

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

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

1. Name of Property

historic name THE COLONIAL FLATS AND ANNEX

other names/site number The Colonial Apartments

name of related multiple property listing N/A

2. Location

street & number 399-401 Delaware Avenue [] not for publication

city or town Buffalo [] vicinity

state New York code NY county Erie code 029 zip code 14202

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.)

Roger Daniel Maly
Signature of certifying official/Title

3-7-2018
Date

DSHPU
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 Signature of the Keeper
Alexandra [Signature]

date of action
4/30/18

The Colonial Flats & Annex

Erie County, New York

Name of Property

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested. **NPS # 28,603**
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building Survey # _____
- recorded by Historic American Engineering Record

Primary location of additional data:

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

Areas of Significance:

(Enter categories from instructions)

Architecture

Social History

Period of Significance:

1896 – 1926

Significant Dates:

1896, 1900, 1926

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

Boughton & Johnson

Esenwein & Johnson

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10. Geographical Data

Acreage of Property 0.33 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>117</u>	<u>673517</u>	<u>4751360</u>	3	<u>117</u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>117</u>	<u> </u>	<u> </u>	4	<u>117</u>	<u> </u>	<u> </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.)

11. Form Prepared By

name/title Kerry Traynor (Edited by Jennifer Walkowski, NYSHPO)

organization kta preservation specialists date 11/7/2017

street & number 422 Parker Avenue telephone 716.864.0628

city or town Buffalo state NY zip code 14216

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

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

Additional items

(Check with SHPO or FPO for any additional items)

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

name _____

street & number _____ telephone _____

city or town _____ state NY zip code _____

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

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

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Narrative Description

The Colonial Flats & Annex is an apartment building located at 399-401 Delaware Avenue, on the east side of the street between Edward Street to the north and West Tupper Street to the south in Buffalo, Erie County, New York. The building consists of three components: the 1896 five-story “Flats” to the north; the 1900 three-story brick “Annex” at the south end, and a 1926 single-story commercial storefront that unites the Flats and Annex along their west elevation. The Flats is a brick building designed by Boughton & Johnson, while the three-story brick tenement “Annex” addition was designed by prominent local firm Esenwein & Johnson.¹ The client for both was the Colonial Corporation. Though constructed during separate building phases, the Flats and Annex are internally connected and share a similar Colonial Revival stylistic vocabulary. In response to increasing commercial development along Delaware Avenue in the 1920s, a single-story classically detailed storefront, commissioned by Philip B. Dold, was added along the entire west elevation in 1926.²

The neighborhood surrounding the Flats and Annex between Edward and West Tupper Streets retains a high level of integrity and historic fabric. Directly across the street, marking the northwest boundary of the Allentown National Register Historic District (listed 1980, expanded 2011) is The Mansion, a boutique hotel originally constructed in the Second Empire Style as the Sternberg House. To the south of the Mansion is the Buffalo Club, which occupies a large lot on the southwest corner of Trinity Place and Delaware Avenue.³ Three early twentieth century commercial buildings with retail storefronts complete the block on the west side of the street. South of the Flats and Annex is Trinity Episcopal Church, a National Register listed property (listed 2008). Adjacent to Trinity are two late nineteenth century residences that have been converted for commercial use and a four-story, early twentieth century Classically detailed commercial building completes the east side of the block at the intersection with West Tupper Street. Heading south toward downtown, Delaware Avenue consists of a combination of late nineteenth century, early twentieth century and contemporary commercial buildings. Immediately north of the Flats and Annex is a parking lot, marking the northeast intersection with Edward Street. Farther north along Delaware Avenue are commercial and residential buildings that have been converted to house a variety of commercial and institutional functions.

The three periods of construction at 399 - 401 Delaware Avenue are expressed in the building’s massing. The 1926 storefront, composed of precast concrete with deeply raked mortar joints, is a single story tall with Ionic columns defining the arched entrance leading to the 1896 apartment and the adjacent storefronts. The retail

¹ The permit number of the building constructed in 1896 for the Colonial Corporation is 6984. The permit number for the 1900 construction, also for The Colonial Corporation, is 12029. Permit information is available at Buffalo’s City Hall. The permit refers to the Annex building as a “tenement,” although it was not intended for working class tenants as are typically found in tenement housing.

² Permit number 505Z, City of Buffalo building permits. No architect of record is listed. In 1923 Dold had added a single story tile garage along the west property line.

³ Trinity Place is a residential street running west from Delaware Avenue, just north of West Tupper Street.

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spaces occupy the depth from the sidewalk back to the west elevation of the 1896 apartment and 1900 annex addition.

The Flats and Annex are both brick buildings. The brick has been painted. The central bay of the apartment is articulated by paired windows with arched transoms, while the remaining window openings feature raised stone jack arches. At the Annex the articulation is understated, with stone keystone and shoulders defining the splayed brick arch. On both buildings, the windows at the side and rear elevations feature simple segmental heads and stone sills. Light wells are located on both the north and south elevations.

The interiors of the storefronts have been altered overtime. The interiors retain their original plan and function as five distinct commercial spaces. The entrance hall at the Flats features decorative woodwork, quasi-Doric wood pilasters, paneled wainscot, decorative plaster and a mosaic tile floor. Apartments are located to the east and the west with the main circulation, including original wood stairs and elevator between. A light court is also located centrally between the units. The apartments are all one bedroom units with a living space, kitchen, bedroom and bathroom. Each unit features a historic fireplace with classically detailed surround and mantle.

The circulation at the Annex is also centrally located; however, it lacks a formal entrance hall and the level of ornamental detail seen at the Flats. There are two one bedroom apartments located to the east and to the west; however, they are much smaller than those at the Flats. The apartments each feature a fireplace, although the detailing, as compared with that at the Flats, is understated. The lack of ornamental detailing at the Annex is expected given that it was constructed to accommodate visitors to the 1901 Pan American Exposition and then a working class, as opposed to an upper middle class tenant as was the case at the Flats.

The structure of the 1896 Flat and 1900 Annex addition is typical of the period with large masonry piers, stone and brick foundations, and masonry bearing walls providing the structural support. The 1926 storefront addition features concrete foundation walls.

EXTERIOR

The Colonial Flats and Annex were constructed in the Colonial Revival style in 1896 and 1900, respectively, with a classically detailed storefront addition added in 1926. Although the building is a composite of additions, the proportions and detailing result in a harmonious composition.

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West Elevation

The west elevation, facing Delaware Avenue, consists of the five-story Flats to the north, the three-story Annex to the south, and the single-story classically inspired storefront addition facing west. The Flats is three-bays wide and the Annex is four bays wide, resulting in a seven-bay composition.

The Colonial Flats, 1896

The second through fifth floors of the west elevation of the Flats are visible from Delaware Avenue. The height of each successive floor is reduced and, as a result, the window height is also reduced. The central bay of the second and fourth floors feature paired arched openings with arched transom and sliding glass doors. The fan-light transom on the second floor is headed by a stone arch with voussoirs that project slightly from the plane of the wall at the spring line and keystone. Doric pilasters frame the paired windows at this location. At the fourth floor the arch is brick masonry with stone voussoirs projecting beyond the plane of the wall at the spring line, keystone and the midpoints between the two. The doors at the second floor opened onto the balcony formed by the roof of the 1926 storefront, while those on the fourth floor open to an ornamental rectangular wrought iron balcony. At the third floor the doors, with splayed lintels featuring rusticated stone voussoirs, open onto a semi-circular wrought iron balcony. Doors are also located at the outer bays of the second and fourth floors, and sliding glass windows are located at the third floor. Splayed lintels with rusticated stone voussoirs head the openings at these locations. The door at the second floor opens onto the roof of the storefront, while at the fourth floor doors open to a wrought iron balcony similar to that in the center bay. A metal cornice marks the transition to the fifth floor, which features paired windows in the out bays and a window triplet in the middle bay. A continuous stone sill is located beneath each grouping. The composition is terminated by a metal cornice and decorative metal parapet.

The main entrance into the Colonial Flats and Annex is accessed through an arched opening in the storefront addition. Five brick steps ascend to the entrance where the original, well-worn stone threshold remains. The original light and panel wood door, with transom, is set back within a marble surround and detailed with egg and dart molding. Stairs, which provided access to the basement, are located to the south of the entrance. The basement entrance has been in-filled, and there is no longer access at this location.

The Annex

The three-story annex is four bays wide with a one-over-one sash window occupying each bay, with the exception of the first and second bays from the north on the second floor where a door accesses the roof of the 1926 storefront. The openings are headed with a spayed brick lintel with stone shoulders and key. A stone belt

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course between the second and third floors visually connects the five-story Flats with the three-story Annex. A denticulated metal cornice completes the composition.

The Storefront

A classically detailed five-bay storefront, constructed in 1926, extends across the entire first floor of the Flats and Annex. Three bays are located in front of the Flats and two in front of the Annex. The storefront features precast panels, with wide, deeply raked mortar joints. Ionic pilasters define each bay, supporting an entablature and cornice above each storefront. The pilasters extend beyond the cornice, providing the terminus for a metal rail that extends across the roof balcony of the storefronts. The center, entrance bay features an arched opening. Above the arched opening the precast panels continue above the roof line to serve as a balcony rail at the second floor. At this location is an inset panel with raised inscription "COLONIAL APARTMENTS."

North, South and East Elevations

The north elevation consists of the Flats building. The only windows on this elevation are in the window well, centrally located. These windows feature segmental brick arches and stone sills. The north elevation of the window well is six-stories in height. Camel back coping stones terminate the elevation.

A window well is also located on the south elevation of the Annex. The windows are one-over-one sash units with segmental brick arches and stone sills. The fourth and fifth floors of the south elevation of the Flats rise above the roof of the Annex. A window well is also centrally located on this elevation, flanked by masonry walls lacking fenestration.

The east elevation consists of the Flats, which is five bays wide, and the four-bay Annex. The basement is accessed through stairs and a door centrally located on the Flats. The fenestration is functionally located to allow light into the apartment units, and consists of window openings of varying widths with both one-over-one sash and sliding glass units. A fire escape is located on this elevation.

INTERIOR

The interior of Colonial Flats and Annex retains a high level of integrity. The Flats has an H-shaped plan, while the Annex addition is U-shaped in plan. Apartment units are located east and west, while light wells and vertical and horizontal circulation are located between. There are two external light wells, one at the north elevation of the Flats, the other at the south elevation of the Annex, and one internal light well, formed where the Flats and Annex meet. At the first floor the internal light well is narrower than it is on the upper floors, allowing for a corridor connecting the Flats and Annex. There are three stairs, each running adjacent to a light well. At the

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Flats, there are two stairs centrally located: a service stair to the north and the grand stair to the south. The grand stair wraps around the elevator, which retains its original arched transom and sliding metal door. A short corridor runs east west accessing the apartments. At the Annex the stair runs along the south wall of the internal light well. As is the case in the Flats, a corridor runs east west accessing the apartments.

The Colonial Flats and Annex

First Floor

Colonial Flats

The entrance into the Colonial Flats & Annex is located through the original entrance in the middle bay of the west elevation of the Flats. One enters through the original wooden door into a vestibule detailed with marble floors, paneled wainscot and ornamental plaster cornice. A second door, also original, provides access into the main lobby. The lobby is composed of two rooms, separated by an arched opening supported by quasi-Doric wooden pilasters. Each room is detailed with wooden wainscot and an inlaid tile floor. Wood pilasters support an ornamental plaster entablature that is continuous around each room. The front room is the mail room, which features built in wooden benches along the east wall. Stairs and an elevator are located in the room to the east. The grand stairs and elevator are located to the south, while a service stair is located to the north. The elevator features the original metal cage, and arched fanlight at the transom. The stairs are broad, with slate risers and treads. The stairs wrap around the wall of the elevator shaft. Ornamental molding at the wall give rise to a curved handrail. The outside wall of the stair is detailed with wood trim forming a small shelf at chair rail height and an inset panel below. An arched opening with a double-hung sash window and transom is located at each stair landing. The wood service stair lacks ornamental trim and detailing, and features a simple wood handrail and square baluster rails. The windows at the service stair landings are rectangular sash units with simple wood casing, aprons and stools.

The residential wing to the east, beyond the room containing the stairs and elevator, is raised two steps above the lobby. There are two apartment units in this wing. Original baseboard and corner mould remains extant, as do paneled doors accessing each apartment.

To the east of the elevator is a corridor that provides access to the basement stairs, which run east/west behind the elevator shaft. This corridor continues through an arched opening to connect the Flats and the Annex. Windows along the west wall of the corridor look into the internal light well.

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Annex

The first floor of the Annex consists of a stair located along the south elevation at the internal light well and a corridor leading to an apartment to the east. Retail tenants are located to the west. The floors are a non-historic tile and the walls are plaster. The baseboard is simply detailed, lacking the ornamental detailing visible at the Flats.

Upper Floor Levels

Colonial Flats

The main circulation through the Flats occurs along the south elevation at the window well and elevator shaft. A corridor runs east west, accessing the apartments. Two apartments are located to the west, facing Delaware Avenue and two are located to the east. The corridors feature hardwood floors and molded baseboards, and the walls and ceilings are plaster. A balcony with turned rails is located to the west of the elevator, providing visual access to the stair, and arched double-hung sash windows at the stair landing. The corners throughout are protected with beaded molding. The doors into each apartment have a transom, allowing light from the corridor into the space.

The apartment units feature a living room, kitchen, bedroom and bathroom. The floors are hardwood with molded baseboard, and the walls and ceilings are plaster. Internal doors feature transoms, and larger spaces are divided by French doors with multi-light transoms. The brick fireplaces feature classically detailed surrounds and mantels.

Annex

Wood stairs, with simple railings and a paneled newel post, are located along the north elevation at the exterior window well. Each floor features four apartment units accessed by a corridor running east/west adjacent to the window well. The apartments are small, featuring a sitting room, small kitchenette, bedroom and bathroom. In each unit, a brick fireplace with simple surround and mantel remains. The window surrounds are utilitarian with simple wood trim, as are the baseboards. The lack of detailing is consistent with what one might expect in the "tenement" units.

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BASEMENT

The basement is accessed internally via stairs in the Flats. An entry along the center bay of the east elevation of the Flats also provides access. The Annex and Flats are connected via doors cut through the foundation. The internal light well continues into the basement.

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Statement of Significance:

Summary

The Colonial Flats and Annex, located at 399-401 Delaware Avenue in Buffalo, Erie County, New York, is an intact, locally significant example of a turn-of-the-twentieth century apartment building that evolved in three distinct phases of construction in response to the changing residential and commercial growth along Delaware Avenue. The Flats portion was constructed around 1896 and the Annex added in 1900, both commissioned by the Colonial Corporation. The Flats was designed by Boughton & Johnson and the Annex by Esenwein & Johnson. Both were designed in the Colonial Revival style. In 1926 a classically inspired single-story commercial storefront, commissioned by Philip B. Dold, was added to the Delaware Avenue elevation. The Colonial Flats and Annex meets Criterion C in the area of Architecture and Criterion A in the area of Social History for their contribution to an understanding of apartment dwelling history in the city of Buffalo. The building is also significant for its contribution to an understanding of the changes that occurred along Delaware Avenue in the early twentieth century. The building was constructed in three phases, each of which documents an aspect of Buffalo's architectural history. The Flats was constructed in response to an emerging professional class who sought apartment living away from downtown on a prominent street. Boughton and Johnson's sophisticated design and attention to ornamental detailing reinforced that sensibility. The addition of the Annex was motivated by the Pan American Exposition and the need to provide housing for the large number of visitors expected to descend upon the "City of Light" in 1901. The desire to accommodate tourists provides an explanation for the more modest and restrained detailing and ornamentation, atypical of the work of Esenwein & Johnson exhibited in the 1900 Annex addition. In the second decade of the twentieth century, commercial activity was expanding north beyond the central business district in downtown Buffalo. In an effort to capitalize on the newly commercial definition of Delaware Avenue, storefronts were added to numerous small, vernacular residences, while many of the larger homes were converted to hotels and other commercial or institutional functions. This is illustrated on the nominated building by the one-story commercial façade that linked the two earlier sections of the building in 1926. The period of significance begins with the construction of The Colonial Flats in 1896 and ends with the storefront addition 1926. This era encompasses all major architectural changes and developments, as well as marks the era in which the development of apartment dwelling is best understood in this building.

Apartment Living

In the late nineteenth and early twentieth centuries apartment living became increasingly popular for the American middle and upper classes. In Europe, the middle class, created by the Industrial Revolution, sought affordable and comfortable living arrangements in densely-populated and increasingly more expensive cities. Apartment living became increasingly popular, spreading from France throughout Europe, and eventually to the

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United States, where it was termed “French flat” or “apartment,” a derivative of the French word *appartement*.⁴ By the turn of the century nearly half of the nation’s population lived in cities, rather than in small towns or rural areas.⁵

Interest in French culture and architecture, rising property costs, and increasing populations in urban areas after the Civil War encouraged a change in attitudes, and led to the development of American versions of French flats.⁶ In 1857 Calvert Vaux presented a paper to the American Institute of Architects entitled “The Adoption of Houses a la Françoise to this Country” promoting the advantages of apartment living. One of the first examples of a luxury apartment constructed in the United States was the Stuyvesant in New York City, designed in 1869 by Paris trained architect Richard Morris Hunt. The notion of apartment living for the wealthy upper class and middle class was becoming acceptable in America

Architects, developers and realtors made a significant effort to distinguish apartment buildings from tenements in multiple ways: providing different plans; amenities, and ornamental details that reassured prospective tenants that these buildings were aimed towards the middle and upper classes. Architecturally, the multi-unit apartment typology differed greatly from the boarding houses of years prior as an article in *Carpentry and Building* published in 1880 explains: “In tenement houses the rooms for a family are from two to four in number, while few or no conveniences are provided, and the finish throughout is of the plainest order. In apartment houses the number of rooms in each suite ranges from four to ten, while the appointments are of the better class.”⁷ Unlike tenements, apartments were not constructed for the poor, rather they were constructed for professionals and families “who in other respects are uncomfortably housed on account of the crowded condition of the city” and have therefore investigated “the subject of flats and suites of apartments, hoping to find in them a satisfactory solution to the problem of how to live comfortably and economically.”⁸ The apartments were often “luxurious beyond the pursue of the private owner, and free from the cares connected with heating, cleaning hallways, clearing snow and many minor duties which devolve upon the independent householder.”⁹ In 1890, a prominent architect named John Pickering Putnam argued that apartment living provided a number of benefits: “economic savings, architectural interest, social cooperation, increased health and efficiency, decreased crime through group surveillance, and freedom for women to work outside the home” in addition to a shared sense of community.”¹⁰ While many variations of the apartment building typology emerged at this time, they were

⁴ Elizabeth Armstrong Hall, "Apartment Houses," in *Dictionary of American Houses*, 3rd ed. (New York: Charles Scribner's Sons, 2003), 222-224.

⁵ *Ibid.*, 222.

⁶ Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (New York: Pantheon Books, 1981), 138.

⁷ "French Flats and Apartment Houses in New York," in *Carpentry and Building* 2, no. 1 (January 1880): 2-3.

⁸ *Ibid.*, 2. (When constructed the Annex building permit referred to it is a “tenement.” However, the building, as designed and inhabited, was not a “tenement” as defined in *Carpentry and Building*).

⁹ Walter H. Kilham, "The Planning of Apartment Houses," in *Brickbuilder* 11, no. 12 (January 1902): 245-252. (Kilham discusses the advantages of apartment living in this article).

¹⁰ Wright, *Building the Dream*, 145.

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united in the attempt to provide comfortable yet efficient accommodations to the emerging middle class and luxurious spaces to the wealthy class. These changes in American residential architecture during the late nineteenth and early twentieth centuries both reflected and reinforced the changes occurring in American lifestyle trends at the time. As more people sought efficient, housing accommodations in an urban setting, designers developed architectural solutions in response to this demand.

Apartment Living in Buffalo

In the eighteenth and nineteenth centuries thousands of new residents were drawn to the opportunities provided by Buffalo's rapidly developing industrial and commercial endeavors. The city's proximity to inexpensive electricity from Niagara Falls encouraged many new industries and businesses to settle in Buffalo, greatly contributing to this growth. Additionally, the city's strategic location at the east end of Lake Erie formed a gateway for the movement of goods from the grain belt of the Midwest to the cosmopolitan cities of the eastern seaboard, aided by construction of the Erie Canal in 1825 and the increased presence of the railroad.¹¹ The city's diverse economy attracted people from a variety of socioeconomic backgrounds, ranging from immigrants to industrial innovators, from millionaires to the middle class.

This population growth created an immediate demand for housing, and a variety of accommodation styles arose to address this need. The geographic location, plan and style of these multifamily units directly correlated with the relative socioeconomic class of the inhabitants. While working class citizens tended to live in tenements within close proximity to the factories, the rising middle class sought more comfortable accommodations in apartment buildings that were located just a streetcar ride away from the workplace. Luxury apartment buildings were outfitted with the latest and most glamorous amenities to attract the wealthiest class of citizens, who increasingly sold their large estates in favor of living in these posh surroundings, located a carriage ride away from the noisy factories downtown. Multiple apartment buildings were built during the period of the densest population growth, from 1886-1920, serving as a design solution to a cultural and socioeconomic demand for more accommodation options within commuting distance to the business and industries in bustling downtown Buffalo.

The apartment house in Buffalo is not noted in the City Directories with a listing of buildings until 1896. Prior to this time the heading "Flats and Apartment Houses" referred readers to "Boarding Houses." Boarding houses implied a different, more communal, way of living compared to apartment living, where occupancy was typically more of a short-term nature, and tenants often rented a room and shared utilities with other residents. Apartments constructed prior to that date, such as The Florence (1892) and The Rae (1892) are listed by street

¹¹ By the 1890s railroad interests in Buffalo had grown into the second largest terminus in the United States, behind Chicago, attracting many new industries, investors and laborers.

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address only. The earliest apartment houses in Buffalo include The Bachelor (1887) at 331 Franklin Street and The Trubee (1869; 1889) at 414 Delaware Avenue.¹² The Trubee was a mansion constructed in 1869, and then converted into a non-housekeeping apartment that could accommodate one-hundred lodgers by 1889. The Bachelor was constructed as an apartment house, specifically catering to younger, single gentlemen, and is likely one of the earliest buildings of this type in Buffalo. It remains extant at the northeast corner of Franklin and West Tupper Streets.

Some apartments such as The Algonquin (1896) on Johnson Park and the Westgate (1898) located at Vermont and Seventh Street catered to the wealthy, upper class resident. Prominent Buffalo families such as Mr. and Mrs. Michael Shea; Mr. and Mrs. Charles Bidwell, and Mrs. E.C. Lovejoy and her daughters lived in the Westgate. These buildings contained flats that were considered substantial, complimenting and expanding with modern conveniences the single family residence, including parlors, with fireplaces; a dining room; kitchen; pantry; large bedrooms and servant space.¹³ Other apartments catered to a middle class and not as wealthy upper class renter including The Karnak (1898) on Whitney Place; The Florence (1892) on West Avenue, The Colonial Flats (1896) on Delaware Avenue and the Wayne and Waldorf (1897) on Main Street. This is evidenced by Federal Census data and City Directories. Both resources document the occupations of the renters during the years following the buildings' construction.

As noted in the City Directories and the 1889 *Sanborn Map*, by 1896 seventy-two apartment buildings had been constructed outside of downtown Buffalo. This suggests that real-estate developers saw an opportunity and market to be pursued for capital gain. Those who had the means moved out of the city to the early suburbs, one of which included the neighborhood along Delaware Avenue and Franklin Streets. By 1900, the number of apartment buildings had almost doubled to one-hundred-and-thirty-three. In addition to Buffalo's population increase at the turn of the century, contributing to the significant increase in apartment numbers was likely the Pan American Exposition, and the need to provide housing for the large number of visitors expected to descend upon the "City of Lights" in 1901. In the next decade the construction rate slowed down considerably and only one-hundred-and-fifty-eight apartment houses are listed in the 1910 City Directory. Apartment houses continued to be constructed, but never with the same intensity that occurred between 1896 and 1900. The 1915 City Directory lists only one-hundred and sixty-two apartment houses and by 1920 there were only one-hundred and eighty apartments, most of which were constructed in "new" suburbs farther away from downtown.

The Colonial Corporation saw the opportunity that existed along Delaware Avenue and constructed the Colonial Flats in the block between West Tupper and Edwards Streets in 1896. The building was designed by Boughton

¹² The Charles F. Sternberg House was designed by George M Allison in 1869. Samuel C. Trubee built an annex, evidenced on the 1889 Sanborn Map and turned the estate into a 100-room hotel, which commanded a \$3 a night rate during the Pan American Exposition. The 1887 city directory notes storefronts and tenants at 331 Franklin Street. The 1886 directory does not.

¹³ Katherine H. Smith, "Apartment Houses Where Friendliness Was Prevalent," *Courier Express* (Buffalo), May 14, 1933.

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& Esenwein. The corporation would capitalize again with an addition to the Flats in 1900, designed by Esenwein & Johnson, in anticipation of the 1901 Pan American Exposition.

A Desirable Address

In the mid through late nineteenth century Delaware Avenue was a residential thoroughfare in the city. As illustrated on the 1889 *Sanborn Fire Insurance Map* the east side of the street, between West Tupper and Edward Streets featured modest residences on narrow lots, while expansive houses on large lots were located on the west side of the block. When the Flats was constructed in 1896, vernacular Italianate residences were located on the lots to the north and south, and the Charles F. Sternberg House, a residence designed in the Second Empire style, which had been converted to an apartment known as The Trubee, was located across the street on the northwest corner of Edward Street and Delaware Avenue. Christ's Church, which would become Trinity Episcopal Church was, and is still, located to the south at 371 Delaware Avenue.

Delaware Avenue and Franklin Street had six apartment houses in the block between West Tupper and Edward Streets by 1899: The Colonial Flats (1896) at 401-403 Delaware Avenue; The Trubee (1869; 1889) at 414 Delaware Avenue; The Wellesley (1898) at 384 Franklin; The Cutler (1896) at 378 – 382 Franklin; The Rae (1892) at 346 – 348 Franklin and The Bachelor (1887) at 331 Franklin Street. The context of the block, as documented on the 1899 *Sanborn Fire Insurance Map*, is important to understanding why this area would have been considered a desirable address. This was a neighborhood with amenities – social, entertainment, and educational – all within a short distance of downtown. The Buffalo Club, the oldest social club in the city, was located at 388 Delaware Avenue, across the street from the Flats. The Saturn Club, designed by Marling & Burdett, was located at 415 – 419 Delaware Avenue, at the corner of Edward Street, and the Phoenix Club was located at 352 Franklin Street.¹⁴ Grosvenor Library was located at the northeast corner of Franklin and Edwards Street. At the southwest corner of Main and Edwards Street was a large Music and Concert Hall. Public School # 14 was located at 360 Franklin Street. St. Louis Roman Catholic Church and its associated parochial school were located at the northwest corner of Main and Edwards Streets. Main Street, with its trolley car providing immediate access to downtown, was located a block to the west of Franklin Street.

In 1900 the Colonial Corporation added an addition to the Flats in anticipation of the upcoming Pan American Exposition in 1901.¹⁵ The Trubee, located across the street, commanded \$3 a night during the Pan American Exposition. Similarly, The Phoenix, the Jewish Social Club located on Franklin Street, had been converted to

¹⁴ In 1921 the Saturn Club purchased the property at 977 Delaware Avenue and constructed a new building designed by Duane Lyman.

¹⁵ The Pan-American Exposition was held in Buffalo between May 1 and November 2, 1901. Over 8,000,000 visitors attended the Exposition.

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apartments 1900 to provide housing for the large number of visitors expected to attend the exposition. The Annex, as the addition to the Flats was known, was simply detailed and the apartments were small one-bedroom units. Despite this the rents at the Annex were high compared with other locations in the city. A comparison of monthly rents reinforces the desirability of the neighborhood. In 1909, a seven-room apartment at The Karnak on Whitney Place rented for thirty-three dollars a month, which was the same rent charged for a two-room apartment at the Colonial Annex.¹⁶

The character of the street changed significantly during the early decades of the twentieth century. A few residences remained; however, most had been converted to retail enterprises. In 1926 Philip B. Dold added a classically inspired single-story commercial storefront to the Delaware Avenue elevation. Dold was a business man and secretary in the Dold (Jacob) Packing Company, a family owned meat packing business with its general office on William Street in Buffalo and packing houses in Kansas City, Missouri and Wichita, Kansas. It also had an office in Liverpool, England. According to the 1925 state census Dold, who was only thirty-nine years old, had retired from the meat packing industry, suggesting that the 1926 storefront addition to 399-401 Delaware Avenue was a real estate investment.

By mid-century Delaware Avenue between Edward and West Tupper Streets was no longer as desirable as a residential address, as residential patterns shifted increasingly away from downtown, and the avenue consisted of rooming houses, retail storefronts, Trinity Episcopal Church, The Buffalo Club, the Montefiore Club and Colonial Flats and Annex. As noted in city directories there were a number of vacancies at the Flats and Annex. Today the retail storefronts, Buffalo Club, Trinity Episcopal Church, and the Sternberg House, now a boutique hotel called The Mansion, remain. The Montefiore Club, to the north, is a parking lot. However, an increased desire to live in urban centers has spurred new interest in older apartment buildings, and as people have started moving back into the city, the Colonial Flats and Annex is once again a desirable address.

The Architecture & The Architects

The Colonial Flats & Annex and the storefront addition embody the social history of apartment buildings and the changing character of Delaware Avenue. Each phase of construction met specific market needs and functions. The Flats, constructed in 1896, were built as one-bedroom apartment units for white collar professionals, including doctors and lawyers, wishing to live at a Delaware Avenue address outside of "downtown," not the middle and upper middle class family noted in apartments such as the Florence and the Karnak. The detailing on the interior and exterior of the Flats was elegant. As documented by historic photos, the entrance to the Flats featured a two-story, quatra-style Doric portico, with an additional entrance at each flanking bay. The interior features egg and dart molding, slate stairs, molded corners, classically detailed

¹⁶ "Flats and Rooms West Side," *Buffalo Courier*, April 24, 1909.

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fireplaces and window surrounds, and inlaid tile and hardwood floors. The building had a grand stair and service stair, in addition to an elevator, a feature that was not common in other apartments constructed at the time, including The Karnak and The Florence.

The Annex was constructed by The Colonial Corporation 1900, as the building permit notes, as a tenement, likely in anticipation of the Pan American Exposition held in Buffalo in 1901. Despite the use of the word “tenement” the building was not designed for the “working class” as defined in *Carpentry and Building*.¹⁷ The detailing of the exterior was consistent with, though secondary to, the detailing at the Flats. A continuous belt course between the first and second floors, and a matching cornice above the third floor unified the elevation. The Annex had a separate entrance through an arched opening at the last bay to the south, separating the apartment for upper middle class white collar professional from the visitor to the 1901 Exposition and afterwards the middle class tenant. The detailing of the interior of the Annex is not as ornate as the Flats and is consistent with other apartments such as the Karnak or the Florence whose market was also the middle class professional. The original entrance into the Annex led to a corridor with a stair featuring simple turned rails and newel post. There was no ornamental woodwork, arched openings, decorative plaster or inlaid tile floor. The apartments in the Annex were designed with little attention to ornamental detailing. The fireplaces are unadorned brick masonry with simple surrounds and mantels. The tenants of the Annex were young professionals. The monthly rents were similar to what a middle class family would spend for much larger apartments such as the Karnak or the Florence, suggestive of the value of a Delaware Avenue address.

The Flats and Annex functioned as distinct entities, with separate entrances off Delaware Avenue until 1926, when the storefront was added along the west elevation of the apartments. At this time an internal corridor, connecting the two buildings was added.¹⁸ The storefront, added by Philip B. Dold, a retired businessman, was in response to the changing character of Delaware Avenue. What had been a residential street was becoming commercial in character. Dold’s storefront addition resulted in the apartment originally designed for an upper middle class tenant being physically connected to an apartment designed as a tenement and for middle class tenants. The two now shared an entrance off Delaware Avenue, connected via an internal corridor. It was no longer the “desirable” residential address that drove the market; it was now the commercial storefront.

The residential character of Flats and Annex changed when the storefront was added. The tenants, who in the past had been middle and upper middle class white collar occupations, were now a combination of skilled and unskilled laborers living in a commercial neighborhood.

¹⁷ See note 8 above.

¹⁸ Historically the Annex was accessed by an entrance at the south corner of the west elevation. When the storefront was added in 1926 this entrance was blocked and an internal connection between the two buildings constructed. The corridor is not noted on the 1925 *Sanborn Fire Insurance Map*, suggesting it was not part of the original construction. The connection appears on the 1951 *Sanborn Fire Insurance Map*.

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Boughton & Johnson, Architects

The architectural firm of Boughton and Johnson was commissioned by the Colonial Corporation to design a five-story, brick apartment building in 1896.¹⁹ Boughton & Johnson's architectural firm was founded by William H. Boughton and James Johnson in 1895; however, the firm seems to have been short-lived, as by 1898 Boughton was practicing as a sole proprietor, and the firm Esenwein & Johnson had been established.

William H. Boughton was born in Titusville, Pennsylvania in 1869.²⁰ By the time he was seventeen he was working as a clerk for the Central Rail Road at its Erie Street Depot. Boughton began work as a draughtsman for Franklin W. Caulkins, whose offices were located at 58 Chapin Street by 1888. This suggests that Boughton did not receive a formal architectural education; rather, he received his training as an apprentice. Caulkins had moved his practice to the German Insurance Building 1890, the same building where James Addison Johnson was in practice with Archer. In 1891, three years after beginning his apprenticeship, Boughton began his own practice with offices in the Morgan Building, located on the corner of Niagara and Pearl Streets. Boughton published *Examples of Modern Architecture* in 1895. The book is a portfolio of his work between 1893 and 1895 and includes primarily residential buildings that he claims to "make a specialty." In the brief introduction Boughton notes that he "is always ready to submit sketches, and to give all estimates, as well as superintend the entire construction." The work presented in the folio includes twenty-three residences, designed primarily in the Shingle and Queen Anne styles; two churches, and one office building, suggesting that Boughton's early practice was prolific. Boughton was a Fellow of the American Institute of Architects (F.A.I.A.) and in 1901 was secretary of the Buffalo Chapter of the American Institute of Architects (AIA).²¹ Boughton remained in practice with Johnson until 1898, at which time it appears, based upon records in the city directory that he worked as a sole proprietor. Boughton practiced architecture and lived in Buffalo until 1917.

James Johnson (1865–1939) was born in Syracuse, New York, in 1865. Johnson was educated in the United States; however, it is not known if he received a formal education in architecture. Regardless, Johnson received an excellent education, having apprenticed with Edward Kent, Joseph Lyman Silsbee, Richard Morris Hunt, and the firm of McKim, Mead and White. Johnson's use of ornament was considered to be exceptional. In 1892 Johnson formed a partnership with James Herbert Marling, with offices in the Morgan Building.²² The firm Marling & Johnson remained in practice until Marling died in May 1895.

¹⁹ Building Permit records, on file at the City of Buffalo Permit Department, Buffalo, NY.

²⁰ Information regarding Boughton's practice was found in Buffalo's City Directories, Census data and in his passport application July 2, 1893.

²¹ *The American Architect and Building News* 73, no. 1341 (Sept. 7, 1901): 73.

²² James H. Marling (1857-1895) worked in Joseph Lyman Silsbee Syracuse office. Marling had relocated to Buffalo by 1882, still practicing with Silsbee until 1887 when he partnered with Herbert Channing Burdett, who had worked with H.H. Richardson.

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William Boughton and James Johnson both worked in the Morgan Building in 1895 and had also worked in the German Insurance Building. It is not surprising that the two formed the architectural firm Boughton & Johnson in 1895 after Marling's death.²³ One of their first commissions was likely the Colonial Flats. Boughton & Johnson did not remain partners for a long period of time, and by 1898 Johnson had entered into practice with August Esenwein.

Esenwein & Johnson, Architects

August Carl Esenwein (1856-1926) and James Addison Johnson (1865-1926) had a highly successful architectural firm in Buffalo during the early decades of the twentieth century. Their index of job numbers suggests that during the course of their practice they had close to one thousand commissions. Designs include The Temple of Music for the 1901 Pan American Exposition in Buffalo, the original Buffalo Statler (demolished 1967); the General Electric Tower (1912, NR 08000865); the Ansonia Building (1906); the Niagara, a hotel in Niagara Falls (1916, NR 08001145); the Root Building (1916); the Buffalo Museum of Science (1929), and The Calumet (10NR06152, listed November 29, 2010), among others.²⁴ Their work is noted for its attention to detail and ornament. Oddly, this was not exhibited in their design for the rather plain Colonial Annex.

August Carl Esenwein was born in Esenwein-Virnsberg in 1856. He studied architecture and engineering at the Stuttgart Polytechnic University (1874-1879) before moving to Paris to work as a draughtsman. After two years in Paris he immigrated to Buffalo, where he spent two years working in the engineering office of the Delaware & Western Railroad, after which he set up his own practice. In 1898 he formed a partnership with James Addison Johnson.

While the exterior of the Colonial Annex is consistent with what one might expect from either Boughton & Johnson, or Esenwein & Johnson, the interior is a bit of a departure from their typical work with its modest, more functional aesthetic and design. As indicated on the building permit, the Annex was constructed to house visitors attending the 1901 Pan American Exposition and, in turn, make money. After the Exposition, the Annex marketed a middle class professional tenant. This is in contrast to the Colonial Flats, an apartment intended to provide a "Delaware Avenue" address close to the central business district for upper middle class white collar

²³ *The Engineering Record, Building Record and Sanitary Engineer* 32, no. 2 (June 8, 1895): 21. (It is noted in the journal that the newly formed firm "will preserve the records and continue the business of the firm of Marling & Johnson." The 1895 city directory notes the architectural firm of Boughton & Johnson, with offices at 47 Swan Street Interestingly, Boughton is noted in the directory as also having offices in the Dun Building on Pearl Street. In 1896 only the Swan Street address is noted in the city directory).

²⁴ Leon Czolgosz assassinated President McKinley at the Temple of Music in September 1901. The first Buffalo Statler was built in 1907 and renamed "The Hotel Buffalo" in 1922 after the completion of the second Buffalo Statler (1921). It was sold in 1930 and torn down in 1967. The second Buffalo Statler was designed by George B. Post & Sons.

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professionals. When constructed, the Flats and Annex were not physically connected on the interior. Unlike the Flats, the Annex did not have an elevator. It did not have a significant entrance lobby. The stairs, though beautiful, are purely functional and could easily have been a service stair in a mansion or apartment building. The rooms are small and the fireplaces lacking in ornamental surrounds. There is no significant molding, or corner articulation. There are no balconies looking out onto Delaware Avenue. The Annex is an excellent example of Esenwein & Johnson's acceptance of a developer driven commission, which makes the building an important insight in the corpus of their work.

Storefront Architect - Unknown

The architect of record for the classically inspired single-story storefront added to the Delaware Avenue elevation in 1926 is not known.²⁵ Although an initial reaction might be that the storefront addition undermines the integrity of the 1896 and 1900 Colonial Revival buildings, it is actually consistent with the economically driven history of the building to accommodate market needs. The Annex, by Esenwein & Johnson, was a functional, minimally detailed tenement building, in contrast to the beautifully detailed late nineteenth century apartment building by Boughton & Johnson. The building program and detailing of both was developer driven. The storefront was constructed in response to a market demand for retail/commercial space outside of the central business district. The addition is consistent with development along Delaware Avenue in the blocks immediately adjacent to the central business district, and with the development in adjacent neighborhoods, such as those along Allen Street to the south.²⁶

Summary

The Colonial Revival styled Colonial Flats & Annex, constructed in 1896 and 1900 respectively, and the classically detailed storefront added in 1926, provide an excellent study of buildings designed for specific market needs and function. The Flats and Annex provide an interesting dichotomy that explores market driven design and construction that targeted the wealthy and middle class tenant. The elegant detailing of the Boughton & Johnson's Flats is in complete opposition to the functional articulation seen in Esenwein & Johnson's tenement Annex. The contrast is especially unusual in that the Annex was designed by Esenwein & Johnson, who are noted for exquisite ornamental detailing. The Flats are also significant as a rare example of a multi-unit residential apartment designed by Boughton, who specialized in single family domestic architecture.

²⁵ The Building Permit, located in the City of Buffalo, does not list an architect for the addition. It does note the owner as Philip B. Dold.

²⁶ Frank Kowsky and Martin Wachadlo, Allentown *Historic District (Boundary Expansion) National Register of Historic Places Registration Form*, (s.l.: s.n., 2011). <http://cris.parks.ny.gov/>. (Refer to Kowsky and Wachadlo for a discussion of storefront development).

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Construction of the storefront addition responded, as did the Flats and Annex, to a market need and is therefore equally significant. Collectively the Colonial Flats, Annex and Storefront meet National Register Eligibility Criterion C, in the area of Architecture and Criterion A in the area of Social History. The period of significance begins with the construction of the Colonial Flats in 1896 and ends with the construction of the storefront in 1926.

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Verbal Boundary Description

The boundary is indicated by a heavy line on the enclosed maps with scale.

Boundary Justification

The boundary has been drawn to encompass all property historically and currently associated with the building.

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The Colonial Flats & the Colonial Annex
City of Buffalo, Erie Co., NY

399-401 Delaware Ave.
Buffalo, NY 14202



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

0 5501,100 2,200 Feet



Colonial Flats



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and Historic Preservation

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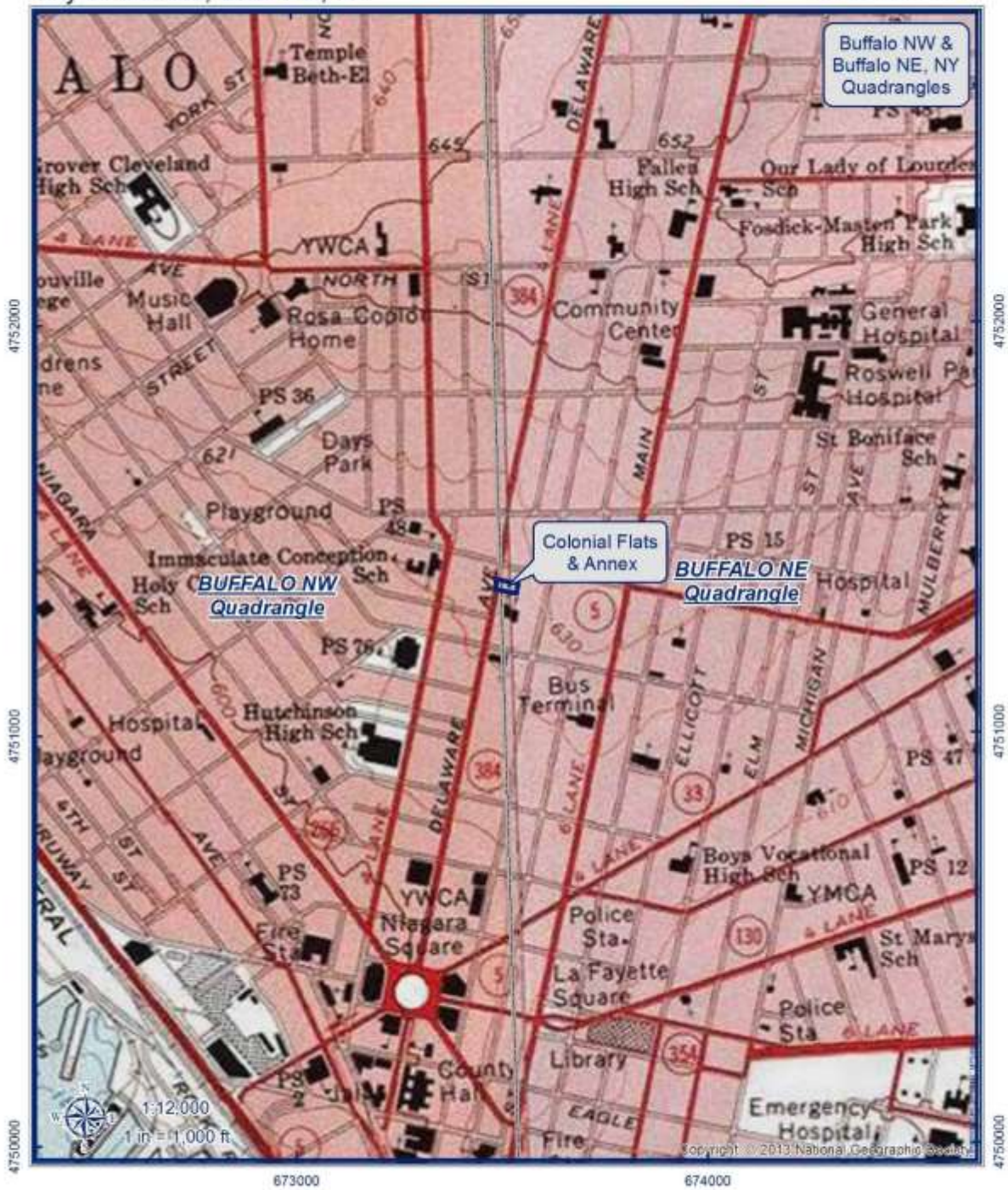
The Colonial Flats & Annex

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Name of Property
Erie County, New York
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The Colonial Flats & the Colonial Annex
City of Buffalo, Erie Co., NY

399-401 Delaware Ave.
Buffalo, NY 14202



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

0 295 590 1,180 Feet



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The Colonial Flats & the Colonial Annex
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399-401 Delaware Ave.
Buffalo, NY 14202



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Additional Information

Name of Property: The Colonial Flats & Annex
City or Vicinity: Buffalo
County: Erie
State: New York
Name of Photographer: kta preservation specialists
Date of Photographs: April, 2016
Location of Original Digital Files: kta preservation specialists, Buffalo, NY 14216

NY_Erie County_The Colonial Flats & Annex_0001
West elevation looking east from across Delaware Avenue.

NY_Erie County_The Colonial Flats & Annex_0002
Detail showing main entrance on west elevation.

NY_Erie County_The Colonial Flats & Annex_0003
North elevation looking south.

NY_Erie County_The Colonial Flats & Annex_0004
Detail of main entrance off Delaware Avenue.

NY_Erie County_The Colonial Flats & Annex_0005
View looking west toward entrance vestibule.

NY_Erie County_The Colonial Flats & Annex_0006
Looking southeast into main entrance hall.

NY_Erie County_The Colonial Flats & Annex_0007
Detail of elevator, slate stairs, wood detailing and mosaic floor, Colonial Flats.

NY_Erie County_The Colonial Flats & Annex_0008
Main stair, looking down and south. Colonial Flats

NY_Erie County_The Colonial Flats & Annex_0009
View looking south showing corridor at first floor connecting Colonial Flats and Annex.

NY_Erie County_The Colonial Flats & Annex_0010
Detail of stair, Annex.

NY_Erie County_The Colonial Flats & Annex_0011
View along corridor, typical, Annex.

NY_Erie County_The Colonial Flats & Annex_0012
View into apartment, Annex, showing fireplace.

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Historic Photographs



Historic Photograph 1. View of Colonial Flats and Annex, ca. 1904

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Historic Photograph 2. 1925 looking northeast showing The Colonial Flats (1896) by Boughton and Johnson to the north and The Colonial Annex (1900) by Esenwein and Johnson to the south. Note that the profile of the cornice on the east elevation (no longer extant) is visible. Photo is from a postcard located at the Buffalo History Museum. Reed Service Inc. Investment Realty. 4/25/1925 is noted on the back of the postcard.

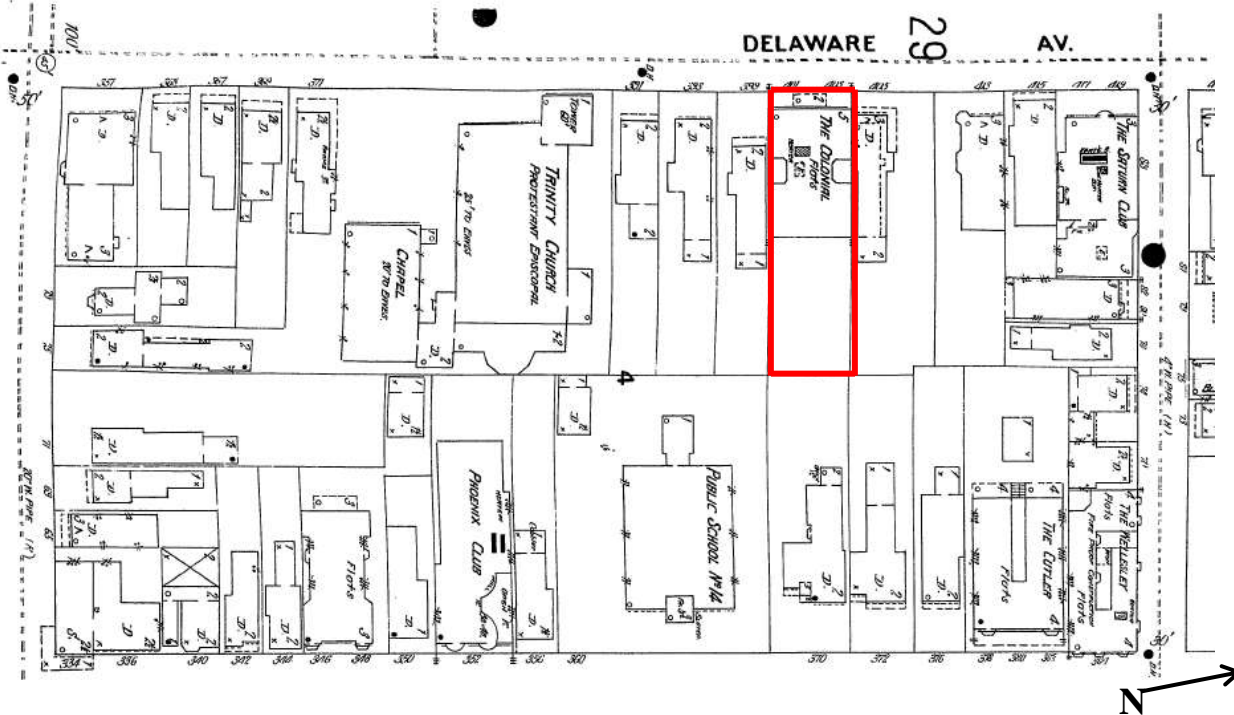
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National Register of Historic Places
Continuation Sheet

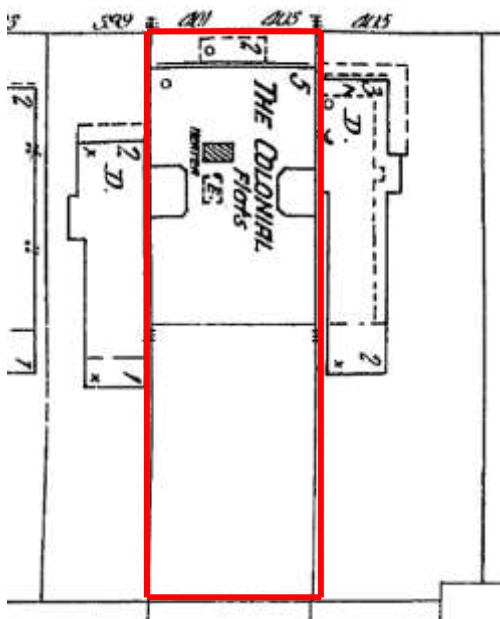
Section 11 Page 4

The Colonial Flats & Annex
Name of Property
Erie County, New York
County and State

Sanborn Map



1899 Sanborn Fire Insurance Map, Sheet 30 showing the east side of Delaware Avenue between Edward and West Tupper Streets.



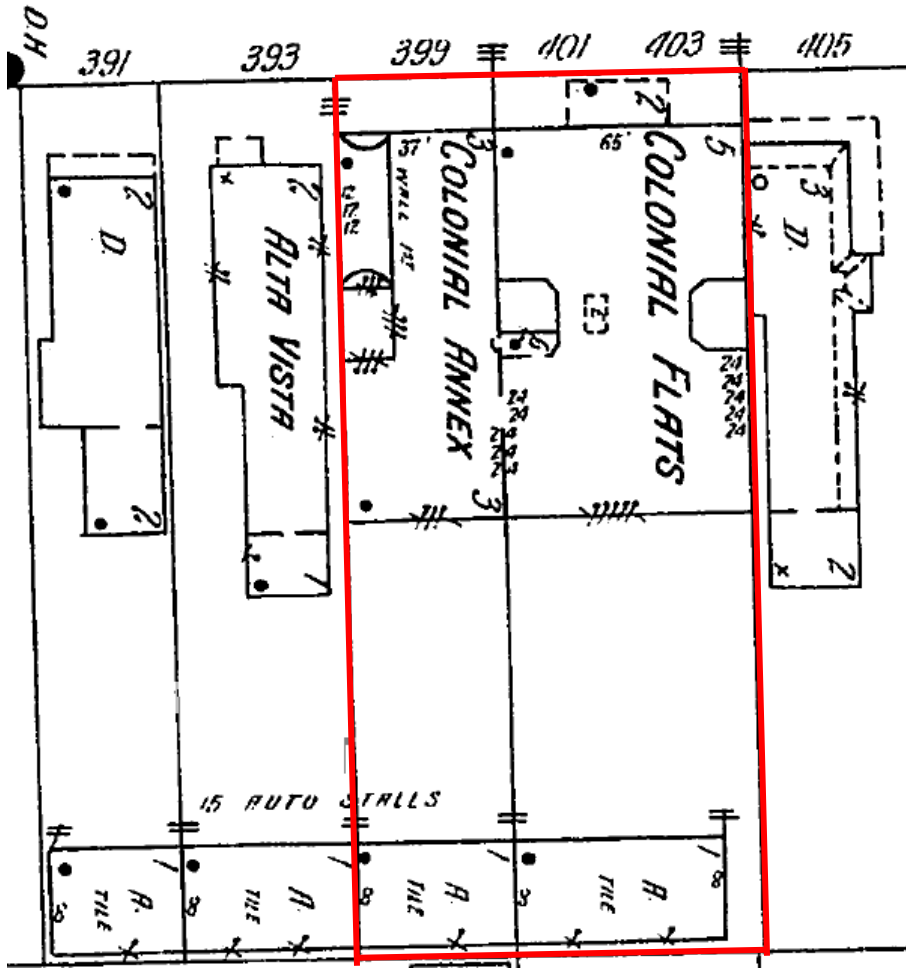
Detail, 1899 Sanborn Fire Insurance Map, Sheet 30, showing "The Colonial Flats"

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 5

The Colonial Flats & Annex
Name of Property
Erie County, New York
County and State



Detail 1925 Sanborn Fire Insurance Map, Sheet 30a showing the “Colonial Flats” and “Colonial Annex.”

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

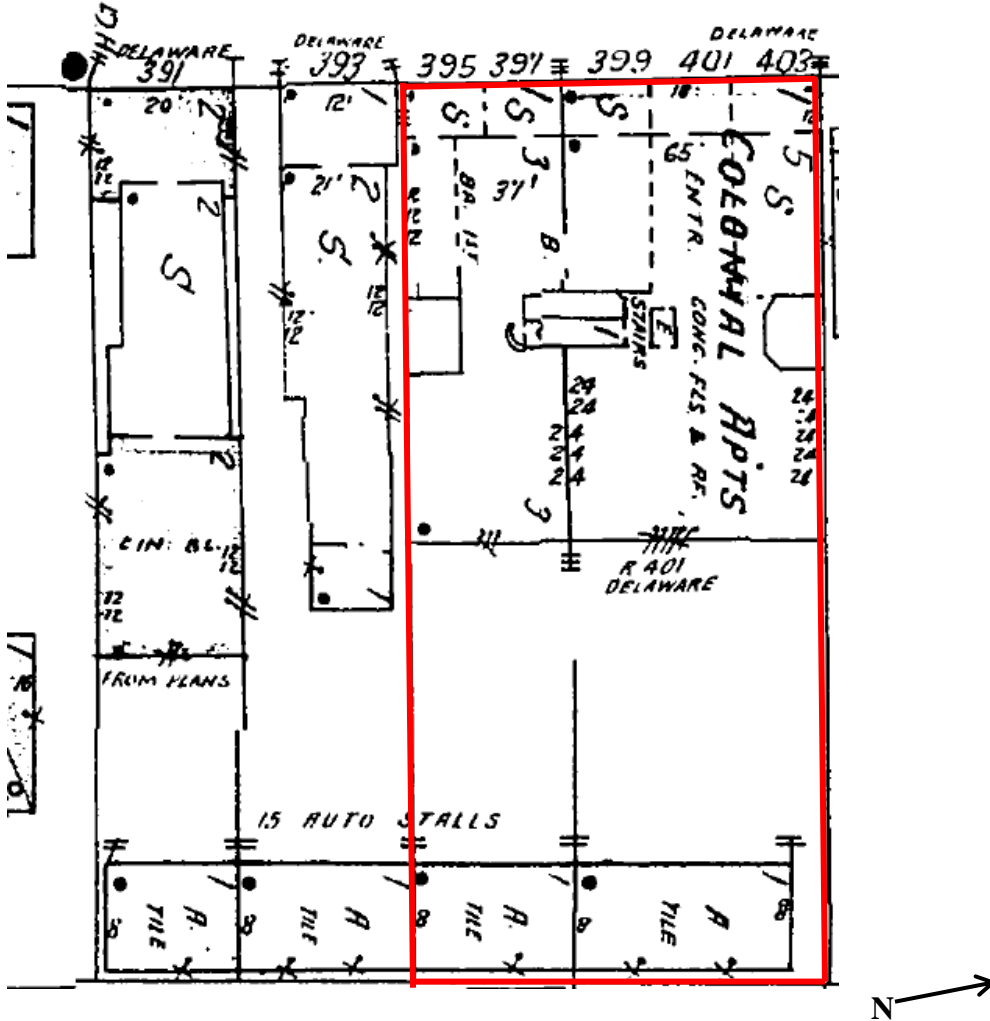
Section 11 Page 6

The Colonial Flats & Annex

Name of Property

Erie County, New York

County and State



Detail, 1951 Sanborn Fire Insurance Map, Sheet 30a showing "The Colonial Apts."



COLONIAL APARTMENTS

SALON

COLONIAL
APARTMENTS

This is a
**SMOKE-FREE
BUILDING**
Thank You
For Not Smoking









GRIPSHOLM
EN MEDITERRANEE



NOTICE

...

**IN CASE OF FIRE
DO NOT USE
ELEVATOR
USE STAIRS**





EXIT



<EXIT



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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 3/14/2018 Date of Pending List: 4/11/2018 Date of 16th Day: 4/26/2018 Date of 45th Day: 4/30/2018 Date of Weekly List: 5/4/2018

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 4/30/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner



9 March 2018

Alexis Abernathy
National Park Service
National Register of Historic Places

Mail Stop 7228

1849 C Street NW
Washington DC 20240

Re: National Register Nominations

Dear Ms. Abernathy:

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

Mount Hope Cemetery, Monroe County
Whitehall Fire Station, Washington County
Vernooy-Bevier Stone House and Barns, Ulster County
Dunix, Greene County
Colonial Flats and Annex, 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