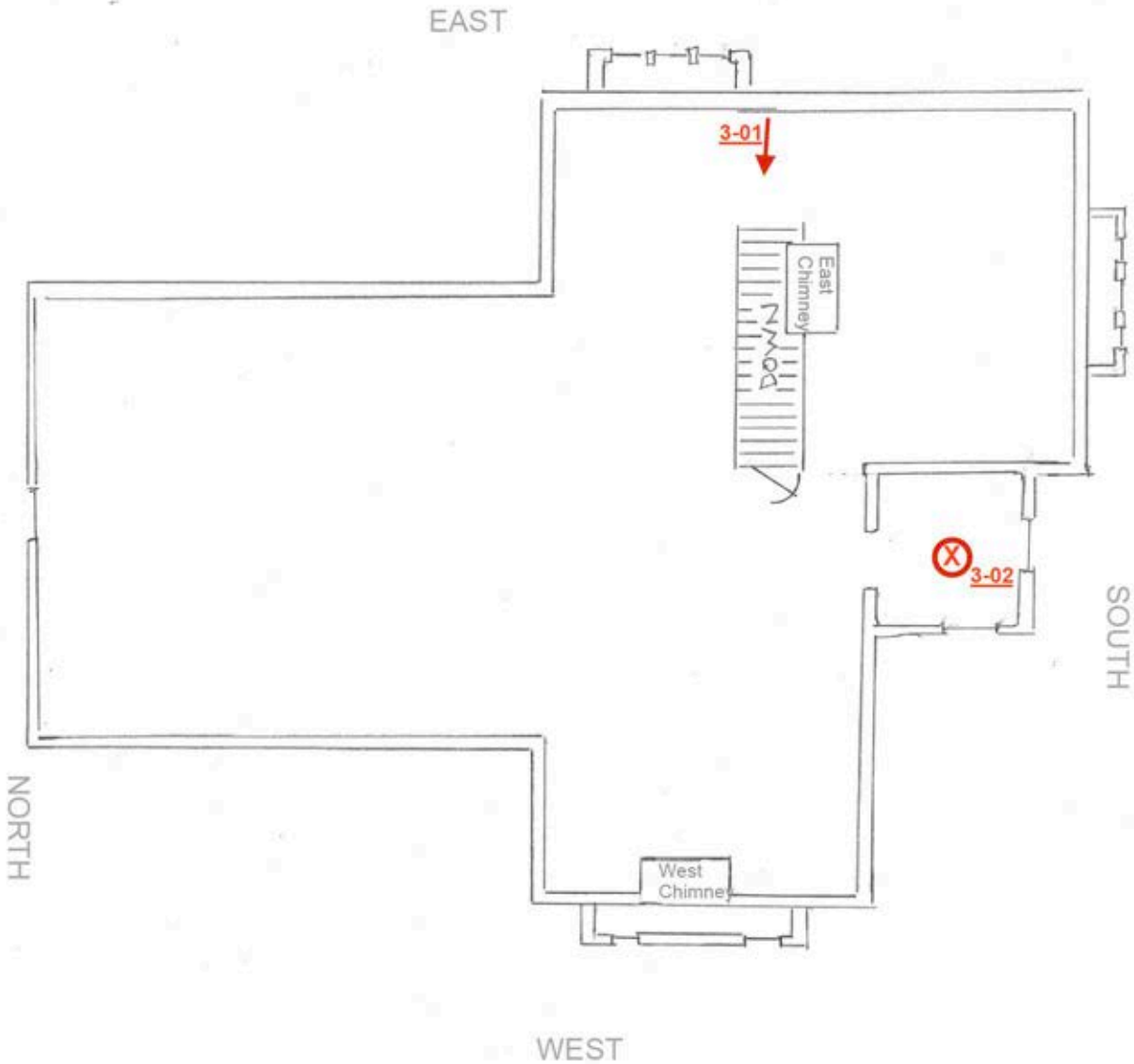


Figure 18: Yeomans House Third Floor (Attic) Plan View

Yeomans House

Name of Property

Erie County, NY

County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Yeomans House

City or Vicinity: East Aurora

County: Erie

State: NY

Photographer: Geoffrey Hintz

Date Photographed: February & March 2024

Description of Photograph(s) and number:

Photo 1 (E-01): Facade (South), looking north

Photo 2 (E-02): Façade (South), east end, detail of entrance and bay windows looking north

Photo 3 (E-03): Façade (South), detail of veranda looking northeast

Photo 4 (E-04): West Elevation, looking east

Photo 5 (E-05): West and North Elevations, looking southeast

Photo 6 (E-06): North Elevation, looking south

Photo 7 (E-07): East Elevation, looking southwest

Photo 8 (E-08): East Elevation, looking northwest

Photo 9 (B-01): Basement, looking east

Photo 10 (B-02): Basement, detail of original furnace looking east

Photo 11 (1-01): First Floor, Foyer looking north

Photo 12 (1-02): First Floor, Parlor looking southeast

Photo 13 (1-03): First Floor, Dining Room looking east

Photo 14 (1-04): First Floor, Sunroom looking north

Photo 15 (1-05): First Floor, Kitchen looking east

Photo 16 (1-06): First Floor, Library looking southwest

Photo 17 (2-01): Second Floor, Foyer looking south

Photo 18 (2-02): Second Floor, Bedroom 1 looking southwest

Photo 19 (2-03): Second Floor, Bedroom 2 (Master) looking northwest

Photo 20 (2-04): Second Floor, view of stair banister and finial

Photo 21 (3-01): Third Floor (Attic): from top of stairs looking west

Photo 22 (3-02): Third Floor (Attic): Tower interior looking up

Yeomans House
Name of Property

Erie County, NY
County and State

Property Owner:

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

name N/A
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.











































