

United States Department of the Interior  
National Park Service

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**National Register of Historic Places  
Registration Form**

Nat. Register of Historic Places  
National Park Service

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

**1. Name of Property**

historic name FARGO ESTATE HISTORIC DISTRICT

other names/site number \_\_\_\_\_

**2. Location**

street & number Portions of Fargo Ave., Jersey St., Normal Ave., Pennsylvania St., Plymouth Ave., Porter Ave., Prospect Ave., West Ave., and all of Cobb Alley. [ ] not for publication

city or town Buffalo [ ] vicinity

state New York code NY county Erie code 029 zip code 14201

**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 as 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 [ ] nationally [ ] statewide [X] locally. ([ ] see continuation sheet for additional comments.)

*Ruth A. Peepert DSHPO*

*12/7/15*

Signature of certifying official/Title

Date

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

- entered in the National Register [ ] see continuation sheet
- determined eligible for the National Register [ ] see continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain) \_\_\_\_\_

*for Christopher*

Signature of the Keeper

date of action

*2/2/16*



**FARGO ESTATE HISTORIC DISTRICT**

**Erie, New York**

Name of Property

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

**Criteria Considerations**

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

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

**Areas of Significance:**

(Enter categories from instructions)

Architecture

Community Planning and Development

Social History

**Period of Significance:**

ca. 1850- c.1930

1988-1998

**Significant Dates:**

1872; 1900

**Significant Person:**

N/A

**Cultural Affiliation:**

N/A

**Architect/Builder:**

Architects include: Thomas W. Harris, Louis P. J. Eckel, C. D. Swan, Holmes & Little, Swan & Falkner, George J. Metzger, M. E. Beebe & Son, Charles Percival, and Cyrus K. Porter & Son

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

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**10. Geographical Data**

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**Acreage of Property** 49.08 acres

**UTM References**                      **SEE CONTINUATION SHEET FOR ADDITIONAL UTM REFERENCES**  
(Place additional UTM references on a continuation sheet.)

1	<u>  1   7  </u>	<u>672545</u>	<u>4752258</u>	3	<u>  1   7  </u>	<u>672692</u>	<u>4752111</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>  1   7  </u>	<u>672618</u>	<u>4752228</u>	4	<u>  1   7  </u>	<u>672722</u>	<u>4752007</u>

**Verbal Boundary Description**  
(Describe the boundaries of the property on a continuation sheet.)

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

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**11. Form Prepared By**

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name/title Martin Wachadlo, Francis R. Kowsky, and Christopher N. Brown  
[Edited by Jennifer Walkowski, NYSHPO]

organization \_\_\_\_\_ date September 29, 2015

street & number 368 West Ave. telephone 716-949-6169

city or town Buffalo state NY zip code 14201

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**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

**Photographs**

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

**Additional items**

(Check with SHPO or FPO for any additional items)

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

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**FARGO ESTATE HISTORIC DISTRICT**  
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Narrative Description

**OVERVIEW**

The Fargo Estate Historic District is located in the west-central portion of the City of Buffalo, Erie County, New York, about a mile and a half northwest of the city center at Niagara Square. It is laid out in a grid pattern of streets, oriented northeast-southwest and southeast-northwest, on the south slope of Prospect Hill, a gentle rise of land extending from Front Park on Lake Erie eastward into the city. The boundaries encompass a residential neighborhood of about 400 buildings dating between ca. 1850 and ca. 1930, with the majority of buildings built between 1865 and 1917. The heart of the neighborhood is the two-and-a-half blocks that formed the Fargo Estate, a grand urban compound surrounding the mansion of William G. Fargo that was completed in 1872 and demolished in 1900; this property was subdivided and filled with houses from ca. 1888 to ca. 1910. By 1890 this area was regularly referred to in the press as the “Fargo Estate” or the “Fargo Property,” as in “the residents of Pennsylvania Street and Fargo Avenue in the neighborhood of the Fargo property...” The boundary was drawn to include the area within the original two-and-a-half blocks of the Fargo Estate, as well as the surrounding lots that face the former estate that possess a high degree of architectural integrity, as well as the houses along Porter Avenue, which were developed at the same time, using similar architectural styles and materials. The eastern boundary of the historic district abuts the previously listed Allentown Historic District, and while the two areas share some similar architectural styles, they are two distinctive neighborhoods with clearly defined identities. Beyond the northern boundary of Porter Avenue is extensive institutional development and parking lots. Beyond the western and southern boundaries, architectural integrity declines noticeably.

The area now known as the Fargo Estate neighborhood developed largely between c. 1850 and c. 1930. The street plan is that of the Village of Upper Black Rock, which was designed in 1803, the year before that of the neighboring rival, the Village of Buffalo. There were a few houses in the district by the late 1850s, but development began in earnest in the aftermath of the Civil War, when Buffalo cemented its position as one of the nation’s largest cities and a critical industrial and transportation center. Buffalo’s population grew from around 80,000 at the beginning of the Civil War to over 350,000 by the end of the nineteenth century, and this neighborhood, located about 1½ miles north of downtown and just east of the lakefront commercial areas,

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proved very desirable to the city's business leaders and other members of the middle and upper middle classes. This desirability was confirmed when one of Buffalo's richest men, William G. Fargo, built an imposing urban estate on two-and-a-half blocks between 1868 and 1872. This estate was bounded by Jersey and Pennsylvania Streets and Plymouth and Fargo Avenues (including both sides of the street along Fargo Avenue.) Other large houses soon arose in the vicinity, especially along Prospect Avenue, but these were joined by middle class dwellings and even worker's cottages, proving that the neighborhood was not restricted to just the elite. After Fargo's death in 1881 his heirs began selling off their lands, which soon became filled with impressive single family houses; when the final block was developed (the Fargo mansion was demolished in 1900) in the first decade of the twentieth century, large double houses indicated a transformation of the neighborhood as solidly middle class. Many of the houses in the district were designed by Buffalo's leading architects and builders, several of whom called this neighborhood home. By the 1920s this area had become largely populated by Italian-Americans, as that rapidly expanding ethnic group moved inland from their original settlements along the waterfront; they filled in the few remaining lots by 1930. From the beginning, this remained a residential district of fine houses, with commercial development restricted to a few small storefronts, and few apartment buildings. This residential character has remained intact to the present time, the only significant compromise to the neighborhood's integrity being the institutional buildings erected by D'Youville College on half a block south of Porter Avenue in the 1960s. (This area is not part of the Historic District.) Freestanding houses, all built before 1930, set back from the street and shaded by large trees that line the streets, continue to make this one of the most intact and attractive neighborhoods in Buffalo.

**RESOURCES**

There are 412 resources located within the Fargo Estate Historic District, consisting of 2 resources previously listed on the National Register, 301 primary contributing properties and 89 secondary contributing properties, as well as 8 primary non-contributing properties, 9 secondary non-contributing properties, 1 contributing site and 2 contributing objects. Nearly all of the primary contributing properties are residential buildings, four are apartment buildings and the remainder are houses. The other primary contributing properties are two church buildings and a former fire station (which was previously listed). The secondary contributing properties consist

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of early garages and former stables, along with some back houses. The majority of buildings within the historic district retain their historic features, such as form and massing, historic exterior siding, fenestration, and porches. Buildings determined to be non-contributing have either lost or have had significant alteration to these character-defining features, or have been constructed outside of the period of significance. Overall this neighborhood has had few demolitions and largely retains the character it possessed at the end of the period of architectural significance (c. 1930), that of substantial, well-built houses set back from the street, shaded by mature and old growth deciduous trees along gently sloping streets. This is one of the best preserved late-nineteenth to early-twentieth century neighborhoods in the city, comparable to the much larger Allentown National Register District, which abuts this district to the east. The quality of design, construction and preservation is notable, especially in the cohesive ensemble of houses erected on the former Fargo property.

**STREETS**

The street plan of the Fargo Estate Historic District is part of the original 1803 plan for the village of Upper Black Rock, with streets laid out in a southeast-northwest direction (parallel to the lake shore) and in a southwest-northeast direction (perpendicular to the lake shore). The former were originally numbered (starting with First Street at the shoreline) and were renamed in the late nineteenth century, while the latter were generally named for the original states of the union. The one exception to the street grid in the district is the eastern part of Porter Avenue, which is laid out in an east-west direction east of West Avenue; perpendicular to the grid, it is a westward extension of North Street to the original York Street. There is one alley in the district, Cobb Alley, which was laid out by 1851, running from Porter Avenue and Jersey Street between Fargo and West Avenues. Most of the lots have a narrow street frontage and considerable depth (often at least 100 feet), as is common throughout most of the city. However, numerous oddly-angled lots were formed by the eastern section of Porter Avenue's clashing with the grid. All of the streets are paved with asphalt and have been for over a century.

**Streets Parallel to the Lake Shore** (Northwest / Southeast orientation)

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**Prospect Avenue** is a one-way street in the northwest direction. It is 99 feet wide, with a pavement width of 36 feet. Originally surveyed in the 1830s, the name was changed from Ninth Street to Prospect Avenue in 1870. The northeast side of the street within the historic district is elevated above the road surface and originally offered views of Lake Erie, hence the change in street name at the time when large houses began to be built here.

**Fargo Avenue** is a two-way street. It is 66 feet wide, with a pavement width of 36 feet between Hudson and Jersey Streets, which narrows to a width of 30 feet between Jersey Street and Porter Avenue. Opened in 1837, the street's name was changed from Tenth Street to Fargo Avenue in 1869 in honor of William G. Fargo, whose estate the street passed through. Houses on the northeast side of the street between Jersey and Pennsylvania Streets are elevated by several feet above the street level and are often accessed by stepped walkways.

**West Avenue** is a one-way street in the southeast direction. It is 66 feet wide, with a pavement width of 30 feet. Opened in 1846, the street's name was changed from Eleventh Street to West Avenue in 1879 to conform with a street further north to which it connected. Houses on the northeast side of the street between Hudson and Pennsylvania Streets are elevated by several feet above the street level and are often accessed by stepped walkways.

**Plymouth Avenue** is a one-way street in the northwest direction. It is 66 feet wide, with a pavement width of 30 feet. Opened by the 1850s, the street's name was changed from Twelfth Street to Plymouth Avenue in 1876 in honor of the Plymouth Methodist Episcopal Church, which had just been built on the street at the corner of Jersey Street.

**Normal Avenue** is a one-way street in the southeast direction. It is 66 feet wide, with a pavement width of 26 feet. Opened in 1855, the street's name was changed from Thirteenth Street to Normal Avenue in 1894 to honor the State Normal School (which later became Buffalo State College), whose building was located on the street at the corner of Jersey Street. (The building is now Grover Cleveland High School.)



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**Cobb Alley** is a narrow two-way alley located between, and parallel to, Fargo and West Avenues and extending from Jersey Street to Porter Avenue. Opened by 1851, this is the only alley in the historic district. It is lined by garages and back-yards and two former stables at the Pennsylvania Street end.

**Streets Perpendicular to the Lake Shore** (Northeast / Southwest orientation)

**Porter Avenue** is a two-way street. It is 100 feet wide, with a pavement width of 50 feet. It is unusual in having two trajectories through the historic district. The western section, west of West Avenue, maintains the northeast / southwest orientation of other streets in the Upper Black Rock grid, and was originally York Street; east of West Avenue, it is an East-West street that was opened in 1829 as an extension of North Street (then the northern boundary of the City of Buffalo), which aligned with the Buffalo grid plan of 1804. In the mid-nineteenth century the latter was renamed Porter Avenue; York Street west of West Avenue was similarly renamed in 1881. Porter Avenue runs across the crest of Prospect Hill.

**Jersey Street** is a one-way street in the northeast direction. It is 66 feet wide, with a pavement width of 26 feet, and was opened by 1851.

**Pennsylvania Street** is a one-way street in the southwest direction. It is 66 feet wide, with a pavement width of 32 feet, and was opened around 1845.

**ARCHITECTURE**

The development of the Fargo Estate Historic District occurred over a period of eight decades, from c. 1850 to c. 1930, with the majority of buildings constructed between 1870 and 1916. This neighborhood therefore has excellent examples of most of the styles and trends in American architecture from this era. Two-and-a-half-story freestanding single and multiple-family houses are the predominant building type and are largely of frame construction, though there are numerous examples of completely brick or brick and frame construction, dating mostly from the nineteenth century. Many of these houses are very well designed and retain exceptional details

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and features. Queen Anne is the dominant architectural style, interspersed with examples of the Italianate, Shingle, Colonial Revival and Craftsman styles. The majority of these houses have large front porches. The houses built in the nineteenth century were mostly single family, though many have since been divided into multiple dwellings; most of those built in the twentieth century are one-over-one double houses, a type very common in Buffalo.

There are also a considerable number of secondary buildings within the district, usually located behind residences. Some are houses that were either moved to the back of the lot to make room for a newer house at the front or that were built in place. Most are former stables or garages. Many of the large houses of the nineteenth century had lots large enough for a drive leading back to a stable, and several of these, usually one-and-a-half stories in height, survive in the district. Early twentieth century garages are quite numerous and were either built concurrently with new houses or added behind earlier houses, sometimes taking the place of stables. Several are accessible from adjacent streets or Cobb Alley. All of the buildings built in the district after 1930 are garages.

There are four multi-story brick apartment houses in the neighborhood, all built in brick during the 1890s. These are the largest buildings within the historic district. Commercial development was very limited, consisting of two one-story storefronts built in the 1920s in front of existing houses, both of which are still commercial, and a third one-story storefront that was apparently built concurrently with the house it fronts. There are two small but substantially built churches in the district, a brick and stone mid-block Gothic church still used for religious purposes, and a larger stone Romanesque church that is now a museum. One of the oldest buildings in the district is a Second Empire style former fire station.

**LANDSCAPE FEATURES**

The historic district is situated on a portion of the south slope of Prospect Hill, a rise of ground extending from the Niagara River at Front Park and extending eastward for a considerable distance, the ridge line being defined by Porter Avenue and North Street. Thus all of the streets in the district besides Porter Avenue have some

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degree of slope towards the south and west. Because of this change in grade, some houses on portions of the northeastern sides of Prospect, Fargo and West Avenues are elevated by several feet above the street level and are often accessed by inclined or stepped walkways. Otherwise the district is typical of residential neighborhoods in other parts of Buffalo, with freestanding houses on narrow deep lots, set back from the street with a small lawn or garden in front, and trees between the sidewalks and the street. The larger lots often have driveways, while a few smaller lots have parking pads in front of the houses. Most of the sidewalks are older concrete, with metal tags indicating the maker, though some older sandstone walkways remain. Although age and disease have taken a heavy toll, there is a considerable number of old growth trees lining the streets of the district and planting of new trees continues. Porter Avenue was designated a park approach in 1869 as part of the Buffalo Olmsted Park and Parkway system, but other than its greater width it is similar to other streets in the district. Two of the houses along Porter Avenue retain paired stone hitching posts, the only ones remaining in the district. There are few vacant lots in the district, most of which have been transformed into community gardens, largely with flowers and shrubs, along with some produce.

**BENEDICT HOUSE AND LIFE MEMORIAL PARK**

The Fargo Estate Historic District is also physically distinguished by significant events that took place during the height of the AIDS crisis during the late 1980s and early 1990s. The district is adjacent to the Allentown neighborhood that historically was a center for Buffalo's gay community, and many gay people also lived in the Fargo Estate district during the 1980s. With similar housing stock to Allentown but at more affordable prices, it served as an ideal location for a rare, but important use of the historic housing stock – a communal house for people who had AIDS. A pair of adjacent houses at 303 Jersey Street and 124 Plymouth Avenue were utilized for this purpose and collectively called the Benedict House. As a result of the Benedict House's presence, neighborhood residents created Life Memorial Park nearby on Porter Avenue to memorialize those who had died from AIDS.

The building at 303 Jersey Street, at the corner of Plymouth Avenue, was built circa 1890 and is a substantial 2½ story red brick house with Queen Anne and Romanesque influences. The house at 124 Plymouth is a 2

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story brick clad house designed in the Colonial Revival style, and constructed in 1904 on the rear of 303 Jersey's approximately 75-foot by 120-foot lot. During the era of the Benedict House, an extensive rear deck was erected which served to combine to the two dwellings into one. The decking system is extant. The one small contemporary park in the district, Life Memorial Park, was created in what had been an empty lot at the corner of Porter and Normal Avenues in 1992 to commemorate those who have died from AIDS. The park's siting is significant in that it was within visible and walking distance to Benedict House. In a triangular lot configuration with a 107-foot frontage on Porter Avenue, the park contains three granite benches; a streetlamp, two flagpoles, and a grove of maple trees in the rear of the park, which were designed to create a tranquil environment for Benedict House residents, workers, volunteers and family members as well as the public. The parks most distinguishing feature, however, is a Red Ribbon pathway created in concrete.

**BOUNDARY METHODOLOGY**

The boundaries encompass a residential neighborhood that was developed near and around the Fargo Estate in the years after the Civil War, and on the former grounds of the estate starting in the late 1880s and extending into the early twentieth century. By 1890 this area was regularly referred to in the press as the "Fargo Estate" or the "Fargo Property," as in "the residents of Pennsylvania Street and Fargo Avenue in the neighborhood of the Fargo property..." The boundary was drawn to include the area within the original two-and-a-half blocks of the Fargo Estate and the surrounding lots that face the former estate, as well as immediate surrounding vicinity that also possess a high degree of architectural integrity. The eastern boundary of the historic district abuts the previously listed Allentown Historic District, and while both areas share some similar architectural styles, they are two distinctive neighborhoods with clearly defined identities. Beyond the northern boundary of Porter Avenue is extensive institutional development and parking lots. Beyond the western and southern boundaries, architectural integrity declines noticeably. A portion of the western end of the district, extending south from the corner of Porter and Prospect avenues and adjacent to non-contributing institutional development, is an important part of the district by virtue of architectural character, chronological development and overall integrity that match the rest of the district.

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**INTEGRITY ASSESSMENT**

The preponderance of buildings within the present proposed boundaries retains a large degree of historic integrity. On the buildings that have been altered, the most common changes have been substituting wrought iron for wood posts on porches, synthetic manufactured siding over the existing exteriors, and replacement windows. With the recent increase in general appreciation of the city's historic buildings, many owners are reversing the inappropriate changes that were implemented over the last seventy years and are returning their buildings to their former appearances; this is a trend that has been accelerating in the Fargo Estate Historic District in recent years. Overall the district has a high degree of integrity.

**PREVIOUSLY LISTED RESOURCES**

Porter Avenue (the street but not the houses) was previously listed as part of the Olmsted Parks and Parkways Thematic Resources (Ref. No. 90THM00012). The former firehouse at 310 Jersey Street has been individually listed on the National Register.

**RESOURCE LIST**

Within the Fargo Estate Historic District there are two previously listed National Register resources, 301 primary contributing properties, 89 secondary contributing properties, 8 primary non-contributing properties, 9 secondary non-contributing properties, one contributing site and two contributing objects.

**COBB ALLEY – Southwest side**

**2 Cobb Alley**

**c. 1870**

Contributing primary brick 2½-story front gable with side wing Italianate house, limestone foundation, asphalt roof. No porch, segmental arch windows, diamond window in gable. 1/1 double hung wood windows. This house was previously numbered 351 Porter Ave., and was originally part of the lot of 353 Porter Ave.

**FARGO AVENUE – Northeast Side**

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**23 Fargo Avenue 1914**

Contributing primary frame 2½-story front gable vernacular Queen Anne double house, stone foundation, clapboard siding, asphalt roof. Full-width flat roof open front porch, recent columns and balustrade. 2<sup>nd</sup> floor front oriel window beneath projecting attic roof supported by brackets. Shallow side wing with gable roof. 8/1 and 6/1 double hung wood windows. Contributing secondary rear frame 2½-story front gable c. 1870 Italianate house with stone foundation, clapboard siding, asphalt roof. Paired brackets in gable. Full-width front porch, c. 1885, with original columns and new balustrade.

**27 Fargo Avenue c. 1885**

Contributing primary frame 2½-story superimposed front gables and wing Queen Anne house, limestone foundation, clapboard and shingle siding, asphalt roof. Verge boards in front gables. Full width shed roof open front porch with 2 pedimented front gables, square columns with segmental arches. 1/1 double hung wood windows.

**31 Fargo Avenue 1881**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, clapboard siding, asphalt roof. Full-width flat roof open front porch on concrete block foundation, square wood columns, and recent wood balustrade. Round arch window in gable, other windows in groups of 2 and 3. 1/1 double hung wood windows.

**33 Fargo Avenue c. 1880**

Contributing primary frame 2½-story front gable and side wing vernacular Queen Anne house, limestone foundation, composition siding, asphalt roof. 2-story shed roof addition to right of front gable. Stone full-width front porch with flat roof, square stone columns and stone balustrade. Leaded glass transom windows on both front floors, with round window in front gable. 1/1 double hung wood windows.

**39 Fargo Avenue 1875**

Contributing primary frame 2½-story front gable and side wing vernacular Queen Anne house, concrete block foundation, clapboard siding, asphalt roof. Full-width front porch with gable roof, concrete block foundation, wrought iron supports and balustrade. 1/1 double hung wood windows. Non-contributing rear concrete block 1-story garage, flat roof.

**41 Fargo Avenue**

*Vacant lot.*

**47 Fargo Avenue 1890**

Contributing primary brick and frame 2½-story front gable and side wing Queen Anne-style house, limestone foundation, brick 1<sup>st</sup> story with clapboard siding above (vinyl siding on street side), asphalt roof. Angled side bay with chimney and superimposed gables above. One-third width with flat roof front porch on brick piers, wrought iron supports and balustrade; 2<sup>nd</sup> story wrought iron supports and metal awning. 1/1 double hung vinyl windows.

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**49 Fargo Avenue 1890**

Contributing primary brick and frame 2½-story gables on hip-roof Queen Anne-style house, limestone foundation, brick 1<sup>st</sup> story with vinyl siding above, asphalt roof, angled side bay, 1-story full-width front porch with square wood columns, pediment over entrance, limestone foundation, 1/1 double hung wood windows.

*PENNSYLVANIA ST. intersects*

**79 Fargo Avenue 1915**

Contributing primary frame 2½-story, asphalt hip roof, vernacular Queen Anne house, rusticated concrete block foundation, clapboard siding with corner boards and hip-roof dormers. Full-width front porch, rusticated concrete block foundation, square wood columns and balustrades on 1<sup>st</sup> and 2<sup>nd</sup> stories, contemporary awning over 2<sup>nd</sup> story porch. 1/1 double hung wood windows.

**81 Fargo Avenue 1910**

Contributing primary frame 2½-story asphalt hip roof w/exposed rafters, Craftsman-style house, rusticated concrete block foundation, alternating wide and narrow wood shingle siding, hip roof dormers, full-width front porch with same foundation, wood shingle siding forms balustrade on 1<sup>st</sup> story porch, round porch columns, open balustrade on 2<sup>nd</sup> story. 8/1 double hung wood windows.

**85 Fargo Avenue 1907**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, rusticated concrete block foundation, clapboard siding with corner boards, 2<sup>nd</sup> story front offset 3-part oriel window with leaded glass rounded corners and transoms, shield shaped shingles in front gable, asphalt roof. Full-width front porch, same foundation, square columns, wood balustrade 1<sup>st</sup> story, wrought iron balustrade 2<sup>nd</sup> story. 1/1 double hung wood windows.

**89 Fargo Avenue 1915**

Contributing primary frame 2½-story asphalt hip roof vernacular Queen Anne house, rusticated concrete block foundation, vinyl siding, large hip roof front dormer. Full-width 2 story front porch with same foundation, wrought iron supports and balustrades. 1/1 double hung vinyl windows. Contributing frame 1-story hip roof rear garage.

**93 Fargo Avenue 1907**

**William H. Lester, builder**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, rusticated concrete block foundation, clapboard siding with corner pilasters, asphalt roof. 1-story full-width front porch, same foundation, round arch opening in porch foundation, square wood columns on stone bases. 2<sup>nd</sup> story front with a pair of symmetrical 3-part oriel windows with leaded glass rounded corners and transoms. 1/1 double hung wood windows.

**97 Fargo Avenue 1910**

**Thomas W. Harris, architect**

Contributing primary frame 2½-story front gable Craftsman house, concrete foundation, horizontal flush board 1<sup>st</sup> story with stucco second story and gable. Windows arranged in groups, projecting bay over side entrance,

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exposed brackets and rafters, slate roof. Full-width 1-story front porch, same foundation, square corner posts with segmental arches. Projecting attic gable with date "MCMX". Mix of small original wood windows and contemporary vinyl sash double hung windows.

**99 Fargo Avenue 1910**

Contributing primary frame 2½-story, asphalt hip roof with exposed rafters, Craftsman style house, rusticated limestone foundation, clapboard 1<sup>st</sup> story with corner pilasters, alternating wide and narrow wood shingles on 2<sup>nd</sup> story and hip roof dormers. Exposed side brick chimney. Full-width 2-story front porch with same foundation that extends upward to form balustrade, round fluted wood columns, wrought iron balustrade on 2<sup>nd</sup> story porch. 6/1 and 8/1 wood double hung windows.

**105 Fargo Avenue 1908 Louis P. J. Eckel, architect**

Contributing primary frame 2½-story front gable and side wing Colonial Revival house, rusticated limestone foundation, side bay beneath overhanging side gable, clapboard siding, front corner pilasters with Ionic capitals on 1<sup>st</sup> story and Corinthian capitals on the 2<sup>nd</sup> story, slate roof. 2-story full-width front porch, same foundation, square wood columns; 2<sup>nd</sup> story front offset with 3-part oriel window with leaded glass rounded corners and transoms beneath projecting alternating plain and saw-tooth shingled attic gable supported by large brackets. Palladian window framed by round columns in gable. 1/1 wood double hung windows.

**109 Fargo Avenue 1915**

Contributing primary frame 2½-story asphalt hip roof Colonial Revival house, rusticated limestone foundation, shingle siding, recessed corner entrance beside semi-circular 1-story enclosed porch, 2<sup>nd</sup>-story bay window above, beneath a broken pediment framed by a pair of wooden pilasters, shed roof dormer, exposed brick side chimney. 8/1 double hung wood and vinyl windows.

**115 Fargo Avenue 1908**

Contributing primary frame 2½-story, asphalt hip roof with flared eaves and exposed rafter tails, Craftsman-style house, limestone foundation, alternating wide and narrow shingle siding, hip roof front dormer. Large 2-story half-width front porch, enclosed on 2<sup>nd</sup>-story, square wood columns on both porches which are flanked by a polygonal 2-story wood bay. Exposed brick chimney. 1/1 double hung wood windows.

**119 Fargo Avenue 1907 William H. Lester, builder**

Contributing primary frame 2½-story front gable with side bay vernacular Queen Anne house, rusticated limestone foundation, clapboard siding with corner pilasters, asphalt roof. Full-width front porch, same foundation, with wrought iron supports and balustrades. 2<sup>nd</sup> story front with shield shaped shingles which also appear in the front gable, offset with 3-part oriel window with leaded glass rounded corners and transoms. 1/1 wood double hung windows. Contributing frame 2½-story side gable with front bay vernacular rear house, clapboard siding with corner boards, asphalt roof. 1/1 double hung windows.

*JERSEY ST. intersects*

**149 Fargo Avenue c. 1880**



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Contributing primary brick 1½-story Queen Anne house, red brick with black brick banding, gable on asphalt hip roof, center garage door flanked by an arch window and 1-story contemporary brick vestibule, limestone foundation. Former hay loft door now contains contemporary windows. Top of gable is sheathed in clapboard with stick style details. Originally the stable for 246 Jersey Street.

**151 Fargo Avenue** **c. 1880**

Contributing primary frame 2½-story front gable and side wing vernacular Queen Anne house, limestone foundation. Composition siding on 1<sup>st</sup> story, asphalt siding on 2<sup>nd</sup> story, asphalt roof. 1-story wrap-around porch with square wood columns and a pediment over steps. 1/1 double hung wood windows. Non-contributing garage, rear. Burned and partly re-built, 2011.

**155 Fargo Avenue**

*Vacant lot.*

**157 Fargo Avenue** **c. 1880**

Contributing primary frame 1½ story front gable and side wing vernacular Queen Anne house, foundation not visible, vinyl sided, asphalt roof, later exposed side brick chimney. 1-story side porch with wrought iron supports and balustrade. Second Empire-style rear section also vinyl sided. 1/1 double hung wood windows.

**161 Fargo Avenue** **c. 1880**

Contributing primary frame 2-story front gable vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story porch with square wood columns. 1/1 wood windows. Contributing frame 1-story garage, flat roof, rear.

**163 Fargo Avenue** **c. 1880**

Non-contributing primary frame 2½-story front gable and side wing vernacular house, limestone foundation, asphalt roof, composition siding, later fenestration pattern. Full-width 1-story front porch with wrought iron supports and balustrade, metal awning roof. 1/1 double hung wood windows.

**167 Fargo Avenue** **c. 1870**

Non-contributing primary frame 1-story front gable vernacular house, limestone foundation, vinyl siding with permastone on front, asphalt roof. One-quarter width front porch with metal awning. 1/1 double hung vinyl windows, picture window. Non-Contributing frame, 1-story flat roof garage, rear.

**171 Fargo Avenue** **c. 1870**

Non-contributing primary frame 1½-story front gable vernacular house, vinyl siding, limestone foundation, asphalt roof. Small front entrance metal canopy. 1/1 double hung vinyl windows.

**173 Fargo Avenue** **c. 1910**

Contributing primary brick 2½-story front gable and small side wing vernacular Queen Anne house with unusual polychrome brick exterior, limestone foundation, asphalt roof, vinyl sided gables. Full-width 2-story

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stone front porch with stone columns. 1/1 wood double hung windows. Contributing frame 1-story side gable garage, rear.

**175 Fargo Avenue** **1910**

Contributing primary frame 2½-story front gable with side bay vernacular Queen Anne house, rusticated limestone foundation, clapboard siding, asphalt roof. Full-width 2-story front porch, same foundation, wrought iron supports and balustrades, projecting front gable with shingle siding. 1/1 vinyl double hung windows. Contributing frame 2½ story front gable vernacular rear house, 1883, full-width front porch. 1/1 vinyl double hung windows.

**179 Fargo Avenue** **c. 1880**

Contributing primary frame 2-story front gable and side wing vernacular Queen Anne house, limestone foundation, asphalt roof, vinyl siding. Full-width 1 story front porch, rusticated concrete block foundation, wrought iron supports and balustrade. 3/1 and 1/1 double hung wood windows.

**181 Fargo Avenue** **c. 1900**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, clapboard and asphalt siding, asphalt roof. Large 2-story polygonal front bay flanking one-half width 2-story front porch with wrought iron supports and balustrades, rusticated concrete block foundation on porch. Later double hung vinyl windows. Contributing frame 1-story garage, rear.

**183 Fargo Avenue** **c. 1875**

Contributing primary brick 2½-story front gable and side wing Italianate house, 2 bays wide, limestone foundation, asphalt roof, segmental arch windows with keystones and 1/1 double hung wood windows. Enclosed 1-story side porch.

**187 Fargo Avenue** **c. 1875**

Contributing primary brick 2½-story front gable and side wing late Italianate house, 2 bays wide, limestone foundation, asphalt roof, segmental arch windows with keystones and 1/1 double hung vinyl windows. Enclosed 1-story side porch.

**FARGO AVENUE – Southwest Side**

**16 Fargo Avenue** **c. 1880**

Contributing primary frame 2½-story front gable on hip and side wing Queen Anne house, stone foundation, vinyl and asphalt siding, asphalt roof. Full width 1-story front porch with square wood columns. Picture windows on front elevation. 1/1 double hung vinyl windows elsewhere.

**20 Fargo Avenue** **c. 1880**

Contributing primary frame 2½-story superimposed front gables and side bay Queen Anne-style house, limestone foundation, clapboard 1<sup>st</sup> story, shingled 2<sup>nd</sup> story and gables, asphalt roof. Sleeping porch with original balustrade in the smaller of front gables. Wood paneling and decorative animal head in larger of front

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gables. Exposed brick chimney inside side bay. Full-width 2-story front porch with rusticated concrete block foundation, wrought iron supports and balustrades. Picture windows on the front façade and 1/1 double hung vinyl and original wood windows.

**24 Fargo Avenue c. 1880**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch, rusticated concrete block foundation and balustrade, wrought iron supports and balustrade. 1/1 double hung vinyl windows.

**28 Fargo Avenue c. 1880**

Contributing primary frame 2½-story front gables on hip roof Queen Anne-style house, limestone foundation, clapboard siding with corner boards, vertical siding belt course at bottom of 2<sup>nd</sup> story, prominent brackets at gables along roof line, asphalt roof. Full-width 2-story front porch, rusticated concrete block foundation and balustrade with square wood columns, wrought iron balustrade on 2<sup>nd</sup> story. 1/1 double hung wood and vinyl windows.

**32 Fargo Avenue 1880**

Contributing primary frame 2½-story front gable and side 2<sup>nd</sup> story oriel bay Queen Anne-style house, projecting attic gable, limestone foundation, composition siding, asphalt roof. 1-story full width front porch, pediment over entrance, concrete block foundation, wrought iron supports and balustrade. Contributing rear concrete block garage, 1-story.

**34 Fargo Avenue 1900**

Contributing primary frame 2½-story front gable Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt siding, asphalt roof. Full-width 1-story front porch, limestone foundation, square wood columns. Center 2<sup>nd</sup> story oriel beneath projecting attic gable. 1/1 double hung wood windows.

**36 Fargo Avenue c. 1880**

Contributing primary frame 2½-story front gable Queen Anne-style house, limestone foundation, composition siding, asphalt roof. Full-width 1-story front porch with pediment over entrance, concrete block foundation, wrought iron supports and balustrade. 1/1 double hung wood windows.

**40 Fargo Avenue c. 1880**

Contributing primary frame 2½-story superimposed front gable and corner tower on Queen Anne-style house, limestone foundation, composition siding, asphalt roof. Full-width 1-story front porch, square wood columns with pediment. 1/1 double hung wood windows.

**42 Fargo Avenue c. 1880**

Contributing primary frame 2½-story front gable and side wing Italianate-style house, limestone foundation, composition siding, asphalt roof. Full-width 1-story front porch with rusticated concrete block foundation, square wood columns. Early 20<sup>th</sup> century fenestration pattern except for quatrefoil window in gable. 1/1 double hung wood windows.

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**44 Fargo Avenue c. 1880**

Contributing primary frame 1½-story front gable vernacular Queen Anne house, limestone foundation, asphalt siding except for board and batten siding in front gable. Full-width 1-story front porch with limestone and sandstone foundation, balustrade and peers. 1/1 double hung wood windows.

**44 Fargo Avenue**

Vacant lot.

**48 Fargo Avenue c. 2000**

Non-contributing 1-story garage, frame, front gable roof.

**52 Fargo Avenue c. 1915**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, clapboard siding on 1<sup>st</sup>-story and shingles on 2<sup>nd</sup>-story, asphalt roof. Full-width 1-story front porch with brick foundation and wooden piers. Mixture of double hung vinyl windows, varied patterns.

*PENNSYLVANIA ST. intersects*

**70 Fargo Avenue 1929**

Contributing primary frame 1½-story front clipped gable Craftsman house, stone foundation, clapboard siding, thin corner pilasters, asphalt roof; large shingled hip roof dormer above pedimented side entrance porch. Full-width 1-story front porch, brick foundation and square brick piers, flat roof, partly enclosed with windows that have leaded glass upper sash. Original double hung wood windows with square and rectangular mullion patterns in the upper over single pane lower. Contributing rear brick garage, 1-story, c. 1930.

**78 Fargo Avenue 1890**

Contributing primary brick 3-story Queen Anne style apartment building, Medina sandstone foundation, segmental and round arch windows, projecting cornice supported by thin brackets, flat roof. 1<sup>st</sup> and 2<sup>nd</sup> stories have 4 bays alternating with 3 recessed entrances with recessed balconies above with their original wrought iron railings; the 3<sup>rd</sup> story façade is slightly recessed above the balconies. 3 open porches with concrete foundations and simple wrought iron balustrades lead to the entrances. 1/1 double hung vinyl windows, glass block basement windows.

**88 Fargo Avenue 1896**

Contributing primary frame 2½-story front gable and small side bay Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch with pediment over entrance, foundation not visible, square wood piers. Projecting attic gable, shingled, with recessed Palladian window. 1/1 double hung wood windows. Contributing 1-story frame side gable garage, rear, 1915.

**90 Fargo Avenue 1903**

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Contributing primary frame 2½-story front gable Colonial Revival house, limestone foundation, aluminum siding asphalt roof. The aluminum siding does not cover the fluted pilastered corners. Full-width 1-story front porch with fluted Ionic columns, foundation not visible. Palladian window in gable. 1/1 double hung wood and vinyl windows.

**92 Fargo Avenue**

**1916**

**Henry L. Spann, architect**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Three-quarter-width 2-story front porch, limestone foundation, square wood piers. 6/1 double hung wood windows. Contributing frame 1-story hip roof garage, rear.

**96 Fargo Avenue**

**1895**

Contributing primary frame 2½-story hip roof Colonial Revival house, limestone foundation, clapboard siding with corner pilasters, asphalt roof with large pedimented dormers with paired windows. Half-width 1-story front porch, foundation not visible, plain Doric columns. 1/1 double hung wood windows. Contributing brick 1½-story, hip roof garage, rear, 1896.

**100 Fargo Avenue**

**1890**

Contributing primary frame 2½-story side gable Queen Anne-style house with lower projecting 2 ½-story gabled central section, limestone foundation, brick and stucco 1<sup>st</sup>-story, vinyl siding above, asphalt roof. Wrap-around porch, limestone foundation, with stuccoed balustrade and square columns. Projecting front gable supported by foliated brackets with Palladian window and sunburst wood shingles. Offset oval window on 2<sup>nd</sup> story beneath gable. 1/1 vinyl double hung wood windows. Contributing frame 1-story garage, rear.

**102 Fargo Avenue**

**1894**

Contributing primary frame 2½-story cross gambrel roof Queen Anne house, Medina sandstone foundation, large 2-story semicircular shingled bay on left with a flat roof and leaded glass windows on the 1<sup>st</sup> story, 1-story polygonal hipped roof porch at right, brick foundation and wrought iron supports, triple windows above, both sheathed in clapboards; rest of exterior has vinyl siding; triple windows in front gable surmounted by a small fanlight framed in a large shingled arch with long thin keystone; asphalt roof. 1/1 double hung vinyl windows. Contributing frame 1-story garage, rear.

**106 Fargo Avenue**

**1894**

Contributing primary frame 2½-story cross gable Queen Anne-style house, limestone foundation, clapboard siding, 2-story front bay flanking the right-side entrance, asphalt roof. Projecting shingled attic supported by thin brackets with triple windows framed by pilasters and surmounted by a semicircular floral design within a semicircular arch of shingles. Full-width 1-story front porch, gable on hip roof, rusticated concrete block foundation, square brick pier supports and wrought iron balustrade. 1/1 double hung wood windows.

**108 Fargo Avenue**

**1889**

Contributing primary frame 2½-story cross gables on hip roof, Queen Anne-style house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with square wood columns, small sleeping porch over

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entrance with metal awning. Small double window projecting oriel in gable with small stained glass window below in 2<sup>nd</sup> story. 1/1 double hung wood windows. Contributing 1½-story frame garage, rear, 1908.

**112 Fargo Avenue**

**1888**

**Falkner & Johnson, architect**

Contributing primary frame 2½-story front cross-gable Queen Anne-style house, limestone foundation, composition siding, asphalt roof. One-third- width, 1-story front porch with front gabled roof and square wood columns. Variety of double hung vinyl windows with some original wood windows remaining. Contributing frame 1½-story garage, rear.

**118 Fargo Avenue**

**1889**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full width, 1-story front porch, brick foundation, square wooden piers. Multi-pane upper over single lower double hung wood windows. Contributing frame 1 ½ story garage, rear.

**122 Fargo Avenue**

**1888**

Contributing primary frame 2½-story gables on hip roof Queen Anne-style house, limestone foundation, composition siding, asphalt roof. Bases of gables supported by large, simple brackets. Permastone across front of 1<sup>st</sup> -story. Half-width 1-story front porch with concrete foundation, wrought iron balustrade and supports, metal roof. 2<sup>nd</sup> story front features recessed bay at left, oval window at right with 4 keystones; gable has small projecting oriel bay. 1/1 double hung wood windows. Bathtub Madonna in front lawn.

**126 Fargo Avenue**

**1888**

**Charles D. Swan, architect**

Contributing primary frame 2½-story cross gables (steeply pitched roof) Shingle-style house, limestone foundation, clapboard first story with shingles above on front elevation, vinyl siding on other sides, asphalt roof. 1<sup>st</sup> -story bays beneath overhang of the high 2-story side gables, unusual round dormer with high bell-shaped roof to the left of the front gable. Full-width 1-story gable on hip front porch, with concrete block foundation, wrought iron supports, original pilasters remain on house, mixture of original and replacement 1/1 double hung wood windows.

**128 Fargo Avenue**

**1890**

Contributing primary brick 2½-story cross gables on hip roof Queen Anne-style house, Medina sandstone foundation, prominent side bay, recessed pattern brickwork at cornice and chimney, Medina sandstone sills and lintels. Original 1/1 wood double hung wood windows. Brick 1-story storefront addition, rounded corner entrance, large display windows, flat roof, stone coping on parapet, c. 1920. Contributing rear concrete block 1-story garage, rear, c. 1920.

*JERSEY ST. intersects*

**148 Fargo Avenue**

**1913**

Contributing primary frame 2½-story hip roof Colonial Revival house, limestone foundation, clapboard siding, corner pilasters and frieze board at roof line, offset entrance with sidelights (identical doorway above on 2<sup>nd</sup> story onto porch), shallow 2-story bay on northwest elevation, large front hip roof dormer, asphalt roof. Three-

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quarter-width 1-story front porch, stone foundation, wrought iron supports. Original 1/1 double hung wood windows; windows grouped in threes have leaded glass transoms. 8/1 double hung wood windows in dormer.

**152 Fargo Avenue c. 1870**

Contributing primary brick 2½-story front gable and side wing Italianate house, 2 bays wide, limestone foundation, segmental arch windows, asphalt roof. 1/1 double hung wood windows.

**154 Fargo Avenue c. 1878 Richard & William Caudell, builder**

Contributing primary frame 2½-story cross gable Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch with concrete block foundation, square wood posts. Shingled gable with recessed Palladian window. Contributing frame 2-story side gable garage, rear.

**158 Fargo Avenue 1875 Richard & William Caudell, builder**

Contributing primary frame 2-story front gable Italianate-style house, limestone foundation, clapboard siding with corner boards, paired brackets in rake of gable, asphalt roof. Full-width 2-story front porch with rusticated concrete block foundation, wrought iron balustrades and supports, metal roof on 2<sup>nd</sup> story porch. Gable window has Italianate detailing. Remaining windows are various double hung vinyl windows.

**162 Fargo Avenue 1874 Richard & William Caudell, builder**

Contributing primary frame 2½-story front gable and side wing vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with rusticated concrete block foundation, wrought iron balustrades and supports. 1/1 double hung wood and vinyl windows.

**164 Fargo Avenue c. 1880 Richard & William Caudell, builder**

Contributing primary frame 2½-story front gable and side wing Queen Anne-style house, limestone foundation, vinyl siding, asphalt roof. Original full-width 1-story front porch with original round wood columns and floral pediment on roof with house number. Verge board on front gable. Two contributing rear buildings: frame 2-story house, side gable roof, c.1900, and frame 1-story garage.

**JERSEY STREET – Northwest side**

**210 Jersey Street c. 1890**

Contributing primary brick and frame 2½-story front gable Queen Anne house, limestone foundation, brick 1<sup>st</sup> story, frame above, asphalt siding, asphalt roof. Full-width 1-story front porch, concrete block foundation, wrought iron balustrade and supports. Projecting attic gable supported by brackets. 1/1 double hung wood windows.

**212 Jersey Street c. 1890**

Contributing primary brick and frame 2½-story front gable Queen Anne house, limestone foundation, brick 1<sup>st</sup>-story, frame above, composition siding, asphalt roof. Full-width 1-story front porch, foundation not visible,

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square wood columns with wrought iron balustrade, 1/3 width 2<sup>nd</sup>-story porch above with front gable roof. Projecting attic gable supported by brackets. 1/1 double hung wood windows.

**220 Jersey Street**

*Vacant Lot (used as a community garden)*

**222 Jersey Street c. 1880**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Enclosed full-width 1-story front porch, vinyl sided. 6/1 double hung vinyl windows.

**224 Jersey Street c. 1880**

Contributing primary brick 2½-story Second Empire-style house with side wing, limestone foundation, red brick exterior with segmental arch windows, no cornice, asphalt Mansard roof with dormers. Full -width front porch with wrought iron railings without roof. Contemporary windows.

**228 Jersey Street c. 1880**

Contributing primary frame 2½ story Queen Anne-style cross gable house, stone foundation covered by stucco, imitation brick exterior siding, asphalt roof. Full-width front porch with concrete foundation, wrought iron balustrade, no roof. 2<sup>nd</sup> story oriel window above porch with stained glass. Shingled front gable supported by large paired brackets. Picture window 1<sup>st</sup> story. Variety of double hung wood windows for remainder of house.

**232 Jersey Street c. 1880**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch, limestone foundation, wrought iron balustrade and supports. Original round fluted wood porch columns remain on 1<sup>st</sup> floor. 1/1 vinyl double hung windows.

**236 Jersey Street c. 1910**

Contributing primary frame 2½-story with hip roof dormers, vernacular Queen Anne house, limestone foundation, stucco exterior, asphalt roof. Full-width 1-story front porch, limestone foundation, wrought iron balustrade and supports. 1/1 double hung wood and vinyl windows.

*FARGO AVE. intersects*

**246 Jersey Street 1880 Holmes & Little, architect**

Contributing primary brick 2½-story with cross gables Victorian Gothic-style house, limestone foundation, red brick exterior with horizontal black brick banding, corbelling at top of 2<sup>nd</sup> story, asphalt roof. Three-quarter width front porch with stone foundation, wrought iron balustrade, no roof. Molded brick in the segmental arches of windows; exposed rafters in roof. 1/1 double hung wood windows.

**248 Jersey Street c. 1880**



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Contributing primary frame 2½-story gable on hip Queen Anne-style house, concrete block foundation, composition siding, asphalt roof. Full-width 1 story front porch, foundation not visible, wrought iron balustrade and supports, gable supported by large carved brackets. 1/1 double hung wood windows.

**252 Jersey Street c. 1870**

Contributing primary brick 2½-story front gable with side wing Italianate-style house, limestone foundation, red brick exterior, asphalt roof. Paired brackets and richly detailed cornices in rake of gables. Full-width front porch, concrete block foundation, wrought iron balustrade, no roof. Round arch windows with 1/1 wood sash. Contributing 1½-story brick side gable stable, rear.

*COBB ALLEY intersects*

**262 Jersey Street c. 1880**

Contributing primary brick 2½-story cross gable Queen Anne-style house, limestone foundation, red brick exterior, asphalt roof. Three-quarter width front porch with brick foundation, wrought iron balustrade and supports. Multi-pane over single pane wood windows.

**264 Jersey Street 1914**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, exposed brick side chimney, asphalt roof. Full-width 1-story front porch with limestone foundation and piers supporting fluted Ionic columns, wrought iron balustrade. Projecting front gable with alternating wide and narrow shingles. 1/1 double hung wood windows; front windows have leaded glass transoms.

**268 Jersey Street c. 1882**

Contributing primary frame 2½-story hip roof Queen Anne-style house, limestone foundation, clapboard siding asphalt roof. 4-story polygonal front tower with polygonal cupola flanked by dwarf dormer with pyramidal roof. Full width 1-story "L-shaped" front porch with unknown foundation, square wood columns. Gable over entrance. 1/1 wood double hung windows.

**272 Jersey Street**

*Vacant lot (used as a community garden)*

*WEST AVE. intersects*

**282 Jersey Street 1886 Swan & Falkner, architect**

Contributing primary brick 2½-story cross gable Queen Anne-style house, limestone foundation, red brick exterior, asphalt roof. Frame gables with vinyl siding. Full-width 1-story front porch with brick foundation and piers. 1/1 double hung vinyl windows. One of a pair with 288 Jersey St.

**288 Jersey Street 1886 Swan & Falkner, architect**

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**FARGO ESTATE HISTORIC DISTRICT**

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Contributing primary brick 2½-story cross gable Queen Anne-style house, limestone foundation, red brick exterior, asphalt roof. Frame gables with asphalt siding. Full-width 1-story front porch with brick foundation and piers. 1/1 double hung vinyl windows. One of a pair with 282 Jersey St.

**290 Jersey Street** **c. 1870**

Contributing primary frame 2-story hip roof Italianate-style house, roof topped with a large rectangular cupola, concrete block foundation, clapboard siding, asphalt roof. Full-width 1-story front porch with red and yellow brick foundation, balustrade and piers. 3/1 double hung wood windows in groups of 3 on front façade. 1/1 double hung wood windows elsewhere.

**296 Jersey Street** **c. 1914**

Contributing primary frame 2½-story hip roof vernacular Queen Anne style house, limestone foundation, clapboard siding with corner pilasters, asphalt roof with gabled front dormer. Full-width 1-story front porch with limestone foundation, round Ionic columns, wood balustrade, brackets along 2<sup>nd</sup> story front cornice. 6, 9, 12 over 1 double hung wood windows. 2<sup>nd</sup> floor slightly projecting oriel bay.

**298 Jersey Street** **1881** **George J. Metzger, architect**

Contributing primary frame 2½-story gables on hip Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch, unknown foundation, wrought iron supports. Exceptional window surrounds and stick work in front gable. 1/1 double hung wood windows.

**300 Jersey Street** **1854**

Contributing primary frame 1-story hip roof vernacular Queen Anne house, brick foundation, shingle siding, asphalt roof with hip roof front dormer. Twin center bays flanked by small entrances with polygonal roofs. Significant alterations and additions, 1914-1916. Formerly Colonial Candy – confectioner store.

**310 Jersey Street** **1875** **Porter & Watkins, architect**

***Previously National Register Listed***

Contributing primary brick 2½-story Second Empire style former fire house, stone foundation, red brick exterior with limestone trim, slate Mansard roof with pedimented dormers. Modern garage doors on 1<sup>st</sup> story with stone cornice above. 2<sup>nd</sup> story paired windows with incised limestone trim interspersed by fluted pilasters with stone floral capitals. Side elevation features round arched windows with keystones on 1<sup>st</sup> story and segmental arch windows with keystones on 2<sup>nd</sup> story. 1-story rear section with Mansard roof. 1/1 and ½ double hung wood windows.

*PLYMOUTH AVE. intersects*

**320 Jersey Street** **1912** **Cyrus K. Porter & Sons, architect**

**Plymouth Methodist Episcopal Church / now Karpeles Library and Manuscript Museum**

Contributing primary limestone auditorium plan 2-story Romanesque-style former church, polygonal hip roof, with a pair of large gables with round arch stained glass windows flanking a 4-story square tower, limestone foundation and exterior walls, red tile roof with clerestory at summit surmounted by a polygonal cupola with

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pointed roof. Round arch windows throughout, many with stained glass. Triple arch entrance porticoes on Porter and Jersey streets.

*NORMAL and PORTER AVES. intersect*

**JERSEY STREET – Southeast side**

**183 Jersey Street c. 1890**

Contributing primary frame 2½-story front gable Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt roof, band of gear tooth shingles on 1<sup>st</sup> floor shingle and rough-cast gable details with unusual upper sash mullion patterns in gable. Recessed entrance porch with paired Tuscan columns. 1/1 double hung wood windows.

**187 Jersey Street c. 1880**

Contributing primary frame 2½-front gable vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Large 2-story bay on left side flanked by one-half-width porch, foundation not visible, wooden box piers, wrought iron railings, metal awning over 2nd story porch.

*PROSPECT AVE. intersects*

**215 Jersey Street 1882 Smith & Baines, architect**

**West Side Presbyterian Church / now Iglesia de Cristo Misionera**

Contributing primary stone 2½-story Gothic style church with Queen Anne details, stone foundation, brick and stone superstructure, asphalt roof. “L-shaped” plan with prominent corner tower, missing cupola. Pointed arch windows with large rose window in front gable. Queen Anne-style entrance porch retains its original details. Brick and stone buttresses.

**225 Jersey Street c. 1900**

Contributing primary brick and frame 2½-story hip roof Colonial Revival house, limestone foundation, brick 1<sup>st</sup> story, shingle and clapboard 2<sup>nd</sup> story, asphalt roof with hip roof dormers. Three-quarter-width 1-story front porch with limestone foundation, round wood porch columns, modern wooden baluster,. 1/1 double hung vinyl windows.

*FARGO Ave. intersects*

**245 Jersey Street c. 1910**

Contributing primary frame 2½-story hip roof Craftsman-style house, limestone foundation, clapboard 1<sup>st</sup> story with corner boards, alternating wide and narrow shingled 2<sup>nd</sup> story, asphalt roof with hip roof dormers. Exposed brick side chimney, exposed rafter tails. Full-width front porch with limestone foundation, wrought iron supports and balustrades. 1/1 double hung vinyl windows. Contributing rear garage, frame, 1-story.

**247 Jersey Street 1910**

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Contributing primary frame 2½ story hip roof vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, slate roof with shingled front gabled dormers. Pair of symmetrical 3-part oriel windows with leaded glass rounded corners and transoms over the 1-story full-width front porch with a limestone foundation, wrought iron supports and balustrades; pair of 1<sup>st</sup> story bay windows on ease side. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**249 Jersey Street c. 1910**

Contributing primary frame 2½ story hip roof vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof, hip roof dormers. Full-width 1-story front porch with limestone foundation, square wooden piers, wooden balustrade, wrought iron balustrade on 2<sup>nd</sup> story. 1/1 double hung wood windows.

**255 Jersey Street c. 1910**

Contributing primary frame 2-story side gable vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, asphalt roof with large front gable dormer. Full-width 1-story front porch, foundation unknown, square wood piers and wood balustrade, wrought iron balustrade on 2<sup>nd</sup> story. 1/1 double hung wood windows.

**257 Jersey Street c. 1910**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, clapboard siding with corner pilasters, asphalt roof shingled front gable. Pair of symmetrical 3-part oriel windows with leaded glass rounded corners and transoms over full width 1-story front porch with limestone foundation, round wooden Tuscan columns, wooden balustrade. 1/1 double hung wood windows; diamond pattern mullions in upper sash in front gable.

**259 Jersey Street c. 1910**

Contributing primary frame 2½-story front gable with side bay vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with limestone foundation, square wood columns, wrought iron balustrades. 1/1 double hung wood windows.

**263 Jersey Street c. 1910**

Contributing primary frame 2½ story front gable vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch with limestone foundation, wood piers and wooden balustrade, wrought iron railing on 2<sup>nd</sup> story. 6/1 double hung wood windows.

**265 Jersey Street c. 1910**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, imitation brick asphalt siding with shingle siding and verge board in gable, asphalt roof. Full-width 1-story front porch sandstone foundation, square wood and stone piers, wood balustrade, wrought iron balustrade on 2<sup>nd</sup> story. 1/1 double hung wood windows.

**269 Jersey Street c. 1910**



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tall stained glass window surmounted by a small front gable with similar decorative detail. 1/1 double hung wood windows. Contributing secondary house at rear of lot, fronts on Plymouth Avenue. Brick 2½-story hip roof Colonial Revival house (1904) with stone foundation, red brick exterior, asphalt roof with pedimented dormers. Pilasters and pediment frame the front entrance. Although part of 303 Jersey, it has a street address of 124 Plymouth Avenue.

*PLYMOUTH AVE. intersects*

**315 Jersey Street 1880**

Contributing primary frame 2-story Second Empire-style house with side porch and storefront addition, limestone foundation, clapboard siding with corner boards, asphalt Mansard roof with gabled dormers embracing a small side tower. Side porch has wooden foundation and round wood columns. 1/1 double hung wood windows. Circa 1920 1-story brick storefront addition with rounded corner entrance and large display windows, concrete foundation, tile-coped flat roof.

**317 Jersey Street 1883**

Contributing primary frame 2½-story front gable and side wing Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt roof. Twin windows on front façade are separated by decorative shingles on both stories; entablature above 2<sup>nd</sup> story windows. Gable peak features diamond window and half-timbered detail. Unusual 1-story side porch features wrought iron support on brick pier. Multi-pane over single pane, double hung wood windows and double hung vinyl windows.

**321 Jersey Street 1884 Swan & Falkner, architect**

Contributing primary frame 2½-story gable on hip roof Queen Anne-style house, limestone foundation, composition siding, asphalt roof. Large front bay with gable and side oriel tower bay with polygonal roof. Half-width front porch, wood foundation and balustrade, no roof. Multi-pane over single pane double hung wood windows.

**325 Jersey Street 1884**

Contributing primary frame 2½-story gable on hip with side wing Queen Anne-style house, limestone foundation, vinyl siding, asphalt roof. Wooden side porch with wood foundation, square wood columns and balustrade; unusually elaborate detail in frieze extends along the 1<sup>st</sup> story street-front façade. Central oriel bay supported by large detailed brackets with an exceptionally detailed dormer projecting above. 1/1 double hung vinyl windows. Contemporary 4-unit casement window in 1<sup>st</sup> floor front façade.

**331 Jersey Street c. 1890**

Contributing primary brick and frame 2½-story cross-gabled Queen Anne-style house, limestone foundation, red brick on 1<sup>st</sup> story, vinyl siding above, asphalt roof. Pair of 2-part oriel windows on 2<sup>nd</sup> floor front façade. Quarter-width entrance porch with concrete foundation, wrought iron supports and balustrade. 1/1 double hung wood and vinyl windows. Metal fire escape extends down from roof on right side.

**335 Jersey Street 1880**

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Contributing primary frame 2½-story hip roof vernacular house, limestone foundation, clapboard siding with corner boards, asphalt roof. Very wide hip roof dormers on front and sides with connecting eaves. Full -width front porch with rusticated concrete block foundation and balustrade. 1-story enclosed front porch, frame balustrade on 2<sup>nd</sup> story. 1/1 and 6/1 double hung wood windows.

**341 Jersey Street**

**1880**

**Porter & Percival, architect**

Contributing primary brick 2½-story gables on hip Queen Anne-style house, limestone foundation, red brick exterior with decorative brick and limestone trim, asphalt roof. Fenestration features segmental arched openings with stone springers and incised stone keystones. One-quarter width front entrance porch, concrete foundation, square wood columns and gable roof. 1<sup>st</sup> story front window altered to picture window, remainder of windows are 1/1 wooden double hung.

*NORMAL AVE. intersects*

**NORMAL AVENUE– Southwest side**

**48 Normal Avenue**

**c. 1875**

Contributing primary frame 2-story Second Empire-style house, limestone foundation, aluminum siding, Mansard roof, asphalt shingles. Full-width 1-story enclosed front porch, with stuccoed foundation, vinyl siding, projecting gable over entrance. Large front gabled dormer above porch. 1/1 double hung wood and vinyl windows.

**50 Normal Avenue**

**c. 1920**

Contributing primary stucco 2-story hip roof vernacular house, stuccoed foundation and exterior, shallow hip roof, asphalt shingles. Enclosed integrated front porch with French doors recessed in arched openings. 6/1 double hung wood windows.

*JERSEY ST. intersects*

**PENNSYLVANIA STREET – Northwest side**

**222 Pennsylvania Street**

**c. 1870**

Contributing primary brick 2½-story hip-on-hip roof vernacular Queen Anne house, limestone foundation, brick exterior, asphalt roof. Large hip roof front dormer. Full-width 1-story front porch with brick foundation, square brick and frame columns, wrought iron balustrades. 1/1 double hung wood windows. Contributing adjacent 3 car garage c. 1925.

**226 Pennsylvania Street**

**c. 1900**

Contributing primary brick and stucco 1½-story side gable vernacular Queen Anne house, set far back in lot, unknown foundation, stucco exterior with brick details at corners and around windows, asphalt roof, one hip roof dormer, left 1/3 façade projects slightly from plane of building. One-third width front porch with wrought iron balustrade and small enclosed vestibule. 1/1 double hung vinyl windows.

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**230 Pennsylvania Street c. 1928**

Contributing primary frame 2-story hip roof vernacular Craftsman house, limestone foundation, clapboard 1<sup>st</sup> story with corner boards, alternating wide and narrow band shingle siding on 2<sup>nd</sup> story and dormer, asphalt roof. Large hip roof front dormer. Full-width 1-story front porch with yellow brick foundation and piers, wrought iron balustrades. 1/1 and 4/1 double hung vinyl windows. Contributing rear garage, concrete block, 1-story.

**232 Pennsylvania Street**

Vacant lot.

*FARGO AVE. intersects*

**250 Pennsylvania Street 1910**

Contributing primary frame 2½-story hip roof Craftsman-style house, rusticated limestone foundation, alternating wide and narrow width shingle siding, asphalt roof with flared eaves, dormers also with hip roof and flared eaves, exposed rafter tails. Full-width 1-story front porch with limestone foundation, square wood columns, wood balustrades on 1<sup>st</sup> and 2<sup>nd</sup> story. 9/1 double hung wood windows.

**254 Pennsylvania Street 1910**

Contributing primary frame 2½-story hip roof Craftsman-style house, rusticated limestone foundation, alternating wide and narrow width shingle siding, asphalt roof with flared eaves, dormers also with hip roof and flared eaves, long thin brackets at eaves. Full-width 1-story front porch with limestone foundation, square wood columns, wood balustrades on 1<sup>st</sup> and 2<sup>nd</sup> story. 9/1 double hung wood windows.

**256 Pennsylvania Street 1912**

Contributing primary frame 2½-story hip roof Craftsman-style house, rusticated limestone foundation, alternating wide and narrow width shingle siding, asphalt roof with flared eaves, dormers with hip roof, exposed rafter tails. Full-width 2-story front porch with limestone foundation, square wood columns, wood balustrade, 2<sup>nd</sup> story enclosed, roof with exposed rafter tails. 9/1 double hung wood windows.

**260 Pennsylvania Street 1908**

Contributing primary frame 2½-story front gable with side bay vernacular Queen Anne house, rusticated limestone foundation, clapboard siding, corner pilasters, asphalt roof. Full-width front porch with rusticated concrete block foundation, contemporary round columns and balustrades, 2<sup>nd</sup> story front offset 3-part oriel window with leaded glass rounded corners and transoms, projecting shingled gable supported by brackets, triple windows framed by round fluted Tuscan columns. 1/1 double hung wood windows.

**262 Pennsylvania Street 1908**

Contributing primary frame 2½-story front gable with side bay vernacular Queen Anne house, rusticated limestone foundation, composition siding, asphalt roof. Full-width front porch with concrete block foundation, contemporary round columns and balustrades, 2<sup>nd</sup> story front offset 3-part oriel window with leaded glass



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rounded corners and transoms, projecting gable supported by brackets with recessed triple windows divided by Tuscan columns behind miniature wooden balustrade. 1/1 double hung wood windows.

**266 Pennsylvania Street 1908**

Contributing primary frame 2½-story front gable with side bay vernacular Queen Anne house, rusticated limestone foundation, clapboard siding, corner pilasters, asphalt roof. Full-width front porch with rusticated limestone foundation, round fluted wood Tuscan columns, wood and wrought iron balustrades, 2<sup>nd</sup> story front offset 3-part oriel window with leaded glass rounded corners, projecting shingled gable supported by brackets, triple windows, shield shaped shingles. 1/1 double hung wood windows.

**270 Pennsylvania Street c. 1910**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, rusticated limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with rusticated limestone foundation, round fluted wood Tuscan columns on high bases, wrought iron balustrades, offset bay window on 1<sup>st</sup> story, 2 asymmetrical oriel bays on 2<sup>nd</sup> story, projecting front gable supported by brackets, flaring base; 3<sup>rd</sup> floor triple window modified with center door leading to metal fire escape across front. 1/1 double hung wood windows. Contributing rear garage, concrete block, 1-story.

**272 Pennsylvania Street 1909**

Contributing primary frame 2 ½ story front gable and side bay Colonial Revival house, rusticated limestone foundation, vinyl siding, Ionic corner pilasters, asphalt roof. Full-width front porch with massive rusticated limestone foundation/balustrade, square wrought iron supports, entablature across porch roof with triglyphs and guttae, wrought iron balustrade on 2<sup>nd</sup> story, 2<sup>nd</sup> story front offset 3-part oriel window with rounded corners and transoms, flanked by oval leaded window with keystones, projecting rounded shingled gable supported by brackets. Palladian window framed by Ionic columns. 1/1 double hung wood windows.

**274 Pennsylvania Street 1924**

Contributing primary brick 2-story front gable vernacular house, brick foundation and red brick exterior siding, asphalt roof. Attached brick porch enclosed on 2 stories. 1/1 double hung vinyl windows. Contributing, brick 2 story side gable, 3 garage doors on 1<sup>st</sup> story garage, rear. 1922

*WEST AVE. intersects*

**290 Pennsylvania Street 1889**

Contributing primary frame 2½-story cross-gable Queen Anne-style house, limestone foundation, clapboard siding with corner boards, part of 2<sup>nd</sup> story has asphalt siding, asphalt roof. Full-width 1-story front porch, wood foundation, square wood columns on paneled wood bases, wood balustrade, decorative pediment over entrance features house number. 2<sup>nd</sup> story front offset 3-part oriel window with rounded corners and transoms, projecting saw-tooth shingled gable supported by thin brackets and with small shingled balcony. 1/1 double hung wood windows. Non-contributing rear garage, frame, 1-story.

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Contributing primary frame 2½-story cross-gable Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch with wood foundation, square wood columns, wood balustrade. Decorative pediment over entrance. 2<sup>nd</sup> story left front with offset 3-part oriel window with rounded corners and transoms, balanced by smaller single window with rounded corners on right front above entrance. Projecting shield-shaped shingled gable supported by thin brackets and with decorative floral pediment. 1/1 double hung wood windows.

**298 Pennsylvania Street c. 1890**

Contributing primary frame 2½-story gables on hip Queen Anne-style house, limestone foundation, clapboard and shingled siding, asphalt roof. Full-width 1-story front porch wood foundation with square wood columns on wood plinths, wood balustrade, pedimented gable over entrance. Large projecting side bay oriel on 2<sup>nd</sup> story supported by large brackets. 1/1 double hung wood windows.

**302 Pennsylvania Street 1888**

Contributing primary frame 2½-story front gable with side bay Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch with rusticated concrete block foundation, square wood columns on brick plinths, wood balustrade on 1<sup>st</sup> story, wrought iron balustrade on 2<sup>nd</sup> story. Right side of 2<sup>nd</sup> story is slightly recessed over entrance. Triple windows in gable sheltered by small hipped roof supported by brackets. 1/1 double hung wood windows. Contributing rear garage, 1933, brick, 1-story.

**306 Pennsylvania Street 1889**

Contributing primary frame 2½-story cross gable Queen Anne-style house, limestone foundation, clapboard siding, asphalt roof. Full-width 1-story front porch, left side enclosed, features carved pediment over entrance, wood foundation, square wood columns at corner, original wood pilaster remains on house. Large 2-part shingled gable of novelty pattern with recessed triple window. 1/1 double hung wood windows.

**308 Pennsylvania Street**

Vacant lot.

**310 Pennsylvania Street c. 1890**

Contributing primary frame 2 ½-story cross gable Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch with clapboard foundation, square wood columns and balustrade, central foliate pediment with house number. Shingled front gable with projecting shallow balcony. 1/1 double hung vinyl windows.

**312 Pennsylvania Street 1890 Harvey Howell, builder**

Contributing primary brick and frame 2½-story cross gable Queen Anne-style house, limestone foundation, brick on 1<sup>st</sup> story exterior, clapboard above. Half-width front entrance porch with stone foundation, square wood columns, wrought iron balustrade. 2<sup>nd</sup> story oriel bay with Greek key frieze surmounted by superimposed front gables with lattice work pediments, side polygonal oriel tower with pointed roof. Fire escape extending from 3<sup>rd</sup> story front, around corner, down side of house. 1/1 double hung wood windows.

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*PLYMOUTH AVE. intersects*

**PENNSYLVANIA STREET– Southeast side**

**219 Pennsylvania Street**

Non-contributing primary frame 2½-story front gable and side wing Italianate house, limestone foundation, vinyl siding, asphalt roof. Half-width front porch with wrought iron supports and balustrade, permastone foundation. Contemporary picture window fenestration. Non-contributing adjacent 1-story garage, concrete block, hip roof.

**221 Pennsylvania Street c. 1880**

Contributing primary frame 1½-story front gable vernacular Queen Anne house, foundation material unknown, composition siding, asphalt roof. Full-width 1-story front porch, foundation unknown, with wood supports, frame balustrade, pediment over entrance. 1/1 double hung wood and vinyl windows.

**223 Pennsylvania Street c. 1880**

Contributing primary frame 2½-story front gable with side bay vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with concrete block foundation, wrought iron supports and balustrades. 1/1 double hung vinyl windows and vinyl casement windows.

**225 Pennsylvania Street c. 1880**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch with brick foundation and piers, wrought iron balustrades. 1/1 double hung vinyl windows.

**233 Pennsylvania Street c. 1880**

Contributing primary frame 2½-story hip roof Queen Anne-style house, limestone foundation, vinyl siding, asphalt roof, gable dormers with flush board siding and large wooden brackets supporting verge board rake of gable. Full-width 1-story porch with stone foundation and piers, wrought iron balustrades. Picture window on 2<sup>nd</sup> story. 1/1 double hung vinyl windows. Contributing rear garage, concrete block, 1-story.

**239 Pennsylvania Street 1916**

Contributing primary frame 2½-story hip roof Craftsman-style house, limestone foundation, wide clapboard siding to sill course of 2<sup>nd</sup> story with alternating wide and narrow bands above, asphalt roof. Large front dormer with hip roof, side dormer with shed roof, exposed brick side chimney. Full-width 1-story front porch with brick foundation and piers, wood clapboard balustrade on 1<sup>st</sup> story and wrought iron balustrade on 2<sup>nd</sup> story. 6/1 double hung wood windows. Contributing rear garage, concrete block, 1-story.

*FARGO AVE intersects*

**249 Pennsylvania Street 1915**

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Contributing primary frame 2½-story hip roof Craftsman-style house, limestone and brick foundation, alternating wide and narrow shingle siding, asphalt roof with large hip roof dormers. Exposed brick side chimney. Full-width 1-story front porch, brick and limestone foundation, square wood piers and balustrade, wrought iron balustrade on 2<sup>nd</sup> story. 6/1 double hung wood windows. Contributing rear garage, tile, 1-story.

**253 Pennsylvania Street 1915**

Contributing primary frame 2½-story hip roof Craftsman-style house, limestone and brick foundation, clapboard siding on 1<sup>st</sup> story, alternating wide and narrow shingle siding above, asphalt roof with large hip roof dormers. Full-width 1-story front porch, brick and limestone foundation and piers, wood balustrade on 1<sup>st</sup> story, wrought iron balustrade on 2<sup>nd</sup> story. 6/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**257 Pennsylvania Street 1915**

Contributing primary frame 2½-story hip roof Craftsman-style house, limestone foundation, wide clapboard siding to sill course of 2<sup>nd</sup> story with alternating wide and narrow bands above, asphalt roof. Large front dormer with hip roof, side dormer with shed roof, exposed brick side chimney. Full-width 1-story front porch with brick foundation, square wood columns and balustrade, and wrought iron balustrade on 2<sup>nd</sup> story. 6/1 double hung wood windows.

**259 Pennsylvania Street 1915**

Contributing primary frame 2½-story hip roof Craftsman-style house, limestone and brick foundation, clapboard siding on 1<sup>st</sup> story, alternating wide and narrow shingle siding above, asphalt roof with large hip roof dormers. Full-width 1-story front porch with brick and limestone foundation, large square wood piers, wood balustrade on 1<sup>st</sup> story, wrought iron balustrade on 2<sup>nd</sup> story. 6/1 double hung wood windows.

**263 Pennsylvania Street 1916**

Contributing primary frame 2½-story front gable Craftsman-style house, limestone foundation, clapboard siding with corner boards, asphalt roof, wide verge board in gable. Full-width 1-story front porch with limestone foundation and piers, wood balustrade on 1<sup>st</sup> story and wrought iron balustrade on 2<sup>nd</sup> story. 6/1 double hung wood windows.

**265 Pennsylvania Street 1916**

Contributing primary frame 2½-story hip roof Craftsman-style house, limestone foundation, clapboard siding on 1<sup>st</sup> story, alternating wide and narrow shingle siding above, asphalt roof with large front gable dormer with wide verge board. Full-width 1-story front porch with limestone foundation, large square wood piers, wood balustrade on 1<sup>st</sup> story, wrought iron balustrade on 2<sup>nd</sup> story. 6/1 double hung wood windows. Contributing rear garage, 2-story, brick, flat roof.

**269 Pennsylvania Street 1895**

**Mathew J. Hudson, builder**

Contributing primary frame 2½-story cross gable Queen Anne-style house, sandstone foundation, clapboard and shingle exterior, slate roof. Full-width front porch with sandstone foundation, round fluted wood Tuscan columns on wood plinths. Foliate pediment over entrance, prominent polygonal corner tower with pointed roof, recessed sleeping porch in front gable balcony. 1/1 double hung wood windows.

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**273 Pennsylvania Street**

**1895**

**Mathew J. Hudson, builder**

Contributing primary frame 2½-story hip roof Colonial Revival house, sandstone foundation, clapboard siding, slate roof. Rounded ¾ width 1-story front porch with sandstone foundation, square wood columns and wood balustrade, wood quoins at corner of 1<sup>st</sup> floor. 2<sup>nd</sup> story features polygonal oriels and 1-story Ionic pilasters. Prominent front gabled dormer projects above the bracketed entablature with projecting arched gable filled with decorative details. 1/1 double hung wood windows.

**277 Pennsylvania Street**

**1895**

**Mathew J. Hudson, builder**

Contributing primary frame 2½-story hip roof Queen Anne-style house, sandstone foundation, clapboard on 1<sup>st</sup> story, shingles on 2<sup>nd</sup> story, slate roof with small front dormer containing a pointed arch. Three-quarter width front porch with sandstone foundation, square wood columns, wood balustrade, pediment with decorative detail over entrance. Very large round corner tower with pointed roof and original metal cresting, composed of sandstone on 1<sup>st</sup> story with shingles above. 1/1 double hung wood windows.

*WEST AVE. intersects*

**285 Pennsylvania Street**

**c.1910**

Contributing primary brick and frame 2½-story front gable vernacular Queen Anne house, concrete foundation, red brick 1<sup>st</sup> story, alternating wide and narrow band shingles above, asphalt roof, large gabled side dormer. Brick 1-story store-front addition, angled corner entrance with concrete foundation, red brick with yellow brick and stone trim. Picture windows filled in and smaller windows inserted. Cornice with corbels and projecting brick details. Flat parapet. Multi-pane double hung vinyl windows. Contributing rear garage, 1917, concrete block, 1-story.

**289 Pennsylvania Street**

**1929**

Contributing primary frame 1½-story hip roof vernacular Queen Anne house, concrete foundation, aluminum siding, asphalt roof with hip roof front dormer. Full-width enclosed 1-story yellow brick front porch with round leaded fanlight over entrance. 1/1 double hung vinyl windows.

**293 Pennsylvania Street**

**1881**

Contributing primary frame 2½-story gables on hip Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt roof. Three-quarter width front porch with a concrete block foundation, wrought iron balustrade, no roof. Left side 2-story bay window topped by shingled gable. 3/1 double hung wood windows.

**295 Pennsylvania Street**

**c. 1880**

Contributing primary brick 2½-story cross gable Queen Anne-style house, limestone and rusticated concrete block foundation, painted brick exterior, asphalt roof. Full-width 1-story front porch with rusticated concrete block foundation, wrought iron supports and balustrades. Brick 2-story shed roof addition at left. Large picture window installed on 2<sup>nd</sup> story beneath the incised keystones of the former arched windows. Exceptional detailed

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scroll-sawn ornamental stick-work in front gable. 1/1 double hung vinyl windows. Contributing rear garage, 1916 concrete block, 1-story.

**299 Pennsylvania Street**

**1878**

**James W. Byers, builder**

Contributing primary frame 2½-story front gable Italianate-style house, rusticated concrete block foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch, shingled foundation and balustrade, square wood columns. Round arch windows with original rope moldings on 1<sup>st</sup> story and attic window; later rectangular windows on 2<sup>nd</sup> story front. Richly detailed cornice in rake of gable with paired brackets. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**301 Pennsylvania Street**

**1868**

**James W. Byers, builder**

Contributing primary frame 2½-story front gable Italianate house, foundation unknown, vinyl siding, corner boards, asphalt roof. Full-width front porch with ¼-width roof over entryway with Queen Anne detailing. Vertical flush boarding in gable with elaborately trimmed attic window. 1/1 double hung vinyl windows.

**303 Pennsylvania Street**

**c. 1855**

Contributing primary frame 2 ½ story front gable Italianate house, foundation unknown, composition siding, permastone on 1<sup>st</sup> floor front, asphalt roof. Full width 1-story front porch, rusticated concrete block foundation, wrought iron supports and balustrades, picture window in 2<sup>nd</sup> story. 1/1 double hung wood windows.

**307 Pennsylvania Street**

**1881**

**William & Richard Caudell, builder**

Contributing primary frame 2½-story front gable and side wing vernacular Queen Anne house, limestone foundation, aluminum siding, asphalt roof. Wraparound 1-story porch with decorative pediment over entrance, partially enclosed at entrance, frame foundation, square columns, and balustrade. 1/1 double hung wood windows.

**313 Pennsylvania Street**

**1882**

**William & Richard Caudell, builder**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, composition siding, asphalt roof, thin verge board in gable. Full-width front porch with concrete foundation, roof only over entrance, wrought iron supports and balustrade. 1/1 double hung wood windows.

**PLYMOUTH AVENUE – Northeast side**

**83 Plymouth Avenue**

**1905**

Contributing primary frame 2½-story front gable and side wing vernacular Queen Anne house, limestone foundation, clapboard siding with corner pilasters, asphalt roof. Full-width 2-story front porch with limestone foundation, wrought iron supports and balusters, 2<sup>nd</sup> story front offset 3-part oriel window with leaded glass rounded corners and transoms. 1/1 double hung wood and vinyl windows.

**87 Plymouth Avenue**

**1880**

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Contributing primary frame 2½-story front gable and side wing vernacular Queen Anne house, limestone foundation, asphalt and vinyl siding with corner pilasters, asphalt roof. Half-width 1-story front porch with frame foundation, wrought iron supports and balustrades. 1/1 wood and vinyl double hung windows. Contributing rear garage, frame, 2-story, side gable roof.

**89 Plymouth Avenue**

**1883**

**James W. Byers, builder**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch with brick foundation and piers. 2<sup>nd</sup> floor windows feature pilasters with modillions supporting small window hoods. Small verge board in front gable. 1/1 double hung wood windows.

**91 Plymouth Avenue**

**1878**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch with alternating wide and narrow shingle base, square wood columns. Front windows feature pilasters supporting small window hoods. 1/1 double hung wood windows.

**95 Plymouth Avenue**

**1881**

Contributing primary frame 2-story Second Empire-style house, limestone foundation, clapboard siding with corner boards, decorative wood shingle and asphalt roof. Full-width 1-story front porch with round Tuscan columns, decorative gable over entrance with house number. Roofline over entrance forms a small tower topped with iron cresting. 1/1 double hung wood windows.

**97 Plymouth Avenue**

**1881**

Contributing primary frame 2-story Second Empire-style house, limestone foundation, clapboard siding with corner boards, decorative wood shingle and asphalt roof. Full-width 1-story front porch with round Tuscan columns, gable over entrance. Roofline over entrance forms a small tower. 1/1 double hung wood windows.

**101 Plymouth Avenue**

**c. 1865**

Contributing primary frame 2-story front gable vernacular Italianate house, foundation unknown, vinyl siding, asphalt roof. Small enclosed front vestibule with gable roof. 1/1 double hung vinyl windows. Contributing rear garage, frame, front gable, 1-story. House moved here in 1882 from 83 Wadsworth Street.

**103 Plymouth Avenue**

**1881**

**Henry A. Bettis, builder**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, clapboard and vinyl siding, asphalt roof. One-third width 1-story front porch with rusticated concrete block foundation, wrought iron supports and balustrade, metal awning. Also metal awning over adjacent picture window. 1/1 double hung vinyl windows.

**107 Plymouth Avenue**

**1882**

**Henry A. Bettis, builder**

Contributing primary frame 2½-story hip roof vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, asphalt roof with prominent hip roof front dormer. One-third width 1-story front

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porch with brick foundation, wrought iron balustrade, no roof, flanked by 1-story bay window. 2<sup>nd</sup> floor windows have decorative pilasters and window hoods. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**109 Plymouth Avenue 1883**

Contributing primary frame 2½-story front gable and side wing Queen Anne-style house, limestone foundation, vinyl siding and brick on 1<sup>st</sup> story front, asphalt roof. Enclosed side porch with brick foundation and siding, contemporary false-front gable over entrance. 1/1 double hung vinyl windows. Contributing rear garage, concrete block, 1-story.

**113 Plymouth Avenue 1881**

Contributing primary frame 2-story front gable vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with brick foundation and columns, decorative details in rake of front gable. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**115 Plymouth Avenue 1880**

Contributing primary frame 2½-story front gable and side wing Italianate-style house, limestone foundation, clapboard siding with corner boards, asphalt roof, decorative detail in rake of gable. Small side-entrance porch with concrete block foundation, wrought iron supports and balustrade. Front windows on 1<sup>st</sup> and 2<sup>nd</sup> story are round arched. 4/4 and 1/1 double hung vinyl windows. Contributing rear garage, frame, 1-story.

**117 Plymouth Avenue 1883**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. One-third width front porch with concrete foundation, wrought iron balustrade, no roof. 3/1 and 1/1 double hung vinyl windows.

*JERSEY ST. intersects*

**PLYMOUTH AVENUE – Southwest side**

**82 Plymouth Avenue 1895**

Contributing primary frame 2½-story gables on hip Queen Anne-style house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with limestone foundation and plinths, round Corinthian wood columns. 2<sup>nd</sup> story front has offset 3-part oriel window with rounded corners and transoms, topped by projecting gable roof supported by large brackets, flanked by polygonal oriel corner tower with bell curve roof. 1/1 double hung vinyl windows. Contributing rear garage, frame, 2-story.

**88 Plymouth Avenue 1887**

Contributing primary frame 2 ½ story cross gable Queen Anne style-house, limestone foundation, clapboard siding with corner boards up to sill line of 2<sup>nd</sup> story, shingle siding above, asphalt roof. Full-width 1-story front porch with concrete block foundation, wrought iron supports and balustrade, offset 2<sup>nd</sup> story oriel bay with leaded glass transoms and rounded corners. Projecting front gable supported by brackets with recessed central



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triple window framed by round Tuscan columns. Multi-pane/single pane double hung wood windows. Contributing rear garage, frame, 1-story.

**92 Plymouth Avenue 1888**

Contributing primary frame 2½-story front gable with side wing Queen Anne-style house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with concrete block foundation, wrought iron supports and balustrades. Projecting front gable above dentilled cornice. 1/1 double hung vinyl windows. Contributing rear garage, frame, 1-story.

**94 Plymouth Avenue 1888 Charles D. Swan, architect**

Contributing primary frame 2½-story cross gable Queen Anne-style house, limestone foundation, clapboard and shingle siding with corner boards, asphalt roof. Full-width 1-story front porch with concrete block foundation, wrought iron supports and balustrade, foliate pediment over entrance featuring house number. 2<sup>nd</sup> story polygonal bay over entrance with paneled frieze over top of 2<sup>nd</sup> story, verge boards in front gable. 1/1 double hung wood windows. Contributing rear garage, frame, 2-story.

**96 Plymouth Avenue 1890**

Contributing primary brick and frame 2½-story side gable Queen Anne-style house, limestone foundation, brick 1<sup>st</sup> story, clapboard and composition siding above, asphalt roof. Half-width 1-story front porch with concrete block foundation, wrought iron supports and balustrades. Picture window in 1<sup>st</sup> story. 2-story polygonal corner tower with flat roof, large front dormer with front gable and sleeping porch, from which extends a fire escape leading across front façade to ground. 1/1 double hung wood windows.

**100 Plymouth Avenue 1892**

Contributing primary brick and frame 2½-story front gable Queen Anne-style house, limestone foundation, brick 1<sup>st</sup> story with clapboard shingles above. Small entrance porch with concrete foundation, wood columns, wrought iron balustrade, front gable roof. 2-story corner oriel tower with pointed roof. 1/1 double hung wood windows. Contributing rear garage, frame, 2-story.

**104 Plymouth Avenue 1891 James N. Byers, builder**

Contributing primary brick and frame 2½-story cross gable Queen Anne-style house, limestone foundation, brick 1<sup>st</sup> story with clapboard above, shingled gables, asphalt roof. Full-width 1-story front porch with clapboard base, round Tuscan wood columns, decorative gable over front entrance. 2nd story has offset oriel bay with rounded corners. Projecting front gable supported by brackets with small recessed porch beneath half-round decorative detail framed by round columns. 1/1 double hung wood windows.

**108 Plymouth Avenue 1889 Hiram Boughton, builder**

Contributing primary frame 2½-story gables on hip Queen Anne-style house, limestone foundation, clapboard siding, asphalt roof. Half-width 1-story front porch with brick foundation and columns, wrought iron balustrade. Large 2-story polygonal front bay topped by front gable supported by large brackets, decorative detail in pediment. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

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**112 Plymouth Avenue**

**1888**

**M. E. Beebe & Son, architect**

Contributing primary frame 2½-story cross gable roof Queen Anne-style house, sandstone foundation clapboard siding, asphalt roof. Full-width 1-story front porch with sandstone foundation, wrought iron supports and balustrade. Projecting shingled front gable features an angled oriel window and a paneled pediment. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**116 Plymouth Avenue**

**1888**

Contributing primary frame 2½-story cross gable Queen Anne-style house, sandstone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch, vinyl sided foundation, square wood columns and balustrade, gable over entrance. Fire escape from front gable descends across front of house. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**118 Plymouth Avenue**

**1888**

Non-contributing primary frame 2-story cross gable Queen Anne-style house limestone foundation, clapboard and shingle exterior, front 2-stories have contemporary stucco covering, asphalt roof. Full-width 1-story front porch with rusticated concrete block foundation, wood balustrade, no roof. Shingled front gable with small oriel bay windows. 1/1 double hung vinyl windows.

*JERSEY ST. intersects*

**152 Plymouth**

**1903**

Contributing primary frame 2½-story front gable and side wing vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story partly enclosed front porch and a later half-width enclosed 2<sup>nd</sup> story porch above with a rusticated concrete block foundation. 1/1 double hung vinyl windows. Contributing rear frame 1-story hip roof garage.

**154 Plymouth**

**1921**

Contributing primary stucco on tile 2½-story hip roof Colonial Revival house, stuccoed foundation and siding, asphalt roof with shingled hip roof front dormer. Full-width 1-story partly enclosed front porch with brick base and piers. 1/1 double hung wood windows. Contributing rear frame 1-story hip roof garage.

*PORTER AVE. intersects*

**PORTER AVENUE (general)**

**Porter Avenue**

**1868-1876, ongoing rehabilitation**

**Previously NR listed, contributing to Olmsted Parks and Parkways Thematic Resources: Ref. No. 90THM00012**

Contributing element of the Delaware Avenue-Front Park system. Runs approximately two miles from Symphony Circle west on the crest of Prospect Hill to West Avenue, where it turns southwest and extends down the south slope of the hill to Lake Erie. For additional description, refer to Section 7 narrative.

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**PORTER AVENUE – North side**

*WEST AVE. and YORK ST. intersect*

**388 Porter Avenue c.1880**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, shingle siding, asphalt roof. South-facing roof gable. Principle elevation faces west onto West Avenue. 1/1 double hung vinyl windows. Integrated store on main elevation on 1<sup>st</sup> floor. Side-entrance with small hip roof. 1-story textured concrete block, rear addition, flat roof.

**392 Porter Avenue c. 1890**

Contributing primary frame 2½-story cross gable Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story enclosed front porch of yellow brick construction with concrete foundation and hip roof. Shingled gables and round 3-story tower with bell curve roof on east side of house. 1/1 double hung wood windows. Contributing rear garage, 1-story, brick and tile, hip roof.

**396 Porter Avenue c. 1892**

Contributing primary brick and frame 2½-story cross gable Queen Anne-style house, limestone foundation, brick 1<sup>st</sup> story, composition siding above, asphalt roof. Full-width 1-story brick porch, right side enclosed polygonal bay construction with brick foundation and piers, wrought iron balustrade. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**400 Porter Avenue c. 1892**

Contributing primary brick and frame 2½-story cross gable Queen Anne house, limestone foundation, brick 1<sup>st</sup> story with clapboard above. Full-width 1-story front porch with brick foundation and plinths, round Tuscan wood columns, foliate decorated gable over entrance, offset 2<sup>nd</sup> story oriel bay with rounded corners beneath projecting front gable supported by brackets. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**408 Porter Avenue c. 1920**

Contributing secondary building, rear garage, 1-story, stucco, tile hip roof.

**410 Porter Avenue c. 1892**

Contributing primary brick and frame 2½-story cross gable Queen Anne-style house, stone foundation, brick 1<sup>st</sup> story, composition siding above, asphalt roof. Full-width 1-story front porch with brick foundation, wrought iron supports and balustrade, decorative gable over entrance, 1-story oriel bay in porch. 2<sup>nd</sup> story offset oriel bay with rounded corners beneath large projecting gable. 1/1 double hung and sliding wood and vinyl windows.

**In front of 410 Porter Avenue – Contributing c. 1890, one pair of rusticated sandstone obelisk-style hitching posts.**

**414 Porter Avenue**

**c. 1890**

**M. E. Beebe & Son, architect**

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Contributing primary frame 2½-story gables on hip roof Queen Anne-style house, limestone foundation, clapboard and shingle exterior, asphalt roofs. Three-quarter width front porch with limestone foundation, round wood columns on wood plinths, wood balustrade, foliate decorated gable over entrance. 3-story corner tower with conical roof. Richly detailed front gable featuring floral carvings and lions' heads. 1/1 double hung wood windows.

*PLYMOUTH AVE. intersects*

**428 Porter Avenue 1899**

Contributing primary frame 2½-story hip roof Colonial Revival house, limestone foundation, clapboard siding with large Ionic corner pilasters, asphalt roof with front gable front dormer. Three-quarter width 2-story front porch with limestone foundation, square wood piers on each story. 1/1 double hung vinyl windows.

**432 Porter Avenue 1881**

Contributing primary frame 2½-story gables on hip Queen Anne-style house, limestone foundation, aluminum siding, asphalt roof. Full-width 1-story partly enclosed front porch with rusticated concrete block foundation. 2<sup>nd</sup> story features wrought iron supports and balustrades with metal awning roof. Front gable has clipped front roof. 1/1 double hung wood windows. Contributing rear garage, frame, 2-story. Hip roof

**436 Porter Avenue 1881**

Contributing primary frame 2½-story hip on hip roof Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt roof. Small side-entrance porch, partly enclosed, with wood foundation, wrought iron support and balustrade. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**440 Porter Avenue 1884 George J. Metzger, architect**

Contributing primary brick and stone 2½-story gables on hip Queen Anne-style house, limestone foundation, red brick exterior with stone belting at sill and lintel courses, asphalt roof with metal cresting. Small front entrance porch with concrete foundation, wrought iron balustrade, no roof. Two terra cotta panels inset on east elevation. 1/1 double hung aluminum windows. Contributing frame 2-story front gable roof rear garage.

**444 Porter Avenue c. 1885**

Non-contributing primary frame 1-story hip roof ranch-style house, limestone foundation, composition siding, asphalt roof. Cut-down from an earlier Queen Anne-style house c.1960. Non-contributing secondary 1-story hip roof with composition siding frame garage.

**454 Porter Avenue c. 1890**

Contributing primary frame 2½-story front gable and side wing Queen Anne-style house, limestone foundation, vinyl siding, shingled front gable with carved foliate pediment, asphalt roof. Exposed brick side chimney. Enclosed side-entrance 1-story porch. French doors on 1<sup>st</sup> floor front. Multi-pane over single-pane double hung vinyl windows.

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**458 Porter Avenue 1992**

**Life Memorial Park**

Contributing site. Irregularly shaped corner park, built to commemorate those who died from AIDS. The principal feature is a curved walkway of red concrete in the form of a red ribbon, surrounded by plantings. Contributing elements within the park include a stone memorial tablet, three stone benches and two flagpoles.

*NORMAL AVE. intersects*

**PORTER AVENUE – South side**

**285 Porter Avenue 1913 George C. Gould, architect**

Contributing primary brick 2½-story hip roof Craftsman style foursquare house, limestone foundation, red brick exterior, slate roof with slate-clad hip roof dormers; wide eaves supported by heavy wood brackets. Wrap-around 1-story front porch, enclosed with brick. Side staircase oriel bay clad in slate. 1/1 double hung wood windows.

**291 Porter Avenue c. 1882 John E. McIntire, builder**

Contributing primary brick 3-story Second Empire-style house, limestone foundation, red brick and sandstone exterior, asphalt Mansard roof. Large full height bays on east and west sides, main entrance within integrated corner tower. Sandstone belt courses extending around the house serve as the sills and lintels of the windows; stone is incised over door and window openings. Red and black brick and wood panel frieze. Attached rear garage fronting on Prospect Ave. 1/1 double hung wood windows.

*PROSPECT AVE. intersects*

*FARGO AVE. intersects*

**345 Porter Avenue c. 1890**

Non-contributing primary frame 2-story hip roof vernacular Queen Anne house, limestone foundation, aluminum siding, asphalt roof. Full-width 1-story front porch with concrete block foundation, wrought iron supports and balustrade. Picture windows throughout.

**349 Porter Avenue c. 1890**

Non-contributing primary frame 2½-story front gable and side wing Italianate house, concrete block foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with concrete block foundation, wrought iron supports and balustrade, metal awing and roof. Picture windows throughout.

**353 Porter Avenue c. 1870**

Contributing primary brick 2½-story cross gable Italianate-style house, limestone foundation, red brick exterior with segmental arch windows, asphalt roof. Enclosed wrap-around 1-story red brick porch. 1/1 double hung wood windows.

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**357 Porter Avenue c. 1880**

Contributing primary frame 2½-story front gable and side wing vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story enclosed front porch, frame foundation, square wood columns, early 20<sup>th</sup> century glazing. 1/1 double hung wood windows.

*COBB ALLEY intersects*

**361 Porter Avenue 1889 Patrick E. Stanton, builder**

Contributing primary frame 2½-story gables on hip roof Queen Anne-style house, limestone foundation, clapboard 1<sup>st</sup> story, shingled above. Full-width 1-story front porch with polygonal projecting corner with limestone foundation, round wood columns on paneled plinths. 2-story polygonal corner oriel tower with bell curve roof. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**369 Porter Avenue 1895 Patrick E. Stanton, builder**

Contributing primary brick and frame 2½-story side gable Queen Anne-style house, limestone foundation, brick first story, shingles above, asphalt roof. Half-width 1-story polygonal front porch with limestone foundation, wood Ionic columns and wood balustrade with multi-gabled roof. 3-story polygonal corner tower with pointed roof and very large front gabled dormer with superimposed semi-circular projecting gable, which also appears on large side gable. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**375 Porter Avenue 1895 Patrick E. Stanton, builder**

Contributing primary brick and frame 2½-story side gable Queen Anne-style house, limestone foundation, brick first story, aluminum siding above, asphalt roof. Half-width 1-story front gable porch with limestone foundation and plinths, round wood Tuscan columns. 2-story polygonal oriel tower over entrance with pointed roof, large front gabled dormer, large superimposed semi-circular projecting gable on the side. 1/1 double hung wood windows.

*WEST AVE. intersects*

**393 Porter Avenue 1880**

Contributing primary frame 2-story front gable and side wing Queen Anne-style house, limestone foundation, vinyl siding with exposed wood stickwork visible, asphalt roof. Small 1-story entrance porch with concrete foundation, square wood columns and balustrade. 1-story polygonal front bay and 2-story side polygonal bay both with hip roofs. Verge board in gable end. Single front roof dormer. 1/1 double hung wood windows.

**395 Porter Avenue c. 1915**

Contributing primary brick 2½-story hip roof Colonial Revival house, limestone foundation, red brick exterior, asphalt roof with single front hip roof dormer with shingle siding. Half-width front porch with round Tuscan columns, limestone foundation, wood balustrade. 6/1 double hung wood windows. Contributing rear garage, frame, 1-story, faces West Avenue.

**399 Porter Avenue c. 1880**

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Contributing primary frame 2½-story front gable and side wing Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt roof. 1-story front bay window with hip roof, decorative vertical boarding in front gable. Small side-entrance porch with concrete foundation wood support and balustrade. 1/1 double hung wood windows.

**403 Porter Avenue**

**1886**

**Charles R. Percival, architect**

Contributing primary brick 2½-story cross gable Queen Anne-style house, limestone foundation, red brick exterior, asphalt roof. Large 2-story front bay, 1<sup>st</sup> story in limestone with balcony at roof fronting superimposed gables in clapboard and paneling. Small enclosed entrance porch with concrete block foundation; small enclosed 2<sup>nd</sup> story porch sheathed in clapboards and supported by large decorative brackets. 1/1 double hung wood and vinyl windows. Contributing rear garage, frame, 1-story, faces West Avenue.

**407 Porter Avenue**

**1876**

Contributing primary frame 2-story gable on hip roof Queen Anne-style house, limestone foundation, clapboard siding with corner boards and additional stick work, steep pyramidal roof with asphalt shingles. Enclosed entry vestibule with open sleeping porch above in 2<sup>nd</sup> story. Front gable with decorative stick work detailing projects above 1<sup>st</sup> story which contains an early picture window. 1/1 double hung wood windows.

**409 Porter Avenue**

**c. 1900**

Contributing primary frame 2-story front gable with side bay vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story porch with limestone foundation, square wood columns with decorative bracket details. Shingled front gable. 1/1 double hung wood windows.

**413 Porter Avenue**

**1889**

**M. E. Beebe & Son, architect**

Contributing primary frame 2½-story cross gable Queen Anne-style house, limestone foundation, clapboard and shingle exterior, asphalt roof. Large full-width 1-story front porch with limestone foundation, original round wood columns and wood balustrade with pediment over entrance showing a panther lunging through foliage. Superimposed front gables feature shield shingles, paneling, and rich carved detail as well as an oval multi-paned window. 3-story polygonal side tower pierces the roofline with a dramatically pointed roof and original finial. 1/1 double hung wood windows. Windows on street front on 1<sup>st</sup> and 2<sup>nd</sup> stories have stained glass transoms.

**In front of 413 Porter Avenue** – Contributing c. 1890, one pair of rusticated limestone obelisk-style hitching posts with iron rings in front.

**419 Porter Avenue**

**c. 1890**

Contributing primary frame 2½-story side gable Queen Anne-style house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with wood foundation, wood square columns, wood balustrade. 2<sup>nd</sup> story offset oriel bay rises into a large hip roof dormer. Multi-pane over single pane double hung vinyl windows.

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**425 Porter Avenue**

**1899**

**William H. Archer, architect**

Contributing primary brick 4-story apartment house of an eclectic style with Mansard roof, limestone foundation, yellow Roman brick exterior with limestone trim, asphalt roof with numerous dormers that feature metal cresting. Pair of recessed entrances, each with recessed porches above on 2<sup>nd</sup> and 3<sup>rd</sup> stories. Five 3-story bay windows with limestone foundation and stucco exterior articulate the façade. 1/1 double hung wood windows.

*PLYMOUTH AVE. intersects*

**443 Porter Avenue**

**1889**

**Cyrus K. Porter & Son, architect**

Contributing primary brick 2½-story front gable with side wing Queen Anne-style house, limestone foundation, red brick exterior, walls with sandstone trim at windows, shingled front gable, asphalt roof. 1-story semi-circular side porch with wood foundation, square wood columns and wood balustrade. 1-story rounded oriel bay on front. 1/1 double hung wood windows. Originally the rectory for 453 Porter Ave.

*JERSEY ST. intersects*

**PROSPECT AVENUE – Northeast side**

**405 Prospect Avenue**

**c. 1870**

Contributing primary brick 2½-story front gable with side wing Italianate-style house, limestone foundation, red brick exterior, unusual paneling extending around façade between 1<sup>st</sup> and 2<sup>nd</sup> stories, asphalt roof. Single brackets in cornices, small 1-story entrance porch with frame foundation, wrought iron balustrade, no roof. Round arched windows with 2/2 double hung wood windows and multi-pane double hung vinyl windows. Attached 2-story red brick rear wing, formerly a stable.

**419 Prospect Avenue**

**1915**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, aluminum siding, asphalt roof. Full-width 1-story front porch with limestone foundation, wrought iron supports and balustrades, projecting front gable. 1/1 double hung wood windows.

**421 Prospect Avenue**

**1915**

Contributing primary frame 2½-story hip roof vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof with hipped front dormer. Full-width 1-story front porch with limestone foundation, wrought iron supports and balustrades. 1/1 double hung wood windows.

**423 Prospect Avenue**

**c. 1890**

Contributing primary brick 2½-story front gable with side wing Italianate-style house, limestone foundation, red brick exterior, asphalt roof. Small flared hip roof canopy over front entrance with concrete foundation, wrought iron balustrades and supports. 1-story side porch with frame foundation, square wood columns and wood balustrades. 6/1 double hung wood windows.



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**427 Prospect Avenue c. 1870**

Contributing primary brick 2½-story gables on hip roof Queen Anne-style house, limestone foundation, red brick exterior, asphalt roof. Full-width 1-story front porch with brick foundation and piers, wrought iron balustrades. Large projecting hip roof front dormer. 1/1 double hung wood and vinyl windows. Contributing rear house: 1 ½ story front gable with composition siding, asphalt roof, full-width 1-story front porch. Madonna on a cut stone base in front yard.

**429 Prospect Avenue c. 1880**

Contributing primary brick 2½-story gables on hip roof Italianate-style house, limestone foundation, red brick exterior, full-width 1-story front porch and small 1-story side-entrance porch both with stone foundation and square wood piers. Segmental arch windows, multi-pane and 1/1 double hung vinyl windows.

**433 Prospect Avenue c. 1875**

Contributing primary brick 3-story Mansard roof Second Empire-style house, limestone foundation, red brick exterior, asphalt roof. Full-width 1-story front porch with brick foundation that extends upward to form balustrade, wrought iron supports. Variety of double hung wood and vinyl windows.

**437 Prospect Avenue c. 1875**

Contributing primary brick 3-story Mansard roof Second Empire-style house, limestone foundation, red brick exterior, asphalt roof. Full-width front porch with permastone foundation, wrought iron supports and balustrade. 1/1 double hung wood and vinyl windows.

**441 Prospect Avenue c. 1900**

Contributing primary frame 2½-story hip roof vernacular Queen Anne style house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch with brick foundation and plinths, square tapered wood columns, wrought iron balustrades with a pair of oriel bays on 2<sup>nd</sup> story above topped by front gabled dormers. 1/1 and 6/1 double hung wood windows.

**447 Prospect Avenue c. 1880**

Contributing primary brick 3-story Mansard roof Second Empire-style house, limestone foundation, red brick exterior, asphalt roof. Full-width 2-story front porch with red and yellow brick foundation that extends upward to form balustrade, square red and yellow brick piers on 1<sup>st</sup> story, square wood piers on 2<sup>nd</sup> story with wrought iron balustrade. 1/1 double hung wood windows. Contributing rear garage, frame, flat roof.

**451 Prospect Avenue 1910**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, aluminum siding, asphalt roof. Full-width 1-story front porch with limestone foundation, wrought iron supports and balustrade. 1/1 double hung wood windows.

**453 Prospect Avenue 1910**

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Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, clapboard siding with corner pilasters, asphalt roof. Shingled gable with small recessed porch. Full-width 1-story front porch with limestone foundation, square wood posts and wood balustrade. 1/1 double hung wood windows.

**457 Prospect Avenue 1916**

Contributing primary frame 2½-story gables on hip vernacular Queen Anne house, limestone foundation, aluminum and shingle exterior in alternating narrow and wide bands, asphalt roof. Enclosed small 1-story side porch with limestone foundation and square wood columns. 6/1 double hung vinyl windows.

*JERSEY ST. intersects*

**469 Prospect Avenue 1905**

Contributing primary brick and frame 2½-story cross gable vernacular Queen Anne house, high concrete block foundation, brick 1<sup>st</sup> story with vinyl siding above, asphalt roof. One-third width 2-story front porch, vinyl covered foundation with wrought iron supports and balustrade, 2<sup>nd</sup> story features wood columns and a gable roof. 1/1 double hung vinyl windows.

**471 Prospect Avenue 1905**

Contributing primary brick and frame 2½-story front gable vernacular Queen Anne house, concrete block foundation, brick 1<sup>st</sup> story, vinyl siding above, asphalt roof. Full-width 1-story front porch with concrete block foundation, square wood columns, wrought iron balustrade. 1/1 double hung vinyl windows.

**475 Prospect Avenue 1905**

Contributing primary brick and frame 2½-story front gable vernacular Queen Anne house, concrete block foundation, yellow brick 1<sup>st</sup> story with clapboard above, asphalt roof. Shingled front gable. Full-width 2-story front porch with concrete block foundation, brick plinths with square wood columns, wood balustrades, and 2<sup>nd</sup> story porch features a small gabled projecting entrance to 2<sup>nd</sup> floor doorway. 2/1 double hung wood windows.

**479 Prospect Avenue c. 1890**

Contributing primary brick and frame 2 ½ story front gable vernacular Queen Anne house, concrete block foundation, brick 1<sup>st</sup> story, composition siding above, asphalt roof. Full-width 1-story front porch with concrete block foundation, wood posts. 1/1 double hung wood and vinyl windows.

**481 Prospect Avenue c. 1890**

Contributing primary brick and frame 2½-story front gable vernacular Queen Anne house, concrete block foundation, brick 1<sup>st</sup> story, vinyl siding above, asphalt roof. Full-width 1-story front porch with brick foundation, square wood posts. 1/1 double hung vinyl windows.

**483 Prospect Avenue c. 1890**

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Contributing primary frame 2½-story gables on hip Queen Anne-style house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch, clapboard covered foundation, square wood piers, wood balustrade and shingled pediment. 1/1 double hung wood and vinyl windows.

**PROSPECT AVENUE – Southwest side**

**406 Prospect Avenue c. 1875**

Contributing primary brick 2-story second Empire-style house, limestone foundation, red brick exterior, slate and asphalt Mansard roof. Roof over front entrance projects above cornice giving the impression of a tower. Multiple dormers with stickwork detail in gable, decorative brickwork in chimneys. 1<sup>st</sup> story windows have rounded upper corners and molded brick. 1/1 double hung wood windows.

**414 Prospect Avenue 1922**

Contributing primary frame 2½-story side gable vernacular Queen Anne house, foundation not visible, clapboard and composition siding, asphalt roof with pair of hipped roof dormers. Symmetrical front elevation, full-width 1-story front porch with rusticated concrete block foundation, wrought iron supports and balustrades. 6/1 double hung wood windows.

**416 Prospect Avenue c. 1870**

Contributing primary brick 3-story Second Empire-style house, limestone foundation, brick exterior, asphalt Mansard roof. Wrap-around 1-story porch with brick foundation that rises up to form the balustrade and brick piers. 6/1 double hung wood windows. Contributing 2-story rear brick house, side gable roof.

**420 Prospect Avenue c. 1870**

Contributing primary brick 1½-story front gable Italianate-style house, limestone foundation, brick exterior, asphalt roof. Seriously altered over the years, original brick window archways are still visible on the façade, half with modern windows. 1-story enclosed front porch with concrete foundation. Front picture windows with metal awnings.

**422 Prospect Avenue c. 1870**

Contributing primary brick 2½-story front gable with side wing Italianate-style house, limestone foundation, brick exterior, asphalt roof. Wrap-around 1-story porch with concrete block foundation, square wood columns, wood balustrade, partly enclosed at entrance. Segmental arch windows. Shingled gables from an early 20<sup>th</sup> century remodeling. 1/1 double hung wood windows.

**426 Prospect Avenue c. 1880**

Contributing primary brick 2-story Second Empire-style house, limestone foundation, brick exterior, slate and asphalt Mansard roof. One-third width 1-story entrance porch with concrete block foundation, square wood columns and wood balustrade, segmental arch windows on 1<sup>st</sup> story, projecting front oriel bay on 2<sup>nd</sup> story. 1/1 double hung wood windows.

**430 Prospect Avenue c. 1885**

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Contributing primary brick and frame 2½-story gables on hip Queen Anne-style house, limestone foundation, brick on 1<sup>st</sup> story, composition siding above, asphalt roof. 1-story gable roof entrance porch with concrete foundation, wrought iron supports and balustrades. Two-story polygonal oriel corner bay pierces the roofline with a bell curve roof. Front picture windows, various double hung vinyl windows. Contributing rear 1½-story barn, brick and frame side gable roof.

**440 Prospect Avenue c. 1890**

Contributing primary brick 2½-story gables in hip roof Queen Anne-style house, sandstone foundation, red brick exterior, asphalt roof. Full-width 1-story front porch with sandstone foundation and plinths, wrought iron supports and balustrade. Stone entrance steps flanked by large urns. Elaborate multi-pane over single pane double hung wood windows. Contributing rear stable, 2-story brick and frame, cross gabled roof.

**442 Prospect Avenue c. 1890**

Contributing primary frame 2½-story side gable Shingle style house, limestone foundation, vinyl siding, asphalt roof with prominent hip roof dormer. Full-width front porch with limestone foundation and contemporary balustrade. Various double hung vinyl windows. Fire escape descends down front of building.

**446 Prospect Avenue 1898**

Contributing primary frame 2½-story front gable and side bay vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with concrete block foundation, wrought iron supports and balustrade. Front gable features a Palladian window. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**448 Prospect Avenue**

*Vacant lot*

**452 Prospect Avenue c. 1880**

Contributing primary frame 1½ story front gable vernacular Queen Anne house, limestone foundation, aluminum siding, asphalt roof. Full-width 1-story front porch with rusticated concrete block foundation, wrought iron supports and balustrade. 1/1 double hung vinyl windows.

**454 Prospect Avenue c. 1870**

Contributing primary frame 2-story front gable vernacular Queen Anne house, limestone foundation, clapboard on 1<sup>st</sup> story with corner boards, aluminum siding above, asphalt roof. Full-width 1-story front porch with brick foundation and plinths, square wood columns, wrought iron balustrade. Brick entry vestibule. 1/1 and multi-pane double hung wood windows.

**456 Prospect Avenue 1909 Mathewson & Parsons, architect and builder**

Contributing primary brick 2½-story front gable vernacular Queen Anne house, limestone foundation, red brick exterior, aluminum sided gable, asphalt roof. Full-width 1-story front porch with limestone foundation, wrought iron supports and balustrades. Right side 2-story bay window balanced on left by a 2<sup>nd</sup> story oriel bay over the front entrance. 1/1 double hung wood windows.

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**460 Prospect Avenue c. 1910**

Contributing primary brick 2½-story hip roof vernacular Queen Anne house, limestone foundation, red brick exterior, asphalt roof with large hip roof front dormer. Full-width 1-story front porch with limestone foundation, brick piers and wrought iron balustrades. Unusual triple windows on front and side feature leaded-glass fanlights above. 1/1 double hung wood windows.

*JERSEY ST. intersects*

**490 Prospect Avenue 1887**

Contributing primary frame 2½-story front gables on hip roof Queen Anne style house, limestone foundation, aluminum siding, asphalt roof. Full-width 1-story front porch with concrete block foundation, wrought iron balustrade, no roof. Front and side bays beneath gables. 1/1 double hung wood and vinyl windows. Contributing rear garage, frame, 1-story.

**494 Prospect Avenue c. 1880**

Contributing primary brick 2½-story gables on hip roof Queen Anne style house, limestone foundation, red brick exterior, asphalt roof. Segmental and round arch windows. Frame rear addition. Evidently a Queen Anne style remodeling of an earlier Italianate style front gable and side wing house. Full-width 1-story front porch, brick foundation and piers, 2/3 enclosed, flat roof. 1/1 double hung wood windows.

**500 Prospect Avenue c. 1900**

Contributing primary frame 2½-story front gable and side bay vernacular Queen Anne house, limestone foundation, aluminum siding, asphalt roof. Full-width 1-story front porch with rusticated limestone foundation, contemporary columns and balustrade. Second story oriel bays at front and side. Projecting front gable with large Palladian window in attic, framed by columns. 1/1 double hung vinyl windows.

**502 Prospect Avenue c. 1870**

Contributing primary brick 2-story front gable Italianate house, limestone foundation, red brick exterior, asphalt roof. 1/3-width 1-story front porch with frame foundation and posts, front gable roof. Segmental arch openings on façade with limestone sills. Paired brackets in rake of gable. 1/1 double hung wood windows.

**506 Prospect Avenue c. 1880**

Contributing primary brick and frame 2½-story front gable Queen Anne style house, limestone foundation, red brick exterior, vinyl siding, asphalt roof. Full-width 1-story front porch with large bay window, frame with frame foundation; bay window in second story above. Arch window on second story above entrance features a keystone with a carved face. Evidently a Queen Anne style remodeling of an earlier Italianate style front gable and side wing house. 1/1 double hung wood and vinyl windows.

**508 Prospect Avenue c. 1870**

Contributing primary brick 2½-story front gable Italianate house, limestone foundation, red brick exterior, asphalt roof. Full-width open front porch with brick foundation and piers, no roof. Segmental arch openings on

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first floor façade with keystones; windows above have round arches with keystones and limestone sills. Paired brackets in rake of gable. 1/1 double hung wood windows.

**512 Prospect Avenue c. 1880**

Contributing primary brick 2½-story cross gabled Queen Anne style house, limestone foundation, red brick exterior, asphalt roof. 1-story full width enclosed brick porch, brick foundation, flat roof. 1/1 double hung vinyl windows. Contributing rear garage, brick, 1-story.

**516 Prospect Avenue c. 1870**

Contributing primary brick 2½-story hip roof vernacular Queen Anne house, limestone foundation, red brick exterior, asphalt roof. Segmental arch windows with keystones, recessed entrance. Exterior painted. Full width front porch, limestone foundation, no other details or roof. 1/1 double hung wood and vinyl windows. Contributing rear garage, concrete block, 1-story.

*PORTER AVE. intersects*

**WEST AVENUE – Northeast side**

**225 West Avenue 1893**

Contributing primary frame 2½-story side gable Queen Anne-style house, limestone foundation, vinyl siding, asphalt roof. Half-width 1-story front porch with concrete block foundation, wrought iron support and balustrade. 1/1 double hung wood windows and multi-pane vinyl windows.

**229 West Avenue c. 1890**

Contributing primary frame 2½-story front gable and side bay vernacular Queen Anne house, limestone foundation, clapboard siding, shingled front gable with recessed windows, asphalt roof. Contemporary 1-story half-width front porch with wood foundation, posts and balustrade. 1/1 double hung wood windows.

**231 West Avenue 1892**

Contributing primary brick 3-story Queen Anne-style apartment house, sandstone foundation, red brick exterior, flat roof. Center entrance framed by carved sandstone details and flanked by frame oriel bays on the 2<sup>nd</sup> and 3<sup>rd</sup> stories with paneled wood spandrels. 1/1 double hung vinyl windows.

**237 West Avenue**

*Vacant lot*

**239 West Avenue c. 1890**

Contributing primary frame 2-story front gable vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch above in-ground garage with concrete foundation, wrought iron supports and balustrades. 1/1 double hung vinyl windows.

**241 West Avenue 1891**

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Contributing primary brick and frame 2½-story front gable Queen Anne-style house, limestone foundation, brick 1<sup>st</sup> story, composition siding above, asphalt roof. Full-width 1-story front porch with rusticated concrete block foundation, square wood piers and balustrade, wrought iron on second story. Offset 2-story front bay topped by hipped roof in front of the prominent main gable. 1/1 double hung wood windows.

**245 West Avenue 1891**

Contributing primary frame 2½-story side gable Queen Anne-style house, limestone foundation, composition siding, asphalt roof. Full-width front porch with limestone foundation, wrought iron supports and balustrades. 2<sup>nd</sup> floor oriel bay pierces roof line to form a polygonal dormer with hip roof. 1/1 double hung vinyl windows.

**247 West Avenue 1892**

Contributing primary frame 2½-story front gable and side bay vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch, over in-ground garage with rusticated concrete block foundation and piers, with wrought iron balustrades. 1/1 double hung vinyl windows.

**251 West Avenue 1892**

Contributing primary frame 2½-story front gable and side bay Queen Anne-style house, limestone foundation, composition siding, asphalt roof. Full-width 1-story front porch with concrete block foundation, wrought iron supports and balustrade. Pedimented gable over entrance. Projecting front gable supported by brackets. 1/1 double hung wood and vinyl windows.

*PENNSYLVANIA ST. intersects*

**285 West Avenue 1889**

Contributing primary frame 2½-story front gable and side wing vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with stone foundation, wrought iron supports and balustrade. Pediment over entrance. 1/1 double-hung wood windows. Contributing rear garage, frame, 1-story.

**287 West Avenue 1893**

Contributing primary frame 2½-story front gable and side bay Queen Anne-style house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with rusticated concrete block foundation, wrought iron supports and balustrade. Gable over entrance. 1/1 double hung wood windows.

**291 West Avenue 1893**

Contributing primary frame 2½-story front gable and side bay Queen Anne-style house, limestone foundation, composition siding, asphalt roof. Full-width 1-story front porch with concrete block foundation, wrought iron supports and balustrade. Foliate pediment over entrance. Projecting front gable supported by brackets. 1/1 double hung wood windows.

**293 West Avenue 1892**

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Contributing primary brick and frame 2½-story Queen Anne-style house, limestone foundation, brick 1<sup>st</sup> story, vinyl siding above, asphalt roof. Full-width 1-story front porch with wrought iron supports and balustrade. 1/1 double hung wood windows.

**297 West Avenue** **1892**

Contributing primary brick and frame 2½-story cross gable Queen Anne-style house, limestone foundation, red brick 1<sup>st</sup> story, wood shingle above, asphalt roof. Three-quarter width 1-story front porch, limestone foundation, brick piers, wrought iron balustrade, pediment over entrance. 2 story polygonal corner tower with bell curve roof. Mixture of double hung wood and vinyl windows.

**301 West Avenue** **1889**

Contributing primary brick and frame cross gable 2½-story Queen Anne-style house, limestone foundation, red brick first story, composition siding above. Full-width 1-story front porch shingled foundation wrought iron supports and balustrade. 1<sup>st</sup> floor side oriel, 2<sup>nd</sup> story oriel bays beneath projecting attic gable. 1/1 double hung wood windows.

**305 West Avenue** **1891**

Contributing primary brick and frame 2½-story front gable and side bay vernacular Queen Anne house, limestone foundation, brick first story with wood shingles and composition siding above. Half-width front porch with rusticated concrete block foundation, vinyl supports and balustrade, contemporary roof. 1/1 double hung vinyl windows. Contributing rear garage, frame, 1-story.

**309 West Avenue** **1888**

Contributing primary frame 2½-story side gable Queen Anne-style house, limestone foundation, composition siding asphalt roof. Full-width front porch with massive sandstone foundation which forms the balustrade and plinths, topped by square wood columns. Large gable over entrance. 2<sup>nd</sup> floor side oriel becomes a polygonal tower piercing roofline with bell curve roof. 1/1 double hung vinyl windows. Contributing rear garage, frame, 1-story.

**311 West Avenue** **c. 1890**

Contributing primary frame 2½-story side gable Queen Anne-style house, limestone foundation, wood shingle and vinyl siding, asphalt roof. Full-width 1-story front porch with sided foundation, square wood columns and wood balustrade. Large polygonal bay on 1<sup>st</sup> story becomes a rounded bay extending from 2<sup>nd</sup> story past the roof eaves, capped by hip roof. 1/1 double hung vinyl windows. Large fire escape down north side of building. Contributing rear garage, brick, 1-story.

*JERSEY ST. intersects*

**355 West Avenue** **c. 1870**

Contributing primary frame 2½-story front gable Italianate-style house, limestone foundation, composition siding, asphalt roof. Full-width 1-story front porch with rusticated concrete block foundation, wrought iron



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supports and balustrade, round arch window in gable. Segmental entrance arch. 1/1 double hung wood windows.

**357 West Avenue 1909**

Contributing primary frame 2½-story front gable and side bay vernacular Queen Anne house, limestone foundation, composition siding, slate roof. Exposed brick side chimney. Full-width 1-story front porch with limestone foundation, wrought iron supports and balustrades. 1/1 double hung wood windows.

**361 West Avenue c. 1870**

Contributing primary frame 2-story front gable vernacular Queen Anne house with limestone foundation, clapboard siding with concrete boards, asphalt roof. Half-width front porch with concrete foundation, wrought iron supports and balustrade. Fenestration composed of large picture windows of various sizes.

**363 West Avenue**

*Vacant lot (used as community garden)*

**369 West Avenue c. 1880**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with brick foundation, wrought iron supports and balustrade, shingled gable. Attached 2-story front gable rear house also vinyl sided. 1/1 double hung wood windows.

**371 West Avenue c. 1880**

Contributing primary frame 2½-story front gable and side wing Queen Anne-style house, limestone foundation, composition sided first story shingles above asphalt roof. Full-width 1-story front porch with concrete block foundation, wood columns and balustrade. 1/1 double hung wood windows.

*PORTER AVE. intersects*

**WEST AVENUE – Southwest side**

**226 West Avenue c. 1880**

Contributing primary frame 2½-story front gable vernacular Queen Anne house limestone foundation clapboard siding with corner boards, asphalt floor. Full-width 1-story front porch with brick foundation, balustrade and piers. 1/1 double hung vinyl windows.

**228 West Avenue c. 1880**

Contributing primary frame 2½ story gable on hip roof Queen Anne style house limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with rusticated concrete block foundation, wood columns and balustrade, pediment over entrance. Paneling in front gable. 1/1 double hung wood windows. Picture window in 2<sup>nd</sup> floor front.

**232 West Avenue 1883**

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Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with brick foundation, balustrade and piers. Multi-pane over single pane double hung wood windows.

**234 West Avenue** **1883**

Contributing primary frame 2½-story front gable and side wing vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with concrete foundation, wood posts and balustrade. Incised detail on window and door surrounds on 1<sup>st</sup> story and attic. Decorative work in rake of gable. Multi-pane double hung vinyl windows.

**238 West Avenue** **c. 1875**

Contributing primary frame 2½-story front gable and side bay vernacular Queen Anne house, limestone foundation, vinyl siding asphalt roof. Full-width 2-story front porch with concrete foundation, vinyl clad balustrades, wood supports. 1/1 double hung wood windows. Attic window features brackets and window hood.

**240 West Avenue** **c. 1890**

Contributing primary frame 2½-story front gable and side bay Queen Anne style house, limestone foundation, clapboard siding asphalt roof. Full-width 1-story front porch with wood foundation, shingled balustrade, Tuscan columns, pediment over entrance, recessed 2<sup>nd</sup> story sleeping porch above with wooden balustrade and semi-circular lattice work above. Gable within gable in attic. 1/1 double hung wood windows.

**244 West Avenue** **c. 1890**

Contributing primary brick 2½-story front gable and side bay Queen Anne style house, limestone foundation, red brick exterior, asphalt roof. Half-width 1-story front porch with brick foundation and plinths, square wood piers and balustrade. Large 2-story front bay, projecting shingle gable above supported by brackets. 1/1 double hung vinyl windows.

**246 West Avenue** **c. 1890**

Contributing primary frame 2½-story front gable and side wing vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch with rusticated concrete block foundation, wrought iron supports and balustrades. 1-story side porch on wing with concrete block foundation, wrought iron supports and balustrade. 1/1 double hung wood windows.

**250 West Avenue** **1882**

Contributing primary frame 2½-story front gable and side wing vernacular Queen Anne house. Limestone foundation, composition siding, asphalt roof. Full-width 1 story front porch with concrete block foundation, wrought iron supports and balustrade, enclosed side-entrance porch. 1/1 double hung wood windows.

**256 West Avenue** **1882**

Contributing primary frame 2½-story front gable and side wing Queen Anne style house, limestone foundation, clapboard siding with corner boards, asphalt roof. Wraparound 1-story porch with sided foundation, wood

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balustrade and Tuscan columns, pediment over entrance. Decorative window surrounds on front with window hoods. Detail in rake of gable. Various double hung wood and vinyl windows.

*PENNSYLVANIA ST. intersects*

**288 West Avenue 1907**

Contributing primary frame 2½-story front gable and side bay vernacular Queen Anne house, limestone foundation, composition siding, asphalt roof. Full-width 2-story front porch with limestone foundation, wrought iron supports and balustrades. Oval leaded glass window to right of entrance. Palladian window in front gable. 1/1 double hung wood windows. Contributing rear garage, brick and concrete block, 1-story.

**292 West Avenue 1909**

Contributing primary frame 2½-story front gable and side bay vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with limestone foundation, wrought iron supports and balustrades. 1/1 double hung vinyl windows. Contributing rear garage, brick and concrete block, 1-story.

**294 West Avenue 1907**

Contributing primary frame 2½-story front gable and side bay vernacular Queen Anne house, limestone foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with limestone foundation, round Tuscan wood columns. Second story offset oriel bay with leaded glass. 1/1 double hung vinyl windows. Contributing rear garage, frame, 1-story, hip roof.

**298 West Avenue 1908**

Contributing primary frame 2½-story front gable with side bay vernacular Queen Anne house, limestone foundation, clapboard siding with corner pilasters, shingled front gable, asphalt roof. Full-width 1-story front porch with limestone foundation, wrought iron supports and balustrades. Offset 2<sup>nd</sup> story oriel bay with rounded corners and leaded glass. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story, hip roof.

**300 West Avenue 1907**

Contributing primary frame 2½-story cross gable vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch with limestone foundation, large round wood Tuscan columns and wood balustrades. Shingled front gable features small oriel bay. 6/1 and 1/1 double hung wood windows. Contributing rear garage, frame, 1-story, hip roof.

**306 West Avenue 1908**

Contributing primary frame 2½-story front gable and side bay Colonial Revival house, limestone foundation, clapboard siding with corner pilasters, asphalt roof. Full-width 1-story front porch with limestone foundation that rises to form balustrade, combination of round wood Tuscan columns and wrought iron supports, triglyphs in porch entablature. Offset 2<sup>nd</sup> story oriel bay with rounded corners and leaded glass. Palladian window in shingled gable topped by a slender keystone. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

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**308 West Avenue**

**1909**

**Stephen R. Berry, architect**

Contributing primary stucco 2½-story hip roof Craftsman-style house, stuccoed foundation and exterior, asphalt roof with exposed rafter tails, front dormer with verge board and brackets. Full-width 1-story front porch, three-quarters is enclosed, with stuccoed foundation and balustrade, square wood piers. Multi-pane over single pane double hung wood windows. Contributing rear garage, frame, 1-story.

**312 West Avenue**

**1909**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, vinyl siding asphalt roof. Full-width 1-story front porch, half-enclosed, with limestone foundation, vinyl supports and balustrades. 9/1 double hung wood windows. Non-contributing rear garage, frame, 1-story.

**316 West Avenue**

**1908**

Contributing primary frame 2½-story front gable Colonial Revival house, limestone foundation, clapboard siding with Ionic corner pilasters, asphalt roof. Exceptional semi-circular front porch with a limestone foundation including a splayed entrance stairway, porch fully enclosed on both stories with original round Ionic wood columns on 1<sup>st</sup> story, solid wood balustrades with paneled sections on 2<sup>nd</sup> story, original glazing above, divided by wood supports. Shingled front gable with triple arch windows. 1/1 double hung wood windows.

**320 West Avenue**

**1907**

Contributing primary frame 2½-story front gable and side bay vernacular Queen Anne house, limestone foundation, vinyl siding asphalt roof. Full-width 1-story front porch with limestone foundation, wrought iron supports and balustrades. Shingled front gable. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**324 West Avenue**

**c. 1908**

Contributing primary frame 2½-story front gable vernacular Queen Anne house, limestone foundation, clapboard siding with corner boards, asphalt roof. Full-width 1-story front porch with rusticated concrete block foundation and plinths, wrought iron supports and balustrades. 2 story front bay beneath projecting shingled front gable. Decorative circular appliques applied at bottom of gable and in porch roof entablature. 1/1 double hung vinyl windows. Front windows remain with leaded glass upper sash.

*JERSEY ST. intersects*

**352 West Avenue**

**1885**

Contributing primary frame 2½-story front gable and side wing Italianate style house. Limestone foundation, clapboard siding with corner boards asphalt roof. Full-width front porch with 1 story wood foundation, wrought iron supports and balustrade. Window surrounds feature incised details supporting prominent window hoods. 1/1 double hung wood windows.

**356 West Avenue**

**1874**

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Contributing primary frame 2½-story front gable and side wing Italianate house, limestone foundation, composition siding, asphalt roof. One-half width front porch with concrete foundation, wrought iron balustrade, no roof. 1/1 double hung wood windows.

**358 West Avenue 1874**

Contributing primary frame 2½-story front gable and side wing Italianate house, limestone foundation, vinyl siding asphalt roof. Full-width 1-story front porch with permastone foundation, wrought iron supports and balustrade. Permastone also across façade under porch. Italianate double-round arch window in gable. 1/1 double hung wood and vinyl windows.

**362 West Avenue c. 1863**

Contributing primary brick 1½-story front gable Italianate house, limestone foundation, red brick exterior, asphalt roof with large dormer on south side. Small entrance porch with frame foundation, round wood columns and balustrade, and shallow roof extending across remainder of façade. Multi-pane and 1/1 wood and vinyl windows. Contributing rear garage, rusticated concrete block, 1-story.

**364 West Avenue 1876**

Contributing primary frame 2½-story front gable and side wing Italianate house, limestone foundation, clapboard and asphalt siding, asphalt roof. Full-width 1-story front porch with brick foundation, wrought iron supports and balustrade. 1/1 double hung wood windows. Contributing rear garage, rusticated concrete block, 1-story.

**368 West Avenue 1888**

Contributing primary frame 2½-story side gable Shingle style house, limestone foundation, clapboard 1st story, shingle 2nd story with composition shingle in gables, asphalt roof with hip roof dormer. Half-width 1-story front porch with brick foundation, wrought iron supports and balustrade, exposed brick side chimney. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

**372 West Avenue c. 1870**

Contributing primary frame 2-story front gable Italianate house, limestone foundation, composition siding, asphalt roof. Full-width 1-story front porch with brick foundation, wrought iron supports and balustrades. 1/1 double hung wood and vinyl windows. Contributing rear garage, frame, 1-story.

**374 West Avenue c. 1870**

Contributing primary frame 1½-story front gable vernacular Queen Anne house, concrete block foundation, clapboard siding with corner boards, asphalt roof with prominent side dormers. Half-width front entrance porch with permastone foundation (which also extends across 1<sup>st</sup> floor of façade), wrought iron supports and balustrade with shallow roof extending over remainder of façade, sheltering large picture window. 1/1 double hung wood windows. Contributing rear garage, frame, 1-story.

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Contributing primary frame 2½-story front gable and side bay vernacular Queen Anne house, limestone foundation, composition siding asphalt roof. Full-width 1-story front porch with limestone foundation, wrought iron supports and balustrades. Projecting front gable. Exposed brick side chimney. 6/1 and 1/1 double hung wood windows. Non-contributing rear garage, frame, 1-story.

**380 West Avenue** **c. 1870**

Contributing primary frame 1½-story front gable Italianate style house, limestone foundation, clapboard siding with corner boards, asphalt siding, asphalt roof. Full-width 1-story front porch with rusticated concrete block foundation, round wood Ionic columns, wood balustrade, pediment over entrance. Front windows have window hoods, paired brackets in gable. 1/1 double hung wood windows. Contributing rear garage, rusticated concrete block, 1-story.

**382 West Avenue** **1878**

Contributing primary frame 2½-story front gable Italianate house, unknown foundation, vinyl siding, asphalt roof. 1/1 double hung vinyl windows. Contributing rear garage, rusticated concrete block, 1-story.

**386 West Avenue** **c. 1870**

Contributing primary frame 1-story front gable vernacular Queen Anne house, concrete block foundation, composition siding, asphalt roof. Full-width 1-story front porch with concrete block foundation, square wood columns and balustrade. Round arch window in gable. Multi-pane double hung wood windows.

**390 West Avenue** **c. 1880**

Contributing primary frame 2-story front gable vernacular Queen Anne house, concrete block foundation, vinyl siding, asphalt roof. Full-width 1-story front porch with concrete block foundation, wrought iron supports and balustrade, pediments over entrance. 1/1 double hung wood windows. Non-contributing rear garage, frame, 1-story.

*PORTER AVE. intersects*

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The Fargo Estate Historic District is a good example of a locally significant residential historic district, characterized by the rapid subdivision and development in the City of Buffalo in the late nineteenth century. The district was developed in the vicinity of, on land surrounding, and later on the site of, the large estate built by William G. Fargo in 1872. Demolished in 1900, the house and extensive grounds were subsequently replaced in the early twentieth century by houses for middle class occupants. The district developed with a mixture of some high-style, architect designed buildings, as well as many more modest structures built by local carpenters and builders following the fashionable architectural trends of the era. After the removal of the Fargo Mansion in 1900, the neighborhood retained the family name as it evolved into one of Buffalo's largest enclaves of Italian and Italian-American residents in the 1920s and 30s.

While the Fargo Estate itself has not existed for over a century, its prominence is retained through the neighborhood's continued association with its name. As early as 1903, the then-prominent real estate firm of Gurney and Overturf advertised property for sale in the area as "The Fargo Estate Property," listing specifically in an advertisement Fargo Avenue, West Avenue, Pennsylvania Street, and Jersey Street.<sup>2</sup> In an auction notice, the same company stated: "This property, the site of the handsome and costliest residence ever built in Buffalo, is located in a splendidly populated section of the city, neighbored by some of the most valuable land in the corporate limits and adjoining properties that have a tremendous earning power."<sup>3</sup> By the 1920s, the moniker "Fargo Estate" was used consistently to identify the neighborhood surrounding the former historic mansion and its grounds. The name persisted throughout the twentieth century, long after the community's original resident was largely forgotten. In 1994, the name was so common that a new neighborhood association adopted it. The Fargo Estate Neighborhood Association was formed in April of that year with headquarters at 249 Pennsylvania Street.

The Fargo Estate Historic District is nominated under criteria C for community development and architecture. Residential development of the area, primarily in single and double family houses, began in the late nineteenth century. Much of the land had composed the William G. Fargo estate. The area had been laid out, however, in the early nineteenth century in a series of streets according to the traditional grid pattern. The district preserves an identifiable uniform physical aspect in terms of its residential character, styles of architecture, scale, and development patterns.

The Fargo Estate Historic District is also significant under criterion A in the area of social history, for its associations with LGBTQ history during the 1980s and 1990s, during the height of the AIDS epidemic. During this era, when the disease was little known and little understood, the Benedict House was established at 303 Jersey Street as a center to house and care for more than a half dozen men ill with the disease. The community

<sup>2</sup> Gurney & Overturf, business advertisement, *Buffalo Courier*, October 8, 1903.

<sup>3</sup> Gurney & Overturf, business advertisement, *Buffalo Courier*, November 8, 1905.

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also established the Life Memorial Park around 1990, using a vacant lot in the district, which was created as "A place of hope, education, healing and remembrance for those men, women and children who died from an AIDS related illness." The period of significance for this aspect of the history of the Fargo Estate Historic District spans from 1988 until 1998.

The period of significance begins c.1850 with the earliest extant house in the neighborhood and ends c.1950, by which time the streets had been filled with residences of varying styles and materials. There are, however, few Civil War era dwellings in the district. It was during the period beginning when William G. Fargo, co-founder of Wells Fargo & Company, a multinational financial services holding company headquartered in San Francisco, took up residence here in the early 1870s. There was only a scattering of housing here in 1868, when Fargo purchased two-and-one-half blocks for his residence and grounds. The time of peak development as a residential neighborhood extended through the late 1800s into the 1920s.

Fargo's renowned mansion and grounds, completed in 1872, filled the block bounded by Fargo Avenue, Jersey Street, West Avenue, and Pennsylvania Street. After Fargo's death, his widow, Anna, continued to occupy the grand house with her second husband, Francis Fargo (William's brother). Starting in the late 1880s, they began to sell off land in the blocks east and west of the mansion site for residential building lots. Anna Fargo died in 1890 and Francis followed her a year later. After 1891, the mansion stood vacant until it was demolished in 1900. During the 1880s and 1890s, the blocks east, west, and north of the Fargo Estate, including Plymouth Avenue, Prospect Avenue, and Porter Avenue, filled up mainly with good examples of popular styles of residential architecture. Porter Avenue, a parkway, attracted residents capable of building more sizeable dwellings as well as the congregation of the Plymouth Avenue Methodist Church (1911; Cyrus K. Porter & Sons, architects; the present Karpeles Manuscript Library Museum), which erected the largest religious structure in the district. Dwellings that went up in the first three decades of the twentieth century (after which new construction ceased) maintained the architectural character and quality established by earlier buildings in the district.

The Fargo house itself would play no role in the later architectural development of the district. What was to follow its demolition was not more large garden-girthed mansions but rather an urban conglomeration of streets lined mainly with individual single and double middle class houses. The area became a desirable urban neighborhood because of its convenient location and because of its high elevation that made it appear more healthful and pleasant than other parts of town. The emergence of the present-day Fargo Estate Historic District from the ashes of its namesake's idyllic villa was, however, in large part, initiated and influenced by the executors of the Fargo family and included land they owned surrounding the actual grounds of the Fargo mansion. Therefore, the story of the development of the neighborhood is one of the subdivision of a large suburban estate into a typical early-twentieth-century urban residential neighborhood. The chronicle of the rise of the Fargo Estate and its later makeover is outlined in the following sections of this nomination.



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**Early History of the area including the Fargo Estate Historic District: The Village of Black Rock**

The Fargo Estate Historic District neighborhood of the city of Buffalo had its origins in the former village of Black Rock. Black Rock got its name from a dark boulder that formerly existed in the waters of the Niagara River near the eastern shore about two miles downstream from where the river issues from Lake Erie. At this short distance from the lake, the river shoreline provided for an ample harbor. In order to aid riparian navigation between the harbor and the lake, in the early nineteenth century the village namesake was blasted out of existence.

History credits Peter Buell Porter (1773-1844), a lawyer who had come to Western New York from Connecticut, with promoting the early progress of Black Rock. In the initial years of the nineteenth century, Porter purchased land here from the Mile Strip, a mile-wide ribbon of territory owned by New York State bordering the Niagara River from Lake Ontario to Lake Erie. On early maps, the Mile Strip was identified as the New York State Reservation. The state gradually sold this land to investors separately from the rest of Western New York, which, since the 1790s, had belonged to a group of Dutch investors known as the Holland Land Company.

About a mile and a half down river from Lake Erie, Porter hoped to develop a major Great Lakes port. He was not deterred by the fact that to reach the open waters of Lake Erie, ships would have to counter the swift river waters that flowed northward to Niagara Falls and beyond to Lake Ontario. To protect the harbor from the current, Porter located most of Black Rock's docks near the upper village of Black Rock, behind the present Squaw Island.

In 1803, as clerk of Ontario County (which originally encompassed all of Western New York), Porter laid out Black Rock in a succession of streets nearly parallel to the Niagara River, which was also the border between the United States and Canada. An 1836 map of Black Rock indicates the traditional gridiron pattern of streets that includes the boundaries of the Fargo Estate Historic District.<sup>5</sup> Starting at the water's edge, the streets bore consecutive numbers becoming higher as one moved eastward or inland. In the words of architectural historian Peter Reyner Banham, Porter's angled grid of streets paralleling the river and lake, "made sense for the original riverside community, but for that very reason was turned almost at 45 degrees to the cardinal north-south/east-west orientation that made better sense for the lands behind the riparian strip."<sup>5</sup> (These lands to the east of the Mile Strip were surveyed in 1803-1804 by Joseph Ellicott for the Holland Land Company and became part of the village of New Amsterdam, the present city of Buffalo.) Thus, First Street was located at the shore, and Ninth Street (in 1870, the name was changed to Prospect Avenue) was further inland. What would have been

<sup>5</sup>Reyner Banham, "Introduction" in F. Kowsky, et. al., *Buffalo Architecture: A Guide* (Cambridge, MA: The MIT Press, 1980), p. 3.

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Eighth Street, which apparently incorporated part of an earlier Indian trail leading to the falls some fourteen miles distant, Porter assigned the name Niagara Street. Niagara Street was opened through the area in 1809, but, apparently, no significant settlement occurred in the quarter encompassed by the Fargo Estate Historic District (of which Prospect Street is a western boundary) until considerably later. To east-west running streets, Porter generally bestowed names commemorating early states and places associated with the newly formed United States. Names commemorating early states, such as Jersey, Pennsylvania, Massachusetts, Hampshire, and Rhode Island, call to mind the patriotic spirit that Porter proudly displayed many times during his flamboyant career.

Throughout much of early part of his life, Porter worked indefatigably to promote the prosperities both of the young nation and of Black Rock. Like so many men of his type, he viewed the advancement of his own fortunes in tandem with his efforts to promote the success and prosperity of the new country. Described by historian Roger Whitman as “an intelligent, courageous, and crafty man,” Porter created “political machinery” that became the “bulwark of a number of gubernatorial administrations.”<sup>6</sup> From his large Federal style mansion (no longer standing) at Black Rock, Porter watched the progress of the new community, which included the growth of his own transportation enterprises, notably, control of the Niagara Falls portage route. Elected to Congress in 1808 and again in 1810, Porter used his national influence to nudge Black Rock forward. “He introduced, for example,” observed historian William Chazanof, “a resolution in Congress to move the customhouse from Buffalo to Black Rock. . . . Thus, Peter Porter wanted to make Black Rock, not Buffalo, the key city in western New York.” Yet, Congress passed the matter along to president James Madison for a decision. Madison struck a compromise between the two towns by designating Black Rock as the port of entry from April 1st to December 1st and Buffalo the rest of the year. With Madison’s decision, “Porter had really gained his objective, because the Great Lakes had little traffic during the winter months.”<sup>7</sup>

Congressman Porter also pursued his desire to see a canal connect the Hudson River to Lake Ontario at the village of Oswego. Such a water route would both open the interior of the state and the Mid-West to settlement and preserve Porter’s profitable control of the Niagara portage route from Lake Ontario to Lake Erie via Black Rock. However, the New York State legislature took no action before the outbreak of the War of 1812. During the hostilities with Britain, Major General Porter led local militia troops in a failed effort to invade Canada. In retaliation, in December 1813, British forces burned the harbor town of Black Rock as well as Buffalo. A portion of what is now Porter Avenue, along with North Street, was once called the “Guide Board Road” and was a primary thoroughfare from Main Street to the Niagara River, in use since Revolutionary times. The road was a strategic thoroughfare during the War of 1812 and specifically at the burning of the villages of Black

<sup>6</sup> Roger Whitman, *The Rise and Falls of a Frontier Entrepreneur: Benjamin Rathbun, ‘Master Builder and Architect.’* Syracuse: Syracuse University Press, 1996, 24.

<sup>7</sup> William Chazanof, *Joseph Ellicott and the Holland Land Company: The Opening of Western New York.* Syracuse: Syracuse University Press, 1970, 117.

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Rock and Buffalo on December 30, 1813 and January 1, 1814. On what is now Porter Avenue between Plymouth and West Avenues, Folk hero and Buffalo resident Job Hoisington led an unsuccessful attempt to hold back the British and their allies.<sup>8</sup> After the war, Buffalo and Black rock were soon rebuilt, and by 1821, the year that Erie County was created from Niagara County, it was flourishing once again.

After the war, Porter turned his attention once again to politics. In 1817, he lost his bid to run for governor to DeWitt Clinton. The defeat proved a turning point in the destiny of Black Rock, for under Governor Clinton the Erie Canal became a reality instead of the Hudson-Oswego-Niagara portage project. Undeterred by the setback, Porter devoted himself to having Black Rock rather than Buffalo made the western terminus of the new canal. "As that village had the only harbor in the vicinity, as not a ship was built at nor sailed from any other American port within a hundred miles, its chances of success appeared good, and it grew even faster than Buffalo," declared the late-nineteenth-century historian of Erie County, Henry Perry Smith.<sup>9</sup> Although nothing more than a village at the time, Buffalo, which had been laid out in 1804 by Joseph Ellicott for the Holland Land Company, enjoyed a location directly on Lake Erie. Led by Porter's rivals, Joseph Ellicott, Benjamin Rathbun and Samuel Wilkeson, Buffalo eventually won out in its bid to be the western terminus of the Erie Canal.

### Unification of Porter's former Black Rock with Ellicott's Buffalo

Originally called New Amsterdam, Buffalo was located on Lake Erie at the beginning of the Niagara River, two miles south of Black Rock, at the mouth of the Buffalo Creek. Despite Ellicott's rivalry with Porter, he foresaw the eventual union of the two adjacent villages. When opened in 1809, Niagara Street became the major route connecting the two settlements. Ellicott took pains to align the gridiron pattern of the ordinary streets of the village of Buffalo with the similar grid of Black Rock streets. His layout included the area of the Fargo Estate Historic District, which has Porter Avenue as its northern boundary. By 1807, Porter had surveyed the area north of the present line of Porter Avenue, the thoroughfare (together with North Street to the east) that marked, more or less, the original boundary of the two communities.

After 1825, as a result of being designated the western terminus of the Erie Canal, Buffalo became the dominant municipality on the Niagara Frontier. Buffalo's commercial importance grew rapidly. In the 1840s, the first railroad was constructed further linking the city with the Eastern Seaboard. By the 1850s, Buffalo had become an important water and rail inland transportation center and the site of many manufacturing and grain transport

<sup>8</sup>William Hodge. "Buffalo's Cemeteries," *Publications of the Buffalo Historical Society* (Buffalo, NY: Bigelow Bros., 1879), pp. 52-54.

William Hodge and Albert Bigelow, . *A Memoir of the late William Hodge, Senior., and illustrative miscellanies* (Buffalo, 1885), 51-52.

<sup>9</sup> Henry Perry Smith, *History of the City of Buffalo and Erie County* (Syracuse: Mason & Co., 1884), I, 191.

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enterprises. Inevitably, in April 1853, Black Rock lost its independent status and became annexed to the City of Buffalo. Henceforth, Black Rock became a neighborhood, somewhat isolated from the rest of town because of the incongruity of its street pattern. "Buffalo continued to engulf the business of the county," stated Henry Smith, "its streets pushing out in every direction, and its houses overflowing the old city line into the town of Black Rock."<sup>10</sup> The late nineteenth century development of the area within the Fargo Estate Historic District would be an important part of this expansion process.

No buildings from the period before 1860 have been conclusively identified in the area of the Fargo Estate Historic District, which then lay considerably north of the built-up sector of the town that centered on Niagara Square. If Henry Smith's observations are correct, dwellings constructed in the earlier years of the nineteenth century in the vicinity were the simplest vernacular shelters. "Log houses," he said, "had been the dwelling-places of nearly all the people outside of the village of Buffalo. Even the little villages which had grown up in almost every township were largely composed of this specimen of primeval architecture."<sup>11</sup>

By the mid-1860s, some modest dwellings had begun to appear on the streets in the proposed district. Today, however, little evidence of Civil War era dwellings is visible, although some present-day buildings may have foundations dating from this period. Because of the high ground, the neighborhood, in general, was identified with the name "Prospect Hill." Prospect Park, at the juncture of Porter Avenue and Niagara Street, was one of the city's first residential squares. The land for the park was donated to the city in 1836 by a prominent citizen. Large areas of the Fargo Estate Historic District were open space in the middle of the nineteenth century. In 1868, the year William Fargo purchased an entire city block for a mansion, this area of Buffalo's Lower West Side represented only a nascent promise of the popular residential quarter it would become.

**William Fargo, co-founder of the "Pony Express" and the American Express Company**

William G. Fargo (1818-1881) was a self-made man who rose from obscurity as the son of a modest farmer to become one of America's most important financial executives. As a young man of thirteen living in rural Pompey, New York, his birthplace, Fargo took a job with a local postal contractor to deliver mail along a forty-mile circuit. "The Post office business trained young Fargo to habits of promptness and perseverance," stated his obituary in the *New York Times*.<sup>12</sup> Later, in nearby Syracuse, he worked for a freight forwarding business, after which he became a messenger with the Buffalo and Attica Railroad. In 1843, Fargo moved to Buffalo as the business agent for the newly completed rail line that linked Auburn and Buffalo. The following year, Fargo teamed up with Henry Wells and another partner to create a freight and package forwarding service from

<sup>10</sup> Smith, I, 230.

<sup>11</sup> Ibid., I, 191.

<sup>12</sup> "Close of a Busy Career," *New York Times*, August 4, 1881.

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Buffalo to Detroit. "The capital that these partners possessed," stated a contemporary, "was principally industry, energy, and determination."<sup>13</sup> Because at the time, there was no rail service west of Buffalo, the partners forwarded freight on Lake Erie steam boats in summer and via stage coach and wagons during winter months. Their "express business," as the enterprise was known in the nineteenth century, grew and flourished. In 1850, Wells and Fargo consolidated their gains and formed the American Express Company. Wells was the first president and Fargo was secretary. From 1868 until his death in 1881, Fargo served as president of the company.

In addition to founding one of America's enduring financial institutions, Wells and Fargo undertook a venture that stirred the imagination of many Americans even down to the present day. In 1851, the two men established Wells, Fargo & Company to link New York with San Francisco via the Isthmus of Panama. (Service improved greatly with the completion of the transcontinental railroad across the northern plains in 1869, after which the trans-Panamanian route was abandoned.) In 1857, Wells, Fargo & Company became a significant investor in Butterfield's Overland Mail Service, the company that was organized to fulfill the government contract to take mail overland via stagecoach from St. Louis to San Francisco via a southern route that passed through El Paso and San Diego. Wells, Fargo & Company also invested in the rival Pony Express (started in April 1860), which briefly carried mail from St. Joseph, Missouri, to Sacramento, California, following a more central route across the continent. Both of these services ended with the outbreak of the Civil War.

### **The William Fargo Estate: One of Buffalo's Premier Residences**

The mansion that William Fargo erected in the years 1868-1872 ranked as one of the most imposing residences in the city. To create his palace on the West Side, Fargo drew on the talents of Boston architects John D. Towle and his son, Edward. The choice of out-of-towners may have been influenced by the example of three other well-to-do Buffalonians: Bronson Rumsey, Myron Bush, and George Howard. These men had already commissioned large Second Empire dwellings from Towle. (All of them have been demolished.) For Fargo, Towle designed an even more impressive mansard residence that welcomed its distinguished occupant and his family in 1872. Approached by a drive that entered the property through massive wrought iron gates on Jersey Street, it featured a five-story projecting central section with the city's first elevator (in which the Fargo children often played). Luxurious interiors revealed in woodwork fashioned from woods from around the world. Towle's plan also included a barbershop where Fargo might be groomed every morning without leaving his premises. In addition, despite the fact that Fargo was not a great reader, he made his library the most lavish space in the house. "For this room," stated a local reporter, "the choicest of the imported woods were reserved and no expense was spared in obtaining the best woodcarvers to turn the rough material into delicately beautiful

<sup>13</sup> Ibid.

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designs.”<sup>14</sup> Echoing the estimation of Fargo’s admiring contemporaries, local historian Christopher Brown judges Fargo’s extraordinary dwelling “the most elaborate and costly private mansion in the state outside of New York City.”<sup>15</sup> “In its brief day,” recalled Fanny Fargo, grandniece of William Fargo, “passed the notables of the city and many distinguished guests from elsewhere. . . . a constant stream of guests including the large Fargo clan in all its ramifications made the place cosmopolitan and extremely gay.”<sup>16</sup>

Perhaps inspired by the extensive gardens that Bronson Rumsey had created around his house—known to the citizens of Buffalo as Rumsey Park—Fargo transformed his five-and-one-half-acre site bounded by Fargo Avenue, Jersey Street, West Avenue, and Pennsylvania Street into a luxurious landscape of flowers, lawns, and trees. The design of the grounds, which included a large stable at the present site of 281 Jersey Street, was entrusted to a British-born gardener, George Glazier (1841-1934).<sup>18</sup> Glazier, about whom little is known today, had laid out other large private properties and gardens in Buffalo. In William Fargo he found a discerning employer who himself was an amateur horticulturist. Fargo took an active interest in the plantings installed throughout his grounds. “Every shapely tree is an evidence of his love; every sweet flowering plant; every foot of what was . . . a beautiful lawn,” observed an appreciative visitor.<sup>19</sup> A large conservatory along Jersey Street—said to have been the first of its kind in Buffalo--sheltered exotic plants, including a prize collection of grapes. Proud of what his wealth had created, Fargo allowed the public to visit his charming grounds. “On fair days the garden gates were left open,” remembered a former Buffalo resident, “and whoever wished might drive in [and] circle about the house.”<sup>20</sup> In a suburb noted as home to citizens of wealth and taste, Fargo and Glazier proudly fashioned “a showplace of Buffalo.”<sup>21</sup>

In order to protect his idyllic grounds from too close contact with residents he considered of lesser rank, the fastidious Fargo bought up additional land immediately to the east and west of his home grounds. He acquired the eastern half of the block along the western side of Fargo Avenue and the entire block bounded by West Avenue, Jersey Street, Pennsylvania Street, and Plymouth Avenue. (In 1876, Fargo had been influential in having the name of this thoroughfare changed from Twelfth Street to the present Plymouth Avenue. Undoubtedly, the patriotic fascination with early American history awakened by the celebrations of the centennial year of the American Revolution lay behind the choice of name.) Owing to this expensive

<sup>14</sup> “Passing of the Old Fargo Mansion,” *Buffalo Courier-Express*, November 14, 1900.

<sup>15</sup> Christopher N. Brown, *Historic Plymouth Avenue in the Kleinhans Neighborhood: A Survey of the History and Structures of Plymouth Avenue from Hudson Street to Porter Avenue in Buffalo, New York*. (Buffalo: privately printed, 2010), 48.

<sup>16</sup> “Strolling on the Avenue,” *Buffalo Sunday Express*, December 18, 1925.

<sup>18</sup> A picture of the stable, which served as the woodworking studio during the construction of the house, can be seen in “Passing of the Old Fargo Mansion,” *Buffalo Courier-Express*, November 14, 1900.

<sup>19</sup> William Drysdale, “The Old Fargo Mansion; Sad Result of the Expressman's Hopes and Ambitions. Now Only a Heap of Ruins. Plans for an Ancestral Home In Buffalo End Finally in ‘This Entire Block for Sale in Lots.’” *New York Times*, May 29, 1901.

<sup>20</sup> “As I Went Home Last Night,” *Buffalo Evening News*, January 7, 1928.

<sup>21</sup> “George Glazier, Landscape Artist Passes Away Here.” *Buffalo Courier-Express*, January 18, 1934.

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acquisition, he both kept at bay close neighbors and banked the land against its future increase in value as the city developed around him. Already in the early 1880s, several houses had been built in the area to the east of his investment, on Plymouth Avenue between Pennsylvania Street and Jersey Street.<sup>22</sup> (These are now included in the Fargo Estate Historic District.) As Christopher Brown observes, “outside of the confines of the Fargo estate, the area’s popularity exploded between the years 1880-1885 when several streetcar lines were opened in this vicinity.”<sup>23</sup> The boundaries of the historic district include this entire expanded outline of Fargo’s holdings as well as contiguous land beyond Fargo’s property that underwent development mainly after his death.

Investment aside, tranquility appears to have been Fargo’s his primary desire. He even resisted when the city sought to buy a portion of his holdings for a fire station. Eventually, however, he recognized the value of having a fire brigade nearby and agreed to donate land close by on Jersey Street for the new facility. (The station was built in 1875 on the site of a former church that had been destroyed by fire in 1873.)

**Improvement of the Area: Olmsted and Vaux Buffalo Park System Touches the northern boundary**

In 1870, Frederick Law Olmsted and Calvert Vaux developed the open land south of Fort Porter and overlooking the Erie Canal, the lake, and the beginning of the Niagara River as one of the new parks they proposed for Buffalo. Named The Front (the present Front Park), it was linked to their city-wide park and parkway system by Porter Avenue (earlier known popularly as the “Pigeon Walk”) and The Bank, a no longer extant circle at the juncture of Massachusetts Street and the present Busti Avenue. The creation of the parkway system on the West Side resulted in the transformation of Porter Avenue from a neighborhood street into an important element of the new metropolitan park system. The thoroughfare now became, in the words of Olmsted and Vaux, “a route of access to the large common park of the whole city [the present Delaware Park] of such a character that most of the steps on the way to it would be taken in the midst of a scene of sylvan beauty and with the sounds and sites of the ordinary town business, if not wholly shut out, removed to some distance and placed in obscurity.” They emphasized that “the way self would thus be more park-like than town-like.”<sup>24</sup> The one-hundred-foot-wide, tree-lined boulevard henceforth linked The Circle (a former cemetery that became a residential square known also as North Street Circle; today it is called Symphony Circle) on the east with Front Park on the west.

Olmsted and Vaux’s landmark park and parkway scheme, which occupies a significant place in the history of American urban planning, promoted further residential development along Porter Avenue (listed in the National

<sup>22</sup> Brown, *Historic Plymouth Avenue*, 131-134.

<sup>23</sup> Brown, *Historic Plymouth Avenue*, 48.

<sup>24</sup> Frederick Law Olmsted and Calvert Vaux to William Dorsheimer, October 1, 1868, printed in Charles Beveridge, series editor, *The Papers of Frederick Law Olmsted: Writings on Public Parks, Parkways, and Park Systems*. (Baltimore: Johns Hopkins University Press, 1997), vol. 1, supplementary series, 166.

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Register in 1979 as part of the Buffalo Park and Parkway System) and in the Fargo Estate Historic District area. The late 1870s and 1880s saw rapid increases in land values throughout the West Side as it became a residential quarter. An observer writing in the 1890s stated that many land speculators “rose from poverty to wealth in the five years from 1876 to 1881, and have been getting richer ever since.”<sup>25</sup> At the time, this general area was described as “one of the most prominent and beautiful locations in the city.”<sup>26</sup>

In 1899, this judgment was confirmed by Daniel H. Burnham and a committee of local experts when they identified land adjacent to Front Park as the first choice for the site of the Pan-American Exposition. The first world’s fair of the twentieth century was due to be held in Buffalo two years later. (Eventually, another site was chosen.) Envisioning the north entrance to the exposition grounds at Porter and Busti Avenues, the committee enumerated the advantages of the general locale, which included the Fargo Estate Historic District, as follows:

*It is within easy walking distance of the populated districts. It is accessible by bicycles, carriages, and automobiles through the best paved streets and by all International Traction Company’s trolley lines, from the Falls, Lockport and city. It is served by the New York Central Railroad and all allied lines . . .*<sup>27</sup>

**Development of the Neighborhood after the death of William Fargo and the sale of his estate, 1890s-1920s: “one of the highest and healthiest sections of the city.”**

William Fargo enjoyed the pleasures of his mansion from 1872 until his death nine years later in 1881. Two years after that, his widow, Anna, married William’s brother Francis. The couple continued to live in the mansion until Anna’s death in 1890. The following year, Francis died and the house and property became part of his estate. Already in 1887, he and Anna had begun selling lots for individual houses on the vacant block east of the mansion property, the area bordered by Jersey Street, Plymouth Avenue, Pennsylvania Street, and West Avenue. Prices ranged from \$2,900 to \$3,600 per lot. In 1887, Fred Knoll purchased the lot at 88 Plymouth for \$3,400 and commissioned local architect C. D. Swan to design the commodious Queen Anne style brick and frame dwelling that stands there today.<sup>28</sup> Swan was one of several architects who lived in the Fargo Estate Historic District. Others were Milton E. Beebe, Cyrus K. Porter, Charles R. Percival, and George J. Metzger.<sup>29</sup>

<sup>25</sup> William H. Dolan, comp. *Our Police and Our City. The Official History of the Buffalo Police Department from the Earliest Days . . . and a History of the City of Buffalo* (Buffalo: Bensler & Wesley, 1893), 307.

<sup>26</sup> “The Holy Words,” *Buffalo Courier*, June 7, 1870, 4.

<sup>27</sup> “Report on Sites,” *Buffalo Express*, April 7, 1899, 7. Eventually, the organizers of the exposition chose the area north of Delaware Park for its site.

<sup>28</sup> Brown. *Historic Plymouth Avenue*, 69.

<sup>29</sup> Christopher Brown includes detailed biographies of these men in his *Historic Plymouth Avenue*, 138-151.



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The Fargo mansion itself stood empty until 1900, when it was sold and demolished. The remaining parcels of property that had constituted the estate were auctioned off and eventually subdivided into residential lots. The total value of the land, divided into lots of varying sizes, was estimated at \$524,000, a tidy sum in those days.<sup>30</sup> (In 1895, the Methodist church had contemplated buying the mansion and converting it into a hospital, but this plan never became a reality.<sup>31</sup>) To visit this dismantled place, and think of the affection bestowed upon it, the pride that was taken in it, the vain expectations of its owner, is to take a sad and wholesome lesson in the uncertainty of human affairs," reflected the well-known journalist William Drysdale, who visited the site in May 1901 while on assignment from the *New York Times* to cover the opening of the Pan-American Exposition. Now, Drysdale observed, there were signs reading "'this entire block for sale in lots.'" They stood in mute and ironic testimony to the fact that the Fargo mansion and its owners were "both in the ground."<sup>32</sup>

In his will, William Fargo had stipulated that the house and all its valuable contents should go to his wife upon his death. After his death in 1881, his widow continued to live in the house until her death nine years later. She made it clear in her will that the era of grandeur she and her husband had known would come to an end with her demise. Her will informed her heirs that all of the contents of the house were to be sold at her death, which occurred in July 1890. By September, the family had moved out, and the property became empty save for a caretaker who would live there for another decade, the sole resident of the once glorious household.<sup>33</sup> There was apparently no attempt to find another well-to-do owner for the famous property. In a time when Buffalo was growing, the heirs and executors must have perceived that the property was more valuable on the market for building lots than it was as a residence for a single wealthy family. Eventually, a new urban, middle-class neighborhood would supplant the Fargo estate.

The area was absorbed into the fabric of the city at a time when real estate sales, especially for middle class housing, were booming. The early twentieth century was a time of renewed land speculation and rising land valuations in Buffalo, as the city's economy, augmented by the recent addition of electricity from hydroelectric plants at nearby Niagara Falls, enjoyed a period of great prosperity. The demand for better housing followed suit. Many families now sought either to own their own home or to rent a commodious apartment or flat in a pleasant neighborhood.

The Fargo Estate Historic District was one of the favored locales. A 1905 notice in the newspaper announcing the executors' division of William Fargo's estate into housing lots and their impending auction is revealing testimony to this phenomenon. Referring to the entire block bounded by Fargo Avenue, Pennsylvania Street, West Avenue and Jersey Street, it proclaimed:

<sup>30</sup> "Fargo Estate," *Buffalo Illustrated Express*, March 4, 1900.

<sup>31</sup> "New Hospital," *Buffalo Evening news*, June 12, 1895.

<sup>32</sup> Drysdale, "The Old Fargo Mansion." Elements of the Fargo mansion are preserved at the Buffalo History Museum.

<sup>33</sup> "Fargo Estate," *loc. cit.*

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The property will be divided into lots as follows: Corner lots fronting on Jersey and Pennsylvania Street, 40 x 120 feet each; inside lots on Pennsylvania and Jersey Streets, not less than 35 feet front and 120 in depth; lots on Fargo Avenue and West Avenue, not less than 35 front and 148 feet in depth. It is the purpose of the owners to dispose of the land for strictly residential purposes and in order to insure the purchaser against objectionable surroundings, each lot will be sold subject to the following conditions:

No building except for residential purposes to be put up for the period of ten years from this date, and the front line of the building to be at least twenty-five feet from the street line. The sale will be absolute subject only to the approval of the Court. If desired, the Executors will take back a purchase money bond and mortgage for two-thirds of the purchase price, said mortgage to run for five years with interest at the rate of 5 percent per annum.

This is a rare opportunity to purchase a desirable lot in one of the highest and healthiest sections of the city, where the surroundings are assured, at an extremely low price.<sup>34</sup>

There were a number of positive features that made the Fargo Estate Historic District an attractive place to live and raise a family. A local newspaper of the day enumerated these as clean air, well paved streets and sidewalks, large lots, excellent public schools, good transportation, nearby parks, and a social atmosphere "congenial to people of cultivated tastes and a sense of refinement."<sup>35</sup> Gradually, many single and two-family dwellings transformed the area of the Fargo Estate Historic District into a well-thought-of middle class neighborhood. Several modest apartment buildings were also constructed within the historic district boundaries. With all the changes, the transitory glory days of the extravagant Fargo mansion, its contents auctioned off and its granite foundations used to fill the cellar pit, soon faded from the city's memory.

### **D'Youville College: The Nearby Neighborhood Institution**

Adjacent to the northern boundary of the Fargo Estate Historic District is a D'Youville College, a Catholic college that dates back to the mid-nineteenth century. In 1852, the Oblate Fathers came to Buffalo from Montreal to establish a school and parish. Under the farsighted leadership of Father Chevalier, the order purchased the former city almshouse (located at the corner of West Avenue and York Street) and surrounding land north of Porter Avenue and York Street. Father Chevalier recognized that this section of town was "the most beautiful part of the city."<sup>36</sup> In September 1852, he and his several colleagues opened a small college known as Holy Angels Academy. The present three-story Second Empire style college building (located on the north side of Porter Avenue just beyond the boundary of the Fargo Estate Historic District) was completed in

<sup>34</sup> "Auction Sale of Real Estate," business advertisement by Gurney & Overturf, *Buffalo Express*, December 14, 1905.

<sup>35</sup> "The New West Side," *Buffalo Morning Express*, March 29, 1891, quoted in Brown, *Historic Plymouth Avenue*, 49.

<sup>36</sup> "Holy Angels Parish to Observe 85<sup>th</sup> Anniversary," *Buffalo Courier-Express*, November 15, 1936.

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1873. Steady growth of the religious institution of high learning (under the direction of the Sisters of Charity of the Hôpital Général of Montreal, more commonly known as the Grey Nuns of Montreal) resulted in the extension of the building in the same style with the addition of a wing to the west (1887) and a wing to the east (1899). In 1907-1908, a fourth section was added to accommodate increased enrollment. With the completion of the 1907-1908 wing, the school was renamed D'Youville College. The campus continued to grow, and in the 1950s and 1960s expanded across Porter Avenue as well as northward.

### **The Fargo Estate Historic District as a Predominantly Italian-American Neighborhood**

During the 1920s and 1930s, both the Lower and Upper West Side, including the Fargo Estate Historic District, became identified as a predominantly middle-class Italian-American neighborhood. "About two-thirds of the entire number of Italians [in Buffalo] live in this west side colony," stated a local newspaper in 1923.<sup>37</sup> Beginning in the 1870s, immigrants from recently unified Italy began arriving in Buffalo. They soon became the third biggest ethnic group in the city after Germans and Poles. At first, immigrant communities in Buffalo tended to reflect the regional homes from which they came. Those from central southern Italy tended to settle in the Lovejoy-Williams area; those from the Abruzzi (central mountainous region of the peninsula) settled along East Delavan; the Neapolitan immigrants grouped themselves closer to the center of town; Calabrians preferred South Buffalo, and Sicilians moved into the now vanished streets around the terminus of the Erie Canal and on the Lower West Side.

"Partly out of necessity, but, one suspects, in large part out of choice," note historians Scott Eberle and Joseph Grande, "Italian-Americans moved into family enterprises. They were particularly successful on the margins of Buffalo's industrial economy, in selling food, fruits and vegetables, or pasta products, and very occasionally as street musicians. Many later found success as barbers, greengrocers, cobblers and restaurateurs."<sup>38</sup> Occupations such as these provided many Italian immigrant families entry into the American middle class and allowed them to become homeowners in the area in and around the Fargo Estate Historic District. Many of these Italian-American families moved to the neighborhood from "Little Italy," the working class community on the Lower West Side of Buffalo around St. Anthony of Padua parish.

For many Italian-Americans, title to a private residence was a principal indicator of accomplishment. "Neither the immigrant generation nor its children conformed to the American ideal of occupational success," observes social historian Virginia Yans-McLaughlin, "but they had their own standard of achievement, namely, the acquisition of family property, usually a home." By the 1920s, declares Yans-McLaughlin, many Italian

<sup>37</sup> "Rapid-fire Rises of Buffalo Italians to Business and Professional Heights Read Like Pages from Story-book, "Buffalo Courier, January 7, 1923, 7.

<sup>38</sup> Scott Eberle and Joseph A. Grande, *Second Looks: A Pictorial History of Buffalo and Erie County*. (Buffalo: Donning Co., 1993), 94.

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immigrant families in Buffalo lived in their own homes, a fact that made them believe that they had “reached the promised land.”<sup>39</sup> Italian-Americans not only purchased many existing homes in the neighborhood, they also built new ones (these were often “doubles” in which the owner lived in one “flat” and rented the other). Respect for the household dwelling and a sense of community that Italian-American residents brought to the Fargo Estate Historic District has contributed substantially to its progress and permanence, even as other immigrant groups, especially Hispanics, have more recently joined them.

### Later Developments Affecting the Fargo Estate Historic District

Beginning in the 1920s, many of large houses in the Fargo Estate Historic District were converted to multiple family use, and storefronts were added to others. More often, however, homeowners made modifications to their existing dwellings. Double or triple windows often took the place of the original fenestration, and wooden porch columns often gave way to metal supports. Otherwise, exteriors remained little changed in overall form so that today the majority of houses still “read” as they did when built.

More than individual residents and owners, it has been adjacent institutions that have put the greatest pressures on the integrity of the residential neighborhood. In the late 1950s, for example, the Protestant Home for Children at 605 Niagara Street demolished several houses for a parking lot at the west corner of Prospect Avenue and Jersey Street. Nearby D’Youville College, however, has had the greatest impact on the neighborhood. Beginning in the early 1960s, the college began expanding its campus on the south side of Porter Avenue. At that time, houses at the east corner of Porter and Prospect Avenues were taken down for a dormitory, Mary Agnes Hall (1963-1964). The college soon after demolished the rest of the houses on the northwest half of the block (south of Porter Avenue, between Fargo Avenue and Prospect Avenue) for the construction at the corner of Porter and Fargo Avenues of the Students’ Recreation Center (1968-1969) and, on Prospect Avenue, Margurite Hall (1968-1969), a dormitory. (The architect for all these buildings was Foit, Baschnagel, Maharan & Albert.)

During the era of Urban Renewal in the 1960s, removal of houses in an old neighborhood for large scale institutional buildings and parking areas was actually viewed as a positive development. Such thinking brought large scale destruction to many of America’s declining and emptying cities, including Buffalo. By the early 1990s, however, attitudes had changed. When the college demolished the houses at 489, 493 and 499 Prospect Avenue for a parking lot, the action aroused considerable neighborhood opposition. From then on, D’Youville’s expansion took place north of Porter Avenue. Furthermore, when the college recently undertook

<sup>39</sup> Virginia Yans-McLaughlin, *Family and Community: Italian Immigrants in Buffalo, 1880-1930*. Urbana, IL: University of Illinois Press, 1982, 47-48.

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to redevelop the former Protestant Home for Children at the corner of Niagara and Jersey Streets, it solicited community input on the design. Plans were altered as a result, and no houses were demolished.

Standing up to the development pressures from the D'Youville College helped increase awareness in the community of the significance of its assets and the importance of preserving what remains for the future viability of the neighborhood. As the resurgence of other neighborhoods on the West Side of Buffalo has taken place in the past decade, this sentiment has become more pronounced. Homeowners in the Fargo Estate Historic District have come to appreciate the value of preserving the historic character of their community. This has resulted in significant community support for recognizing the history of the neighborhood and encouraging its revitalization by placing it on the National Register of Historic Places.

The architecture and streetscapes within the Fargo Estate Historic District retain their historic integrity. There have been few demolitions or new buildings erected here since 1930. The neighborhood's historic integrity is comparable to that of the adjacent National Register Allentown Historic District. At this time, the neighborhood faces no threats other than inappropriate alterations to its historic buildings.

### **Architecture in the Fargo Estate Historic District**

The Fargo Estate Historic District includes some of the best remaining residential buildings by Buffalo's leading architects of the period, including Milton E. Beebe, Cyrus K. Porter, Charles R. Percival, George J. Metzger, Swan & Falkner and Holmes & Little, and Porter & Watkins (whose Jersey Street firehouse, built in 1875, was listed in the National Register in 2011.) Many styles of architecture in the district are representative of those classified as Late Victorian, Late-Nineteenth-and-Twentieth-Century Revivals, and Late-Nineteenth-and-Early-Twentieth-Century American Movement.

In the first category, the brick dwellings at 508 Prospect Avenue (c. 1870) and those at 183 and 187 Fargo Avenue (c. 1875) represent a type of vernacular cottage that is a simplified version of the Italianate style. It is a form encountered in other neighborhoods around Buffalo. Good examples of the Second Empire style (of which the grandest example was the now-vanished Fargo mansion) are found at 95 Plymouth Avenue (1881), 97 Plymouth Avenue (1881), 426 Prospect Avenue (1880), and 315 Jersey Street (with a storefront addition dating from 1925), and especially the fine brick dwelling at 291 Porter Avenue. The former Church of Christ Scientist (built as the West Side Presbyterian Church in 1882; Smith & Baynes, architects) is the best example of the later Gothic Revival. (It has lost its openwork wooden steeple.) The High Victorian Gothic style is exemplified by the large brick house, which also displays Queen Anne characteristics, at 268 Jersey Street (1880; Holmes & Little, architects). The Stick or Eastlake style is called to mind by 298 Jersey Street (1881; George Metzger, architect). Many high-quality Queen Anne houses exist in the district, notably 268 Jersey Street (1882); 440 Prospect Avenue (c. 1885; the original stable stands behind the dwelling); 413 Prospect

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(1889; M. E. Beebe & Sons, architects); three large houses on the southeast side of Pennsylvania Street at West Avenue (all three were erected in 1895 by builder Matthew Hudson); and a group of several frame houses on the northwest side of Pennsylvania Street between West and Plymouth Avenues. In addition, several masonry apartment buildings from the late nineteenth century are present in the district. The Florence Apartments (1892) at 231-233 West Avenue, the Porter Apartments (1889; William H. Archer, architect) at 425 Porter Avenue, and the Albemarle Apartments/Aberdeen Apartments (1898; John S. Rowe, architect) at 325 West Avenue continue to function as multiple dwellings. A rare example of row or terrace houses stands at 78-84 Fargo Avenue (1890; now converted into an apartment building).

The Early Twentieth Century American Movement is epitomized by many well-preserved double houses or flats. A particularly handsome Craftsman-inspired row erected by builder Henry M. Gail in 1915 graces the southeast side of Pennsylvania Street from the corner of Fargo Avenue. The southeast side of Jersey Street between Fargo and West Avenues (the former Fargo estate) is also home to several well-maintained doubles, all of which went up c. 1910.

### **Architect Residents of the Fargo Estate Historic District**

Several leading Buffalo architects lived in the Fargo Estate Historic District in the late nineteenth century. The most significant was Louise Bethune, the first professional woman architect in the United States. Around 1880, while still Jennie Louise Blanchard, she moved with her parents to a new house at 325 Porter Avenue (demolished). She may have designed the dwelling, for she was then working for architects Richard A. Waite (who lived nearby at 361 Pennsylvania) and Frank W. Caulkins. In late 1881, Louise Bethune opened her own office and married fellow draftsman Robert A. Bethune, forming the firm of R. A. & L. Bethune. They continued living at 325 Porter Avenue until about 1890. One can surmise that because Bethune lived in the neighborhood, her firm most likely had commissions in the Fargo Estate Historic District. No extant documented work, however, has been identified.

The leading architectural firm in Buffalo in the late nineteenth century was M. E. Beebe & Son. In 1888, younger partner Harry P. Beebe built his own house at 448 Porter Avenue (demolished), which he shared for a time with his father, Milton E. Beebe. In that same year, the Beebe firm designed the dwelling at 112 Plymouth Avenue. The following year, they drew plans for the fine Queen Anne houses at 413 and 414 Porter Avenue.

Architect Charles D. Swan was one of Buffalo's best residential designers in late nineteenth century. He resided at 290 Jersey Street (still notable for its long monitor roof) from 1880 until 1892. During this the period, he built his reputation and achieved his greatest success. A number of commissions his firm received came from residents of the Fargo Estate Historic District. In 1886, the partnership of Swan & Falkner designed for S. L. Mason and E. Husted the large brick houses at 282 and 288 Jersey Street, adjacent to Swan's house.

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The firm also likely designed 430 Prospect Avenue in the same year. After the partnership dissolved at the end of 1886, Swan designed, in 1888, the houses at 126 Fargo Avenue, 321 Jersey Street, and 94 Plymouth Avenue. No. 126 Fargo's plans were published in the April 1890 edition of *Scientific American's Architects and Builder's Edition*.

From 1878 until 1881, the architect Eugene L. Holmes lived at the eastern end of Porter Avenue, just east of the Fargo Estate Historic District. His firm, Holmes & Little, designed several mansions along then-fashionable North Street and Delaware Avenue. Unfortunately, all of these have been demolished. The only large dwelling of theirs left standing in Buffalo is the George B. Sweet house (1880) at 246 Jersey Street. This hybrid High Victorian Gothic/Queen Anne style dwelling is the finest house of its era to survive in the Fargo Estate Historic District.

Two other architects who resided in the Fargo Estate Historic District were Robert A. Wallace, who, in the 1890s, lived in the small cottage at 167 Fargo Avenue, and Horace Greely Knapp, whose address in the early 1890s was 151 Fargo Avenue. In 1893, Knapp, who was then at the beginning of his career, proposed an ambitious scheme for a multiple dwelling for the block on which the empty Fargo mansion yet stood. A contemporary professional journal described his plan as "a nine-story flat building covering the whole block bounded by Pennsylvania and Jersey Streets and Fargo and West Avenues, to cost \$2,000,000."<sup>41</sup> Nothing more ever came of it. Knapp had moved his practice to Buffalo from New York City, where in 1887 he had designed an elaborate Queen Anne house for Alvin Johnson, founder of the New School for Social Research. Perhaps disappointed by his lack of similar clients in Buffalo, Knapp returned to New York after a brief time here. It is unknown if he ever designed anything in the Fargo Estate Historic District.

Names of actual builders of housing in the Fargo Estate Historic District are less apparent in the historical record than the names of architects. However, several men are recorded as having erected buildings in the district, including William Lester, Mathew J. Hudson, William M. Caudell, Richard Caudell, and Henry M. Gail. Future research may put flesh on the bare bones of our knowledge of these men's contributions to the establishment of the neighborhood.

The Fargo Estate Historic District preserves an important collection of well-preserved late-nineteenth and early-twentieth-century domestic architecture. Its interesting history reflects the growth and development of Buffalo's Lower West Side during a period of dynamic economic and physical expansion for the city. Its growth and development reflects the transformation of this near waterside part of town from a suburb occupied mainly by estates of wealthy homeowners living in mansions surrounded by landscaped grounds into an urban neighborhood composed mainly of single and double family houses for middle class occupants. The district's

<sup>41</sup> "Contracting Intelligence, Public Buildings," *Engineering Record*, 28(August 26, 1893), 211.

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good state of preservation is directly attributable to the valiant efforts of its residents through the decades who recognized its historic and aesthetic value. For example, the stately 1879 Joseph B. Sweet house at 246 Jersey by the mid-1970s was abandoned and suffered from years of neglect and vandalism. Windows were smashed. Snow drifts formed along the windows - both inside and out. The roof leaked so badly it was almost as though there was none at all. The current owner purchased the house in 1976, and with limited resources, and 15 years of effort ensued just to make it habitable. Extraordinary preservation efforts such as this are found throughout the district and are responsible for its current intact state. Today, observers walking the shady, domestically scaled streets of the Fargo Estate Historic District—perhaps following a classical or pops concert at venerable Kleinhans Music Hall on nearby Symphony Circle or the performance of a play at the popular Kavinoky Theater on the D'Youville College campus--can see all around them evidence of the area's steady progression of architectural styles that manifest its narrative of early twentieth-century urbanization.

**Benedict House and Life Memorial Park**

The Fargo Estate Historic District is also significant under criterion A for Social History, as it contains two notable resources associated with the AIDS crisis of the 1980s and 1990s. Benedict House, located at 303 Jersey Street, was opened in 1988 by Fr. Vincent Crosby. It served as the first AIDS housing of its type in New York State, outside of New York City, and served all of Western New York. While the Benedict House relocated out of the building in 1988 and was reused as a private residence, the house still retains a significant level of architectural integrity that speaks to its history as AIDS housing. Also located within the Fargo Estate Historic District is Life Memorial Park, a small triangular park located at 458 Porter Avenue. Once a vacant lot, the park was created in 1992 by Fargo Estate neighborhood resident Joseph Raimondo as an AIDS memorial park. It is not only one of the few dedicated AIDS memorial parks in the United States, but it also tells the story of the Fargo Estate neighborhood's role in supporting those afflicted by AIDS during the period during of the late-1980s through late-1990s when disease transmission was not widely understood, prejudice was rampant, and those affected by the disease died at a young age, frequently after much suffering. Together, the Benedict House and the Life Memorial Park can be directly associated with the nascent AIDS crisis

The park's triangular and highly visible footprint is used to its full potential with the placement of a cement red ribbon-shaped walking path. The red ribbon is a symbol of the AIDS crisis, created in 1991 in New York City through the Visual AIDS Artists' Caucus' "Ribbon Project." Red was chosen for its "connection to blood and the idea of passion -- not only anger but love, like a valentine."<sup>42</sup> Three granite benches, a streetlamp, two flagpoles, and a grove of maple trees in the rear of the park create a tranquil environment. Mature flowering lilac bushes as well as other coniferous and flowering deciduous trees (such as a red chestnut), add to the beauty of the small park. A three by three foot granite memorial wall lists the names of some of those in Buffalo and

<sup>42</sup> Jesse Green, "Year of the Ribbon," *New York Times*, May 3, 1992, B1.



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elsewhere - as far away as Vancouver, Kentucky, and Toronto - who have died from AIDS. A bronze plaque on the wall reads: "A place of hope, education, healing and remembrance for those men, women and children who died from an AIDS related illness."<sup>43</sup>

The presence of Life Memorial Park within the Fargo Estate Historic District can trace its origin to the pioneering efforts of the Rev. Vincent Crosby (b. 1945). Raised nearby on Herkimer Street, at the age of 22 he joined the Roman Catholic Benedictine order and became a monk. For the next 17 years he was assigned to the St. Vincent Arch abbey in Latrobe, Pennsylvania. In 1983, Fr. Vincent was assigned as director of pastoral liturgy at Christ the King Seminary in East Aurora.

Fr. Vincent's life took a dramatic turn when he met his first AIDS patient, Jim, in 1985. After Jim's death, Fr. Vincent was approached by others to counsel AIDS victims and to speak on the epidemic. Before long, Fr. Vincent devoted his full time to ministering to AIDS patients, many of whom were homeless. Today, it is difficult to recapture the fear surrounding those who had contracted AIDS during the mid-1980s. Michael DeSalvo, a co-founder of Friends of Dorothy House in Syracuse, New York, recalled that "People were... stuck in fear. Many people didn't live long after diagnosis. I remember folks telling me that when they went home to visit family, they had to eat off paper plates and (were) asked not to use the bathroom. Stigma, irrational fear, and sometimes just plain cruelty were all too common."<sup>44</sup> In another example, when the Benedict House initially opened, some garbage men refused to pick up garbage from the house.

Across the nation, housing increasingly became a challenge for those who had AIDS; they were typically too weak to work, and, as a result, many became homeless. Many larger cities developed housing responses to the crisis, such as New York City's Bailey-Holt House, which opened in 1986 as a congregate residence for people living with AIDS and had a visible presence on Christopher Street in Greenwich Village. In the Midwest, Chicago House opened in 1986, and in San Francisco, Maitri House opened in 1987. As in these other cities, there was urgent need for quality housing for AIDS patients in Buffalo. Based on his experiences with the homeless AIDS patients he ministered to, Fr. Vincent contacted the Western New York AIDS Task Force about the need. The organization encouraged Fr. Vincent to pursue housing for AIDS patients himself, as it did not have the resources to do so. As a result, in 1987, Fr. Vincent opened his small cottage home at 419 Summer Street (at York Street) to men with AIDS who had nowhere else to go. Fr. Vincent called his extraordinary effort the Benedict House, which operated as a nondenominational, independent facility for corporate living.<sup>45</sup> A letter written by "Ron," an early resident of Buffalo's Benedict House, vividly describes the urgent need for housing of this type:

<sup>43</sup> Mark Pollio, "AIDS Memorial To Be Erected On West Side Wall Will Memorialize Names Of An Estimated 200 Victims," *Buffalo News*, June 17, 1994.

<sup>44</sup> "Syracuse man who has helped care for AIDS patients reflects on the last 30 years," *Syracuse Post-Standard*, June 5, 2011.

<sup>45</sup> Cardinale, Anthony, "Benedict House Founder," *Buffalo News*, September 23, 1990, M6.

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Hi, I'm Ron. I was diagnosed in November of 1989 with an HIV infection. When I was first diagnosed during a routine visit with my physician, I was stunned. As the shock wore off I became depressed and thought, "I'm going to die," "I'm too young to die," and "This isn't fair I haven't lived yet." After two months of severe depression I gave up my apartment in Buffalo. No one wants to be alone when facing a major illness. My brothers and sister knew about my needs but were apparently unwilling to help. My brothers totally ignored me. My sister said she was unable to decide how she could help. Not once did any of my siblings visit or stop in to see how I was doing... I learned my T-cells had dropped alarmingly low; my count was 150. I panicked when I realized if this continued I'd die. With just the clothes on my back a neighbor drove me into Buffalo leaving me at a bar to fend for myself. For a week and a half I bounced from acquaintance to acquaintance sleeping wherever there was room. Then a friend suggested I call and visit Fr. Vincent at the Benedict House.

As Ron's letter clearly expresses, the need for the Benedict House in Buffalo increased and, as a result, Fr. Vincent made plans to expand. He visited NYC's Bailey House when he lived at the first Benedict house at Summer and York. He learned from that visit what he did not want Benedict House to be, namely a large institutional environment. He wanted Benedict House to have the intimacy of a real home. He also wanted it to be a beautiful place because he felt that beauty itself was healing. During his visit to New York City, Fr. Vincent met with representatives of the New York State Department of Health, who encouraged the Benedict House's efforts. They believed that Benedict House could be used as a model throughout the remainder of Upstate New York as there was no housing of its type within New York State outside of New York City at the time. Thus Benedict House, established in this neighborhood in 1988, was the first AIDS housing of its type in New York State outside of New York City. Albany's Damien Center did not open until 1990, and Syracuse's Friends of Dorothy didn't open until 1992.

Fr. Vincent is also an artist, and funds raised from the sale of his artwork provided the basis for Benedict House's property acquisition. By 1988, Fr. Vincent had raised enough funds to purchase 303 Jersey Street and the adjacent house at 124 Plymouth Avenue, which was also available for purchase. No. 303 Jersey, corner of Plymouth, was built circa 1890 and was first occupied by Buffalo attorney Edward C. Hawkes and his family. The house is a substantial 2½ story red brick house with Queen Anne and Romanesque influences. From 1898 to 1912, the house was occupied by Mr. and Mrs. William Paterson and their three children. Paterson was treasurer of George L. Squier Manufacturing Co. The house was converted circa 1920 to a multiple dwelling residence.<sup>46</sup> No. 124 Plymouth is a brick veneer house designed in the Colonial Revival style and constructed in 1904 on the rear of 303 Jersey's lot. The last house constructed on the block, it was built for James N. Adam, mayor of Buffalo from 1906-1909, by contractor John H. Knight.

<sup>46</sup> "Benedict House," *Buffalo News*, May 29, 1994, B2.

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Between these two single-family houses, the Benedict House provided a permanent residence for approximately 10 terminally ill men. A connecting rear deck was constructed which provided shared access between the two houses. The Jersey Street house contained common areas: offices, a kitchen, a dining room where the residents and staff shared their meals, a chapel on the second floor, and an exercise room on the third floor. Bedrooms were located at Jersey Street and on Plymouth Avenue. By 1989 there was a waiting list for the Benedict House. Twenty-three men, including five who had died, had been cared for at Benedict House.

The presence of the Benedict House had another benefit besides being a home for those with AIDS. It also helped to combat the public's fear of those who had AIDS. The presence of the Benedict House in the Fargo Estate neighborhood inspired many compassionate Buffalonians to donate their time and resources to those afflicted. At the time, Fr. Vincent said: "People hear about us, and they want to do something, there are people who have said with all sincerity that they know God's hand is in this work. I'm beginning to believe it." Fr. Vincent saw the Benedict House as a place in which "there is a miracle happening every day because of the things and people that come our way."<sup>47</sup>

In 1990, Dr. Mark Hoepflinger, a Benedict House volunteer, commented about an article written by *Buffalo News* reporter Tony Cardinale: "I would assume that the average reader does not want to hear about AIDS. People don't want to hear about death, but it's a wonderful story... The photographs by Jim McCoy are gripping and honestly portray the situation in which patients with AIDS find themselves. It's a difficult, brutal story, but it's a story that needs to be told. It's a story of a miracle of faith and love on the corner of Jersey and Plymouth."<sup>48</sup> The success and the impact of the Benedict House became known far beyond Buffalo. In 1991, President George H.W. Bush named Benedict House his 393rd Daily Point of Light. The national award recognized groups involved in the fight against drug abuse, illiteracy, homelessness, hunger, AIDS and other social problems.<sup>49</sup>

By 1992, the AIDS crisis continued to grow worse. Infections, diagnosis, and death were all too common. Drugs for effective treatment and prevention strategies proved elusive. However, that year, Benedict House and its presence in the Fargo Estate neighborhood inspired resident community activists to further action, which resulted in permanent changes to the neighborhood. One such activist was Joseph Raimondo, who lived at 325 Jersey Street and volunteered to help AIDS patients in the late 1980s through Benedict House and AIDS Community Services. Raimondo said he "was losing a lot of friends, and then I had a dream. Seeing the

<sup>47</sup> Dave Condren, "West Side Home for AIDS Patients Counts Blessings," *Buffalo News*, December 23, 1989.

<sup>48</sup> "A Place To Live," *The Buffalo News*, October 28, 1990, M2.

<sup>49</sup> "Bush Praises City's Benedict House," *Buffalo News*, March 23, 1991.

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suffering and losing more than 20 of my own friends, I wondered what we could do for those who had suffered. I wanted to create a place where people could sit and think and find solace.”<sup>50</sup>

Raimondo initiated a “Life Memorial Committee” of the Kleinhans Community Association block club within the Fargo Estate neighborhood to solicit support for development of a park and memorial. The committee, which included Carl Rosetti, identified the vacant lot at the NW corner of Porter and Normal Avenues as an ideal spot for such a park.<sup>51</sup> The spot was not only prominently sited along Porter Avenue, but it was also visible to residents of the Benedict House. During the nineteenth century, there was a house on the site, known as 466 Porter Avenue. It was once home to John Weeks, owner of Weeks Scale Works. After the turn of the twentieth century, the house was converted to commercial use due to its prominent corner location; it housed Rice’s Drug Store for many years. By the late twentieth century the house on the site was demolished and the site was cared for by neighbors on Porter Avenue. The Life Memorial Committee sought the support of Niagara District Common Councilman Carl A. Perla Jr. to create the park on the site. Councilman Perla became a champion to create the park. As a result of the Life Memorial Committee and Councilman Perla, the park was dedicated on December 1, 1992, World AIDS Day.

Some Fargo Estate neighborhood residents were also instrumental in the visibility of Buffalo’s initial Gay Pride events. On Saturday, June 19, 1993 Raimondo and other Fargo Estate neighborhood residents participated in Buffalo’s inaugural Gay Pride Parade. About 250 marchers carried a huge red ribbon and distributed condoms as they walked from Kleinhans Music Hall, to North Street, then to Elmwood Avenue, and ended at the West Village Historic District’s Johnson Park for a closing rally. Raimondo said Gay Pride Week, which was proclaimed by Gov. Mario Cuomo in June 1991, will “help people who don't understand that some gay people are still afraid of coming out because they may lose their jobs and hurt their families.”<sup>52</sup>

Work continued to raise awareness of Life Memorial Park during the mid-1990s as the AIDS crisis continued unabated. In August 1993, Rev. Anthony Rigoli of Holy Angels Church blessed the Life Memorial Park plaque as AIDS Awareness Week began with its dedication.<sup>53</sup> On November 30, 1993, a candlelight service vigil for World AIDS Day was held at the park, which marked the first anniversary of its dedication.<sup>54</sup> In August 1994 the wall of names of those who had died was installed.<sup>55</sup>

<sup>50</sup> Mark Pollio, “AIDS Memorial To Be Erected On West Side Wall Will Memorialize Names Of An Estimated 200 Victims,” *Buffalo News*, June 17, 1994.

<sup>51</sup> Ibid.

<sup>52</sup> Tonja Moss, “Crowds at March and Rally Demonstrate Gay Pride,” *Buffalo News*, June 20, 1993, C6.

<sup>53</sup> Richard W. Roeller, “Blessing Memorial To Those Who Have Died Of AIDS,” *Buffalo News*, August 23, 1993.

<sup>54</sup> Bill Dyviniak, “In Memory Of AIDS Victims,” *Buffalo News*, December 1, 1993.

<sup>55</sup> Bill Wippert, “Remembering the Dead,” *Buffalo News*, August 20, 1994.

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By 1994 the Benedict House required additional space and considered a move to a larger facility on the corner of Summer and Norwood Avenues, but the move was met with vehement community opposition. Nearly 400 people signed a petition opposed to the opening of a larger facility.<sup>57</sup> In response, the Kleinhans Community Association wrote a letter of support, even though Benedict House neighbors were initially fearful. Officials of the block club wrote: "We were worried that our children would be subjected to this dreaded virus; that the residence would bring a criminal population to the neighborhood and property values would plummet." The letter continued: "None of these concerns was based in reality."<sup>58</sup>

Benedict House Executive Director Sister Mary McCarrick said that in the early days of the Benedict House, residents occasionally heard taunts of "faggot" from neighbors and sometimes from the firemen stationed at Fire House Engine No. 2 across the street at the NW corner of Jersey Street and Plymouth Avenue. Yet the taunting soon stopped. The firemen became supporters of the Benedict House and even installed screens atop chimneys on the house to prevent birds from flying in. "They've been great neighbors," said Lt. Ron Cassel of Engine No. 2. "We hardly know they're there. Sometimes in the summer you'll see a couple people in the yard, with walkers."<sup>60</sup>

By the late-1990s, a turning point was reached in the AIDS crisis. In 1995 AIDS deaths in the U.S. reached an all-time high, and AIDS was the leading cause of death among all Americans between the ages of 25 to 44. By year end, 513,486 cases had been reported in the U.S., resulting in 319,849 deaths in the 14 years since statistics were first reported. However, a year later, combination protease inhibitor therapy was made available for the first time, which led to a dramatic decline in AIDS related deaths.<sup>61</sup>

In 1998, The Benedict House moved to a larger facility at 2211 Main Street and the houses at 303 Jersey Street and 124 Plymouth returned to private ownership.<sup>62</sup> While the Benedict House has returned to private ownership, there are remnants of its appearance to the AIDS era. Most notably, 303 Jersey and 124 Plymouth remain on the same deed and the extensive connecting decks that served to combine the dwellings is extant. It was announced the Benedict House, then at its Main Street location, would close in 2015, although Life Memorial Park remains as a perpetual reminder of the AIDS crisis of the 1980s and 1990s, and the relationship between early AIDS services and awareness and the Fargo Estate neighborhood.<sup>63</sup> The ongoing maintenance of Life Memorial Park is through the Buffalo Parks Department assisted with volunteers from Buffalo's

<sup>57</sup> Phil Fairbanks, "City Rejects Plan For Shelter After Protests By Neighbors," *Buffalo News*, May 26, 1994.

<sup>58</sup> Donn Esmonde, "For Benedict House, a Rude Reception," *Buffalo News*, June 19, 1994, E1.

<sup>60</sup> Donn Esmonde, "For Benedict House, a Rude Reception," *Buffalo News*, June 19, 1994, E1.

<sup>61</sup> "Thirty Years of HIV/AIDS: Snapshots of an Epidemic," amfAR, Accessed June 3, 2015, <http://www.amfar.org/thirty-years-of-hiv/aids-snapshots-of-an-epidemic/>.

<sup>62</sup> Harold McNeil, "A New Benedict House to Open," *Buffalo News*, April 29, 1998, B1.

<sup>63</sup> Tracey Drury, "Benedict House HIV/AIDS Program to Shutdown by Summer," *Buffalo Business First*, March 12, 2015.

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LGBTQ community. Few houses of this type existed during the height of the AIDS crisis, and fewer remain in existence at the time this nomination is written. However, the Benedict House's presence that inspired Life Memorial Park as a permanent change to the neighborhood may render this a unique story within the United States.

**Summary**

The Fargo Estate Historic District is significant as an intact residential neighborhood that developed on and around the notable William Fargo mansion. The nominated district merits consideration under criterion C in the area of architecture, and also under criterion A in the area of Community Planning and Development, spanning a period of significance between ca. 1850s and ca. 1950. This historic district is also significant under criterion A in the area of Social History, for its associations with the nascent AIDS and community services movement during the 1980s and 1990s.

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Verbal Boundary Description

See attached maps with scale.

Boundary Justification

The boundaries encompass a residential neighborhood that was developed near and around the Fargo Estate in the years after the Civil War, and on the former grounds of the estate starting in the late 1880s and extending into the early twentieth century. By 1890 this area was regularly referred to in the press as the “Fargo Estate” or the “Fargo Property,” as in “the residents of Pennsylvania Street and Fargo Avenue in the neighborhood of the Fargo property...”<sup>64</sup> The area within the original two-and-a-half blocks of the Fargo Estate, as well as the surrounding lots that face the former estate, possesses a high degree of architectural integrity, as do the houses along Porter Avenue, which developed at the same time. The boundaries encompass the immediate surrounding area that also retains a high degree of integrity. Beyond the northern boundary of Porter Avenue there is extensive institutional development and parking lots. Beyond the western and southern boundaries, architectural integrity declines noticeably. The eastern boundary is the present western boundary of the Allentown National Register District. A portion of the western end of the district, extending south from the corner of Porter and Prospect avenues and adjacent to non-contributing institutional development, is an important part of the district by virtue of architectural character, chronological development and overall integrity that match the rest of the district.

Additional UTM References

Point	Easting	Northing
5	672732	4751783
6	672615	4751665
7	672586	4751644
8	672364	4751722
9	672262	4751862
10	672139	4752037
11	672443	4752259

<sup>64</sup> “Buffalo,” *American Contractor* 8 (Dec. 24, 1887): 12; “Crowding the Mourners,” *Buffalo Express* (Oct 3, 1890): 11.

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National Register of Historic Places  
Continuation Sheet

Section 10 Page 2

**FARGO ESTATE HISTORIC DISTRICT**

Name of Property

Erie, New York

County and State

Fargo Estate Historic District

City of Buffalo  
Erie County, NY



Coordinate System: NAD 1983 UTM Zone 17N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



Parks, Recreation  
and Historic Preservation

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 10 Page 3

**FARGO ESTATE HISTORIC DISTRICT**

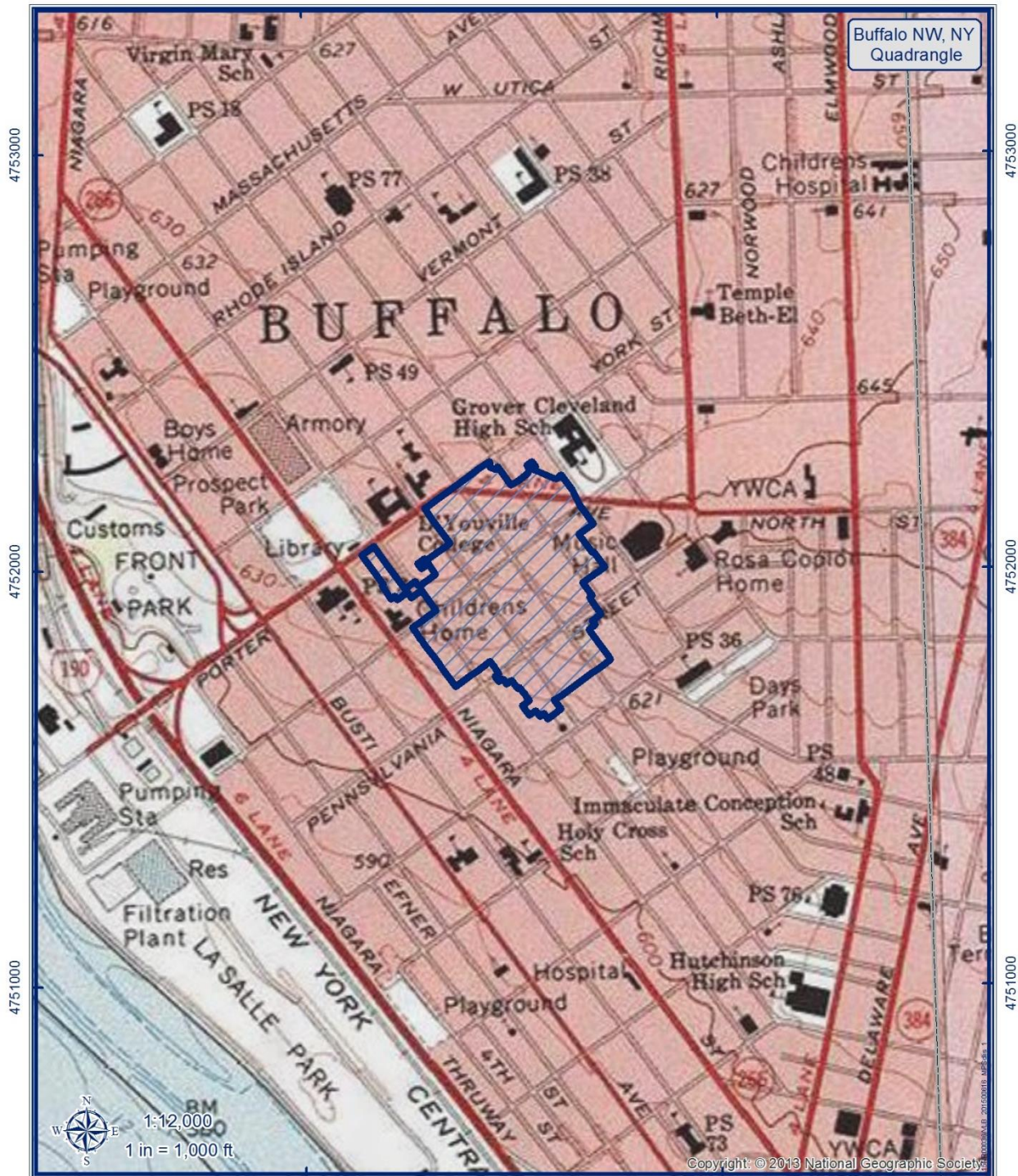
Name of Property

Erie, New York

County and State

Fargo Estate Historic District

City of Buffalo  
Erie County, NY



4753000  
4752000  
4751000

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4752000  
4751000

672000 673000

Coordinate System: NAD 1983 UTM Zone 17N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



Parks, Recreation  
and Historic Preservation

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 10 Page 4

**FARGO ESTATE HISTORIC DISTRICT**

Name of Property

Erie, New York

County and State

Fargo Estate Historic District

City of Buffalo  
Erie County, NY



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013.  
 Source: Esri, DigitalGlobe, GeoEye, iSat, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Coordinate System: NAD 1983 UTM Zone 17N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 Units: Meter



- Contributing
- Non-Contributing



**Parks, Recreation  
and Historic Preservation**

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 10 Page 5

**FARGO ESTATE HISTORIC DISTRICT**

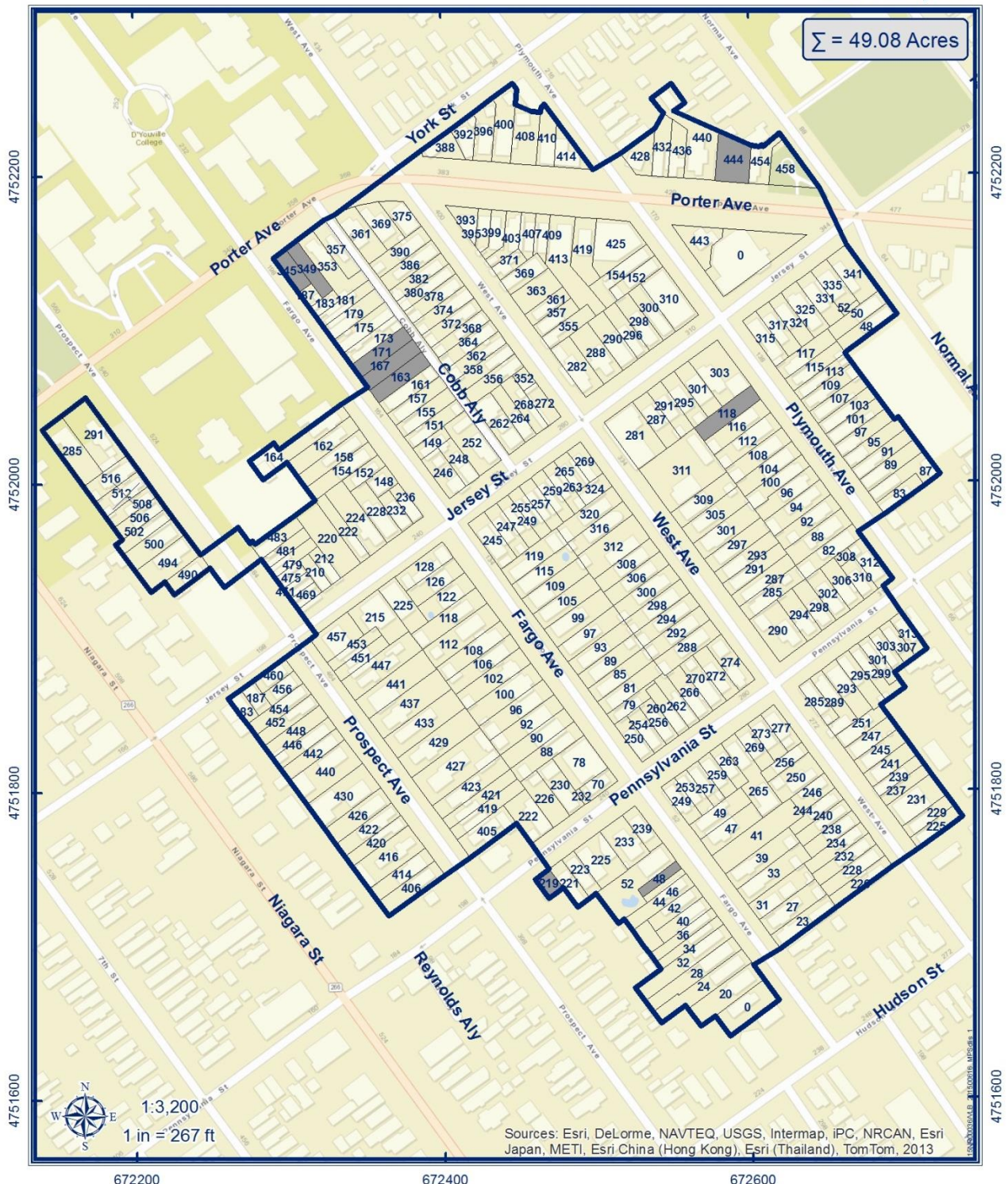
Name of Property

Erie, New York

County and State

Fargo Estate Historic District

CITY OF BUFFALO  
Erie County, NY



Coordinate System: NAD 1983 UTM Zone 17N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



- ◻ Contributing
- ◼ Non-Contributing



Parks, Recreation  
and Historic Preservation



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 1

**FARGO ESTATE HISTORIC DISTRICT**  
Name of Property  
Erie, New York  
County and State

Additional Information

Photo Log

Name of Property: Fargo Estate Historic District  
County: Erie County  
State: New York  
Photographer: Martin Wachadlo  
Date Photographed: Dec. 2013 – June 2015  
Number of Photographs: 21

Photo:

NY\_Erie County\_Fargo Estate Historic District\_0001

View on south side of Porter Avenue looking east; 395 Porter at right.

NY\_Erie County\_Fargo Estate Historic District\_0002

View of 413 Porter Avenue (1889) from the north.

NY\_Erie County\_Fargo Estate Historic District\_0003

View looking southeast down Plymouth Avenue from Porter Avenue.

NY\_Erie County\_Fargo Estate Historic District\_0004

View of the former Plymouth Avenue Methodist Church (1912), looking southwest from the corner of Porter Avenue and Jersey Street.

NY\_Erie County\_Fargo Estate Historic District\_0005

View of Life Memorial Park (1992), 458 Porter Avenue, looking north from Porter Avenue.

NY\_Erie County\_Fargo Estate Historic District\_0006

View of former fire station (1875) at 310 Jersey Street, from the east.

NY\_Erie County\_Fargo Estate Historic District\_0007

View of 303 Jersey Street (c. 1890; formerly Benedict House) looking southeast.

NY\_Erie County\_Fargo Estate Historic District\_0008

View of rear house at 303 Jersey Street (1904; formerly Benedict House) looking west on Plymouth Avenue.

NY\_Erie County\_Fargo Estate Historic District\_0009

View looking east at the northeast side of Plymouth Avenue, with No. 95 at left.

NY\_Erie County\_Fargo Estate Historic District\_0010

View looking north at the northwest side of Pennsylvania Street, with 290 at left.



United States Department of the Interior  
National Park Service

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Continuation Sheet

Section 11 Page 2

**FARGO ESTATE HISTORIC DISTRICT**

**Name of Property**

**Erie, New York**

**County and State**

NY\_Erie County\_Fargo Estate Historic District\_0011

View looking southwest at the southeastern side of Pennsylvania Street from the corner of West Avenue.

NY\_Erie County\_Fargo Estate Historic District\_0012

View looking northwest along the southwestern side of West Avenue, No. 300 at left.

NY\_Erie County\_Fargo Estate Historic District\_0013

View of apartment building (1898) at 281 Jersey Street, corner of West Avenue, from the west.

NY\_Erie County\_Fargo Estate Historic District\_0014

View of the west corner of West Avenue and Jersey Street from the east, No. 268 Jersey Street in center.

NY\_Erie County\_Fargo Estate Historic District\_0015

View of the north corner of Fargo Avenue and Jersey street from the south, No. 246 Jersey Street in center.

NY\_Erie County\_Fargo Estate Historic District\_0016

View of the southeastern side of Jersey Street, looking northeast from the corner of Fargo Avenue.

NY\_Erie County\_Fargo Estate Historic District\_0017

View of the northeastern side of Fargo Avenue, looking north, No. 93 at right.

NY\_Erie County\_Fargo Estate Historic District\_0018

View of the southeastern side of Pennsylvania Street, looking east from the corner of Fargo Avenue.

NY\_Erie County\_Fargo Estate Historic District\_0019

View of the northeastern side of Prospect Avenue, looking north, No. 423 at right.

NY\_Erie County\_Fargo Estate Historic District\_0020

View of No. 426 Prospect Avenue (c. 1875), looking southwest.

NY\_Erie County\_Fargo Estate Historic District\_0021

View of the east corner of Prospect Avenue and Jersey Street, from the west.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 3

**FARGO ESTATE HISTORIC DISTRICT**

Name of Property

Erie, New York

County and State



**The William G. Fargo Estate (1868-1872), c. 1880 view from the north, looking south from the corner of Jersey Street and West Avenue (which is visible at left).**

*From: Picture Book of Earlier Buffalo (1912)*

United States Department of the Interior  
National Park Service

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Continuation Sheet

Section 11 Page 4

**FARGO ESTATE HISTORIC DISTRICT**

Name of Property

Erie, New York

County and State



**Southeasterly view into the neighborhood from Pierce's Palace Hotel, c. 1880. Holy Angels Academy (now D'Youville College) in foreground, Porter Avenue running right to left, with Fargo Avenue running through the center of the view. The Fargo mansion and its two-and-a-half block estate occupy the upper central area of this view, with the church spires of downtown Buffalo visible beyond. Several of the small houses in this photograph still stand today in the Fargo Estate Historic District.**

*Image courtesy of the Buffalo History Museum.*

United States Department of the Interior  
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Continuation Sheet

Section 11 Page 5

**FARGO ESTATE HISTORIC DISTRICT**

Name of Property

Erie, New York

County and State



**Detail, Vicinity of the William G. Fargo Estate and surrounding neighborhood (1880)**

The Fargo Estate is highlighted. Note the surrounding land, owned by Fargo, while adjacent streets such as Jersey and Pennsylvania Streets area already beginning to develop.

Source: *The City of Buffalo, N.Y. 1880*. Maerz Lithographing Co. at Library of Congress.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

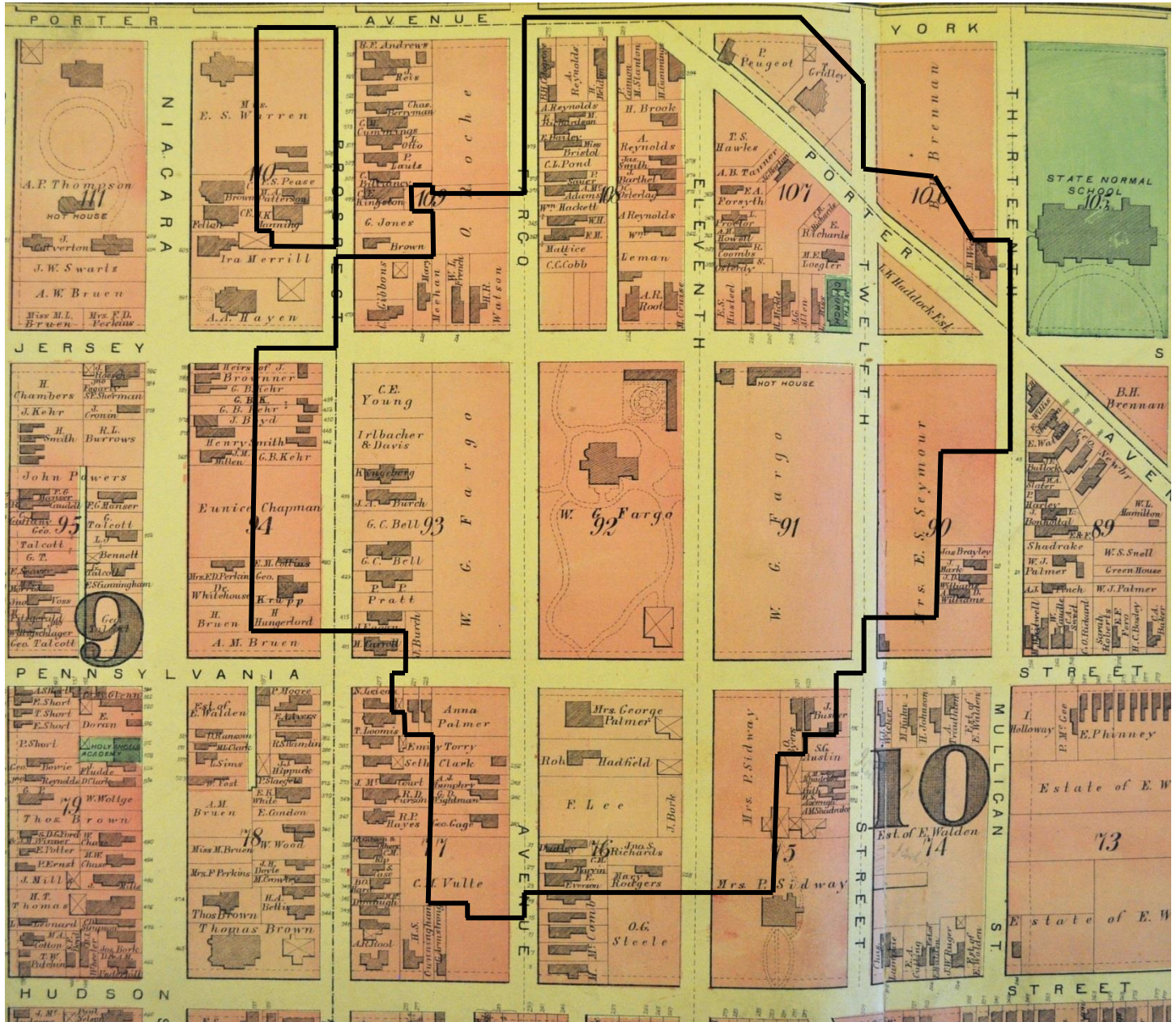
Section 11 Page 6

**FARGO ESTATE HISTORIC DISTRICT**

Name of Property

Erie, New York

County and State



**1872 Atlas of the City of Buffalo**

A rough outline of the historic district boundaries is overlaid on this historic map. Note here how the William G. Fargo estate formed the sort of nucleus for development in the neighborhood, which was sparsely built up by 1872.

*Courtesy of the Buffalo and Erie County Public Library*

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

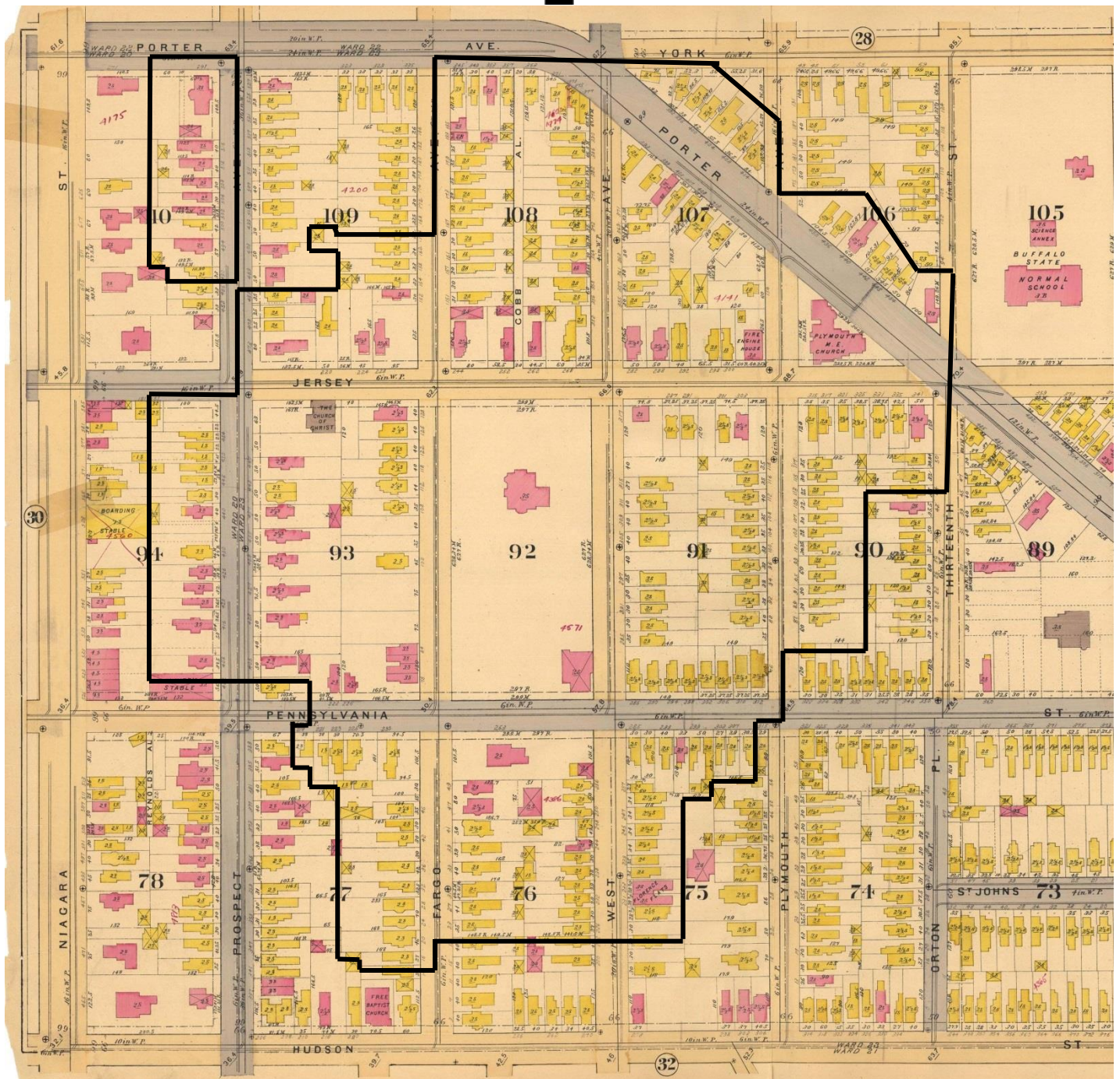
Section 11 Page 7

**FARGO ESTATE HISTORIC DISTRICT**

Name of Property

Erie, New York

County and State



1894 Atlas of the City of Buffalo

A rough outline of the historic district boundaries is overlaid on this historic map. This map reflects the growth of the Fargo Estate neighborhood around the Fargo mansion in the late nineteenth century.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

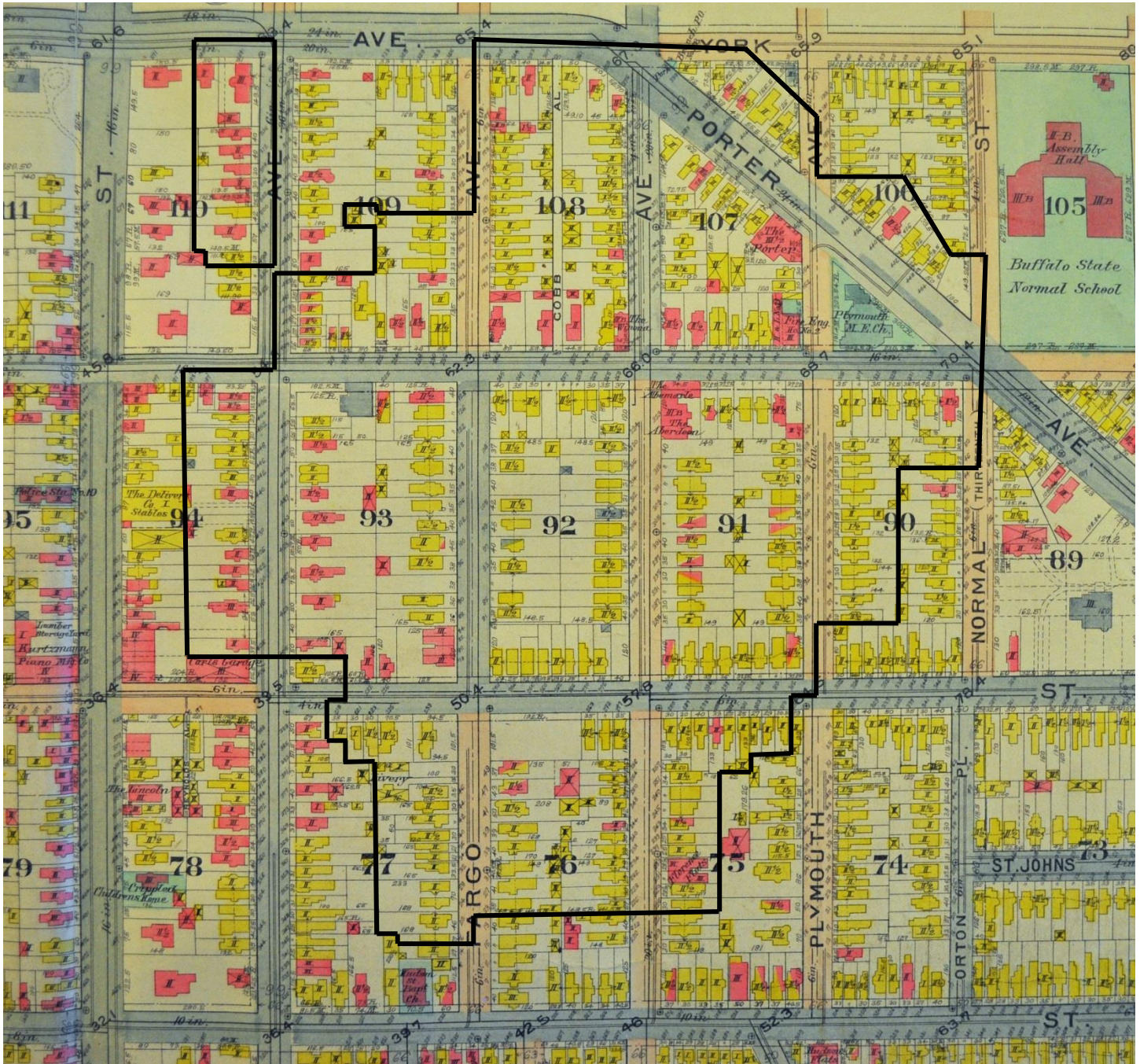
Section 11 Page 8

**FARGO ESTATE HISTORIC DISTRICT**

Name of Property

Erie, New York

County and State



**1915 Atlas of the City of Buffalo**

A rough outline of the historic district boundaries is overlaid on this historic map. By the early 1900s, the Fargo mansion had been demolished and replaced by subsequent free-standing, frame dwellings in accordance with the surrounding neighborhood fabric.

*Courtesy of the Buffalo and Erie County Public Library*









METRO  
HORIZON  
RENT  
781-332-4368

PORTER AVE

PLYMOUTH ST

ONE  
WAY  
←

NO  
LEFT  
TURN

ONE  
WAY  
←

650



KARPELES  
MANUSCRIPT LIBRARY  
MUSEUM



In Memory of Park Friend  
Rick Mahowski





ONE WAY





301











ONE  
WAY  
→

PENNSYLVANIA  
WEST





The building is a four-story structure with a mansard roof, characteristic of the Second Empire architectural style. It is constructed of light-colored brick with dark brown metal roof accents. The facade is punctuated by numerous windows with red-painted frames. The ground floor is finished with a grey stone base, featuring small, square, gridded windows. The building is situated on a street corner, with a white downspout running vertically along the corner edge.

ONE WAY  
→  
ONE WAY  
←





COMMUNITY GARDEN  
NURTURED BY NEIGHBORS & FRIENDS



ANTHONY  
CARPOZZI  
WAY

FARGO  
JERSEY





93

ACT





ONE WAY  
→

PENNSYLVANIA

ONE WAY  
→







JERSEY

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Fargo Estate Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Erie

DATE RECEIVED: 12/18/15      DATE OF PENDING LIST: 1/15/16  
DATE OF 16TH DAY: 2/01/16      DATE OF 45TH DAY: 2/02/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15001024

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    2/2/16    DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_

REVIEWER Aberkathy      DISCIPLINE \_\_\_\_\_

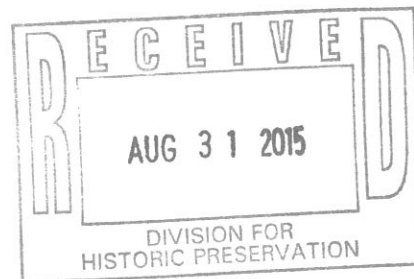
TELEPHONE \_\_\_\_\_      DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



BUFFALO  
OLMSTED PARKS  
CONSERVANCY  
*connecting parks & people*



**BOARD OF TRUSTEES**

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Stephanie Crockatt, Exec. Director

**Buffalo's Olmsted System**

**Parks**  
Cazenovia  
Delaware  
Front  
Martin Luther King, Jr.  
Riverside  
South  
**Parkways**  
Bidwell  
Chapin  
Lincoln  
McKinley  
Porter  
Red Jacket  
Richmond

**Circles**  
Agassiz  
Colonial  
Ferry  
Gates  
McClellan  
McKinley  
Soldiers  
Symphony

August 24, 2015

Jennifer Walkowski  
Division of Historic Preservation  
NYS Office of Parks, Recreation and Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188

RE: Fargo Estate Historic District

Ms. Walkowski,

The Buffalo Olmsted Parks Conservancy is a 501c3 non-profit, independent organization whose mission is to promote, preserve, restore, enhance and ensure the maintenance of the historic Buffalo Olmsted Park and Parkway System for current and future generations.

The Conservancy would like to offer its full support for the nomination of the Fargo Estate Historic District to the National Register of Historic Places. Porter Ave, nominated to the National Register as a contributing feature of the Delaware Park – Front Park System in 1982, is one of the great streets in Buffalo. Preservation and restoration of the homes and neighborhood surrounding this Olmstedian avenue will only enhance the overall historic value of the Olmsted Park and Parkway System.

Thank you for this opportunity to comment. For any further correspondence on this issue please contact Brian Dold, Director of Planning and Advocacy at [brian@bfloparks.org](mailto:brian@bfloparks.org).

Sincerely,

Stephanie Crockatt  
Executive Director, BOPC

CC: Kevin Kelly, Chairman of the Board, BOPC  
Dave McIntyre, Design Review Committee Chair, BOPC  
Steve Stepniak, Buffalo Commissioner of Public Works

369 Porter Ave

October 30, 2015

Buffalo, New York 14201-1033

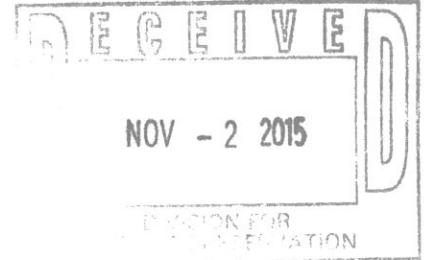
Ruth Pierpont, Deputy Commissioner

NYS Department Parks, Recreation, and Historic Preservation

Peebles Island State Park

P. O. Box 189

Waterford, N. Y. 12188-1089



Dear Ms. Pierpont

Earlier this year we were privileged to attend an excellent informational meeting with your office Preservation Specialist Jennifer Walkowski, who presented an overview of the implications of the proposed inclusion of our neighborhood, the Wells Fargo Estate, Buffalo, NY into the Historic Register.

We have been the proud homeowners of a 1896 Queen Anne Victorian house for over thirty years, and have strived to restore and maintain this historic structure. Our neighborhood has made significant strides in this time and is now well positioned for preserving and maintaining its many historic homes.

I believe that the nomination of the Wells Fargo Estate to the National Register, WNY Region, will be a catalyst to the continued preservation of our area, and allow those who might not otherwise afford the additional expense of using period appropriate materials to be able to do so. It will certainly help us to continue to maintain our historic home to our benefit, and that of the community.

Many of our neighbors are excited about this proposed historic recognition that will encourage and make possible sensitive restoration and appropriate projects to their homes. Any tax incentives that result from this designation will make a significant positive difference in future improvements.

Please accept this letter as our enthusiastic support of our area, the historic Wells Fargo Estate, Buffalo, N.Y., to be nominated to the National Historic Register. Please do not hesitate to contact us if we can be of any further assistance in this matter.

Sincerely

A handwritten signature in black ink, appearing to read "Lee A. McCoy".

Lee A. McCoy

A handwritten signature in black ink, appearing to read "Mark B. Schifferli".

Mark B. Schifferli

## Walkowski, Jennifer (PARKS)

---

**From:** Kaitlin Schleiermacher <kaitlinmaura27@gmail.com>  
**Sent:** Thursday, November 19, 2015 2:08 PM  
**To:** Walkowski, Jennifer (PARKS); LaFrank, Kathleen (PARKS)  
**Subject:** Fargo Estate Neighborhood, Buffalo NY

To whom it may concern:

I am writing this letter to support the inclusion of the row of houses located at the north-west end of Prospect, between Jersey Avenue and Porter Avenue, including the 2 houses on Porter Avenue, in the Fargo Estate Historic District, and to show support for the Fargo Estate Historic District approval at the State and National levels.

We bought our 1910 home at 262 Pennsylvania St in December 2012 and since then have watched this neighborhood transform in just three short years! There are many people flocking to this area to not only experience the vitality of D'Youville College, the new cafes and businesses along with the great community but also to have the chance to own and care for a historic home. This neighborhood is full of architectural gems that would benefit from the recognition and tax credits that a historic district status would provide in order to help owners to maintain these beauties. My husband and I have been working non-stop to bring our home back to its original beauty by repairing years of neglect.

We appeal to you to do the right thing for our community by approving the Fargo Estate Historic District with our expanded boundary.

Sincerely,  
Kaitlin and Randy Sheehan



## Walkowski, Jennifer (PARKS)

---

**From:** PATRICIA WATSON <ggpw@verizon.net>  
**Sent:** Wednesday, November 18, 2015 5:43 PM  
**To:** Walkowski, Jennifer (PARKS); LaFrank, Kathleen (PARKS); darivera@city-buffalo.com; jjm8181@aol.com (jjm8181@aol.com); Allyson Backstrom (allyson.backstrom@gmail.com); andrewgoldstein (andrewgoldstein@verizon.net); Nadejda Fedirko  
**Subject:** Fargo Estate Historic District

Dear Ms. Walkowski:

For thirty four years, I have been a resident of the area being considered for the Fargo Estate Historic District. I want to let you know I am very pleased this designation is being considered for our area and truly hope it will occur as soon as possible. I am particularly pleased that the houses on Prospect that were originally eliminated are now proposed for inclusion. This will make for far more organic boundaries and truly is much more reflective of the neighborhood's design and usage.

Many thanks to you for your efforts on this project/

Sincerely,

Patricia Watson  
247 Jersey St  
Buffalo, NY 14201

November 18, 2015

To whom it may concern:

I am writing this letter to support the inclusion of the row of houses located at the north-west end of Prospect, between Jersey Avenue and Porter Avenue, including the 2 houses on Porter Avenue, in the Fargo Estate Historic District, and to show support for the Fargo Estate Historic District approval at the State and National levels.

In the short time we have owned and lived at 516 Prospect Ave, we have witnessed significant change in our neighborhood with the construction of the new D'Youville building on the corner of Jersey Avenue and Prospect Avenue. It has put history, community, destruction and unity at the forefront of discussion and has made us think deeply and passionately about how important preservation is for what is left of our neighborhood.

As you well know from the original proposal, the proposed historic district is full of amazing architecture by renowned 19<sup>th</sup> century architects such as Cyrus Porter, and was the site of the sprawling estate of one, William G. Fargo, who helped found the modern day financial firms of American Express Company and Wells Fargo with his business partner, Henry Wells. I insist to those who will be charged with the task of deciding the faith of our proposed historic district, who may not have walked down our streets, that our neighborhood is amazingly beautiful, full of architectural gems and rich in history.

Our house in particular was built in the 1840's and has stood there as a testament and witness to history – it was there when the Connecticut Street armory was built in 1899, and it was there for the building and demolition of the Fargo Estate. It was the home of prominent Buffalonians such as Orange Dibble, Erie Canal Engineer and early Buffalo Post Master; it is an important historical asset to our neighborhood and it needs to be in the Fargo Estate Historic district for proper historical context. It is part of a row of old, brick and wood homes on the west end of Prospect Avenue, without the protection of which the path from Jersey to Porter Avenue would remain silent about its current and former inhabitants. To include our houses on the National Historic Register as part of the Fargo Historic District doesn't just mean we are providing our well-deserved and earned place in local history with a nod to the past; it also translates to preserving our current state of being for the future; to serving our children well and to asserting our area as important for our community on the national level.

My understanding from the NYS SHPO meeting this past summer is that the only hesitation to including our row of houses within the historic district boundary as per the original proposal was that it is separated visually (if you look at the map from above) by the new D'Youville building and parking on the corner of Jersey and Prospect. However, this amounts to 10 seconds of a walk, after which you arrive at our row of houses... You can see them from Jersey Avenue and Porter Avenue, which are our bordering streets. In fact, our row of houses is a continuum from historically preserved Porter Avenue into the Fargo Estate district, history leading into history, and the only conclusion to this proposal ought to be one of historic preservation. Certainly the overwhelming historic relevance and importance trumps D'Youville's encroachment and begs us to consider this issue in the interest of our predecessors, current residents and future neighbors.

We appeal to you to do the right thing for our community by approving the Fargo Estate Historic District with our expanded boundary.

Sincerely,

Nadejda Petrova Fedirko and William Fedirko  
516 Prospect Ave.  
Buffalo, NY 14201

## Walkowski, Jennifer (PARKS)

---

**From:** Antonina Simeti <asimeti@gmail.com>  
**Sent:** Thursday, November 19, 2015 3:14 PM  
**To:** Walkowski, Jennifer (PARKS); LaFrank, Kathleen (PARKS)  
**Subject:** Fargo Estate Historic District approval

To whom it may concern:

I am writing this letter to support the inclusion of the row of houses located at the north-west end of Prospect, between Jersey Avenue and Porter Avenue, including the 2 houses on Porter Avenue, in the Fargo Estate Historic District, and to show support for the Fargo Estate Historic District approval at the State and National levels.

As you well know from the original proposal, the proposed historic district is full of amazing architecture by renowned 19th century architects such as Cyrus Porter, and was the site of the sprawling estate of one, William G. Fargo, who helped found the modern day financial firms of American Express Company and Wells Fargo with his business partner, Henry Wells. I insist to those who will be charged with the task of deciding the faith of our proposed historic district, who may not have walked down our streets, that our neighborhood is amazingly beautiful, full of architectural gems and rich in history.

My understanding from the NYS SHPO meeting this past summer is that the only hesitation to including this row of houses within the historic district boundary as per the original proposal was that it is separated visually (if you look at the map from above) by the new D'Youville building and parking on the corner of Jersey and Prospect. However, this row of houses is a continuum from historically preserved Porter Avenue into the Fargo Estate district, history leading into history, and the only conclusion to this proposal ought to be one of historic preservation. Certainly the overwhelming historic relevance and importance trumps D'Youville's encroachment and begs us to consider this issue in the interest of our predecessors, current residents and future neighbors.

We appeal to you to do the right thing for our community by approving the Fargo Estate Historic District with our expanded boundary.

Sincerely,

Antonina Simeti  
298 Jersey Street  
Buffalo, NY 14201

—  
antonina m. simeti



**Parks, Recreation  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ROSE HARVEY**  
Commissioner

**RECEIVED 2280**

DEC 18 2015

**Nat. Register of Historic Places  
National Park Service**

13 November 2015

Alexis Abernathy  
National Park Service  
National Register of Historic Places  
1201 Eye St. NW, 8<sup>th</sup> Floor  
Washington, D.C. 20005

Re: National Register Nomination

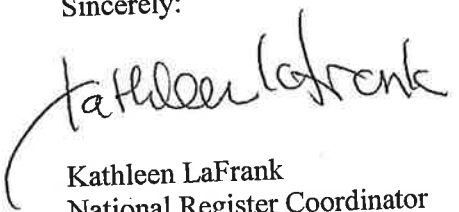
Dear Ms. Abernathy:

I am pleased to submit the following seven nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Quogue Historic District, Suffolk County  
Fargo Estate Historic District, Erie County  
Conkling-Boardman-Eldridge Farm, Albany County  
Wilbur, Campbell, Stephens Company Collar and Cuff Factory, Rensselaer County  
Old Field Club and Farm, Suffolk County  
F.R. Bain House, Dutchess County  
Sinclair, Rooney and Company, Erie County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

  
Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office