

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Elmwood Historic District (West)

Name of Property

Erie County, NY

County and State

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 12000996

Property Name: Elmwood Historic District (West)

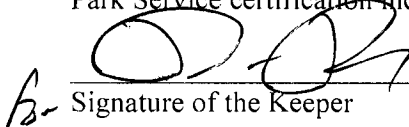
County: Erie County

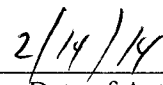
State: NY

Multiple Name:

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

 Signature of the Keeper

 Date of Action

=====

Amended Item in Nomination

This SLR is issued to make the following substantive correction:

Section 7

The house at 197 Claremont Avenue was included in the district's building inventory as "Non-contributing" due to vinyl siding, altered windows and porch.

National Register Guidelines include the following guidance for evaluating historic buildings: "If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* the significant form, features, and detailing are not obscured."

In the case of the property at 197 Claremont Avenue, the exterior form of the late Queen Anne style design is clearly evident, including the roof, gables, cornices and their over-hanging eaves. Also intact are the original fenestration pattern, and the porch roof, (although altered with iron railing and supports and asphalt-covered secondary roof.)

The house, therefore, should be considered contributing to the Elmwood Historic District.

The State Historic Preservation Office was notified of this amendment.

## SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 12000996

Date Listed: 2012

Property Name: Elmwood Historic District (West)

County: Erie

State: NY

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

6/   
Signature of the Keeper

6/2/14  
Date of Action

-----  
Amended Items in Nomination:

### Section 7 Narrative Description

The following was provided by NY SHPO: "At the time of the 2012 nomination, 266 Norwood Avenue was determined non-contributing to the district. This determination was based on the changes to the porch supports, the application of vinyl siding, and the replacement of wood windows. However, the Part I application has provided the opportunity to more closely examine 266 Norwood Avenue. We note that the vinyl siding is a reversible alteration and that while the original porch supports were replaced, the porch itself retains its original shape and character. As for the windows, though replacement has occurred, the owner has carefully preserved the varying sizes and placements of windows that were original to the house, as well as retaining all the decorative stained and leaded glass windows. Therefore, while some superficial elements have been changes, the underlying forming, massing and character defining features of the building have been preserved ...." NPS concurs and agrees the building contributes to the historic district.

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The New York State Historic Preservation Office was notified of this amendment.

### DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)



United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form



996

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 ELMWOOD HISTORIC DISTRICT (WEST)

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

### 2. Location

street & number PORTIONS OF Anderson Pl, Ashland Ave, Auburn Ave, Bidwell Pkwy, Bird Ave, Breckenridge St, Bryant St, Claremont Ave, Colonial Circle, Dorchester Rd, Elmwood Ave, Ferry Circle, Forest Ave, Grenway Alley, Gill Alley, Highland Ave, Hodge Ave, Lafayette Ave, Lexington Ave, Norwood Ave, Potomac Ave, Richmond Ave, Summer St, West Delavan Ave, West Ferry St, West Utica St, York St [ ] not for publication

city or town BUFFALO [ ] vicinity

state NEW YORK code NY county ERIE code 029 zip code 14222 & 14213

### 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. Pappert DSHPO  
Signature of certifying official/Title

9/28/12  
Date

New York State Office of Parks, Recreation & Historic Preservation  
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) \_\_\_\_\_

Signature of the Keeper

date of action

Edson H. Beall 12.4.12

**ELMWOOD HISTORIC DISTRICT (WEST)**

Name of Property

**ERIE COUNTY, NEW YORK**

County and State

**5. Classification****Ownership of Property**

(check as many boxes as apply)

☒ private☐ public-local☐ public-State☐ public-Federal**Category of Property**

(Check only one box)

☐ building(s)☒ district☐ site☐ structure☐ object**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

1971

0

4

13

1988

Noncontributing

258

0

0

0

258

buildings

sites

structures

objects

**TOTAL****Name of related multiple property listing  
listed in the National Register**

(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously**

6

**6. Function or Use****Historic Functions**

(enter categories from instructions)

DOMESTIC/

Single dwelling

Multiple dwelling

COMMERCIAL/TRADE

RELIGION

Religious facility (church)

**Current Functions**

(Enter categories from instructions)

DOMESTIC/

Single dwelling

Multiple dwelling

COMMERCIAL/TRADE

RELIGION

Religious facility (church)

**7. Description****Architectural Classification**

(Enter categories from instructions)

Various (see nomination)

**Materials**

(Enter categories from instructions)

foundation various, mostly stone or concrete

walls various, mostly wood or brick

roof various, mostly asphalt shingle

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets)

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

**County and State**

**OVERVIEW**

The Elmwood Historic District in Buffalo, New York is located in the central portion of the city, built around a pre-existing armature of the Buffalo Parks and Parkways system, which was designed between 1868 and 1876 by Frederick Law Olmsted and Calvert Vaux. The west boundary takes in both sides of Richmond Avenue, while Delaware Avenue forms the east boundary. The northern boundary is formed by Delaware Park (listed as part of the Olmsted Parks and Parkways Thematic Resources, Ref. No. 90THM00012), Forest Lawn Cemetery (Ref. No. 90NR03149), and the former Buffalo State Asylum at Forest Avenue (Ref No. 73001186, NHL). The Allentown Historic District (Ref No 90NR01220/ 11NR06249) forms the southern boundary. Dubbed the "Elmwood District" or the "Elmwood Avenue District," this large, primarily residential area developed between the 1870s and 1940s, with a frenzy of building activity occurring between the 1890s and 1910s. The neighborhood retains a high level of integrity in its plan, form, architecture and character.

**The Elmwood Historic District contains nearly 5,000 resources. For the purposes of managing the National Register listing process, the district has been divided along the commercial spine of Elmwood Avenue into the Elmwood Historic District (West) and the Elmwood Historic District (East). This nomination documents the Elmwood Historic District (West) portion of the district, while providing a historic context for both. The west portion is generally rectangular in form, encompassing nearly 300 acres of land and more than 1,600 lots. It is highly intact, representing the Buffalo's turn-of-the-century zenith, and retains the majority of its significant, character-defining qualities. These key characteristics include its architecture, spatial organization, circulation patterns, density, setbacks from the street, and landscape features.**

The Elmwood Historic District developed between ca. 1867 and ca. 1941 on what had previously been largely undeveloped land, which had been subsumed into the city boundaries in 1853. The implementation of Olmsted's new parks and parkways system in the area beginning in the late 1860s was the first significant development to occur within the Elmwood Historic District and began to attract new residents and real estate developers to this area. Improvements in transportation followed, including the construction of new roads in the

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1870s and 1880s, which allowed for the more widespread development. The expansion of the streetcar lines at the end of the nineteenth century had the most significant impact on the growth of the district, as it afforded easy and relatively inexpensive travel to and from the city's industrial and commercial centers. The period of significance also corresponds with a rapid growth in the city's population in the late-nineteenth century, growing from just over 81,000 residents in 1860 to more than 350,000 residents in 1900. This increase was particularly strong in a growing middle and upper-middle economic class of business and commercial managers and owners. With other areas of the city, such as Allentown, Black Rock and the East Side, already developed, the Elmwood Historic District became the logical area for new growth and settlement in the late nineteenth century. In 1941 the Elmwood Avenue streetcar line was removed, marking the end of the streetcar era which gave rise to the Elmwood Historic District and the subsequent dominance of the automobile.

No one single developer or landowner dominated and controlled the growth and development of the Elmwood Historic District. The area developed through the combined efforts of the city of Buffalo, which handled the surveying of the land and the development of most of the roads, and a myriad of real estate speculators, architects and builders, and property owners. There are some examples of small scale subdividing, where a developer would purchase a larger parcel of land and divide it into individual building lots. These lots were then either sold directly to a homeowner or to a builder who would construct houses on the lots for resale. In many instances, the developer and builder were one and the same. While there were many hands involved in shaping the appearance and character of the district, developers and builders maintained a consistent vocabulary of popular architectural styles and features typical of the period, often building in several locations throughout the district, giving the area an overall sense of cohesiveness and unity.

Today, the Elmwood Historic District contains one of the most intact collections of built resources from the period in the city of Buffalo and western New York State. To this day, this area of the city represents Buffalo at the height of its economic, commercial and industrial power, as this was the neighborhood that attracted scores of prominent middle and upper-middle class residents who had built their wealth in owning and managing many of the city's thriving commercial and industrial endeavors. This financially and socially well-off group of people

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had stylish, fashionable houses designed for them around the turn of the twentieth century. Inspired by the estates on large manicured properties owned by the super wealthy on Buffalo's Delaware Avenue, this emerging class also had their own individual, single family houses constructed. Later as patterns of residential living changed and the area became popular among those of more modest means, apartment buildings and flats were constructed in some areas, accommodating multiple families with the same high level of design and style.

**RESOURCES – Elmwood Historic District (West)**

There are 1,988 contributing resources in the Elmwood Historic District (West). These contributing resources are comprised largely of primary resources in the form of freestanding single or multiple-family houses, apartment buildings, commercial buildings and churches. Secondary properties in the district consist mainly of carriage houses and garages. The nominated district also includes 13 contributing objects which consist primarily of historic stone hitching posts with some stone carriage blocks. Some individual properties also contain historic cast iron fences, hitching posts and other elements, and these objects are noted in the individual property descriptions in the property list that follows. The majority of buildings retain their historic features including form and massing, sheathing and siding materials, details such as moldings, trim and carved bargeboards, wood windows, stained glass windows and other features. Most of those properties determined to be non-contributing reflect significant alterations or removal of key elements such as porches, doors and fenestration, sheathing materials, additions or other changes. Others have been determined non-contributing due to their construction outside of the period of significance (post-1941).

Unlike many other neighborhoods in the city of Buffalo, the Elmwood Historic District (West) has suffered very few demolitions and is highly intact, both in the plan and configuration of its streets and also in the integrity of individual buildings. The grid of streets in the district remains unchanged since the original development of the Elmwood Historic District around the turn of the twentieth century. In some ways the current appearance of the nominated district more closely resembles Frederick Law Olmsted's vision for the area; after over a century of growth the now-mature trees in the nominated district provide the lush, dense, shaded landscape he envisioned



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but did not realize in the late-nineteenth century. There are few vacant lots or demolitions in the district, and the vast majority of buildings in the neighborhood date to the period of significance.

**PERIOD OF SIGNIFICANCE**

The period of significance for the Elmwood Historic District (West) encompasses the era when the majority of the architectural development occurred, between ca. 1867 and ca. 1941. Prior to this era, settlement was sparse and the region had few urban roads and streets. The period of significance begins with the work of Frederick Law Olmsted and Calvert Vaux designing the Buffalo parks and parkways, which began to establish a sophisticated level of design and organization in this area of the city. Historical accounts noted the attractiveness that this region of the city had following the implementation of the parks and parkways, commencing the era of organized, modern suburban residential development. While the Elmwood Historic District contains good examples of residential architecture from this early era, it is between the 1890s and 1910s that the bulk of the building stock was constructed at a rate of approximately two houses per week. Streetcar lines were established and expanded throughout the city in the late-nineteenth century, with the first horse-car line running on Elmwood Avenue opening in 1889 to provide better access to Delaware Park. With the opening of this line and others, the nominated district became the center of a building boom for several decades, creating one of Buffalo's first and most fashionable streetcar suburbs. The period of significance ends with the removal of the streetcar lines (by then converted to electric) in 1941, giving way to the rise of the automobile age. By this time, the majority of the area had already been developed and the architectural and social character were established.

**STREETS -Elmwood Historic District (West)**

The street plan in the Elmwood Historic District (West) is primarily comprised of a rough grid of streets. Because this area of the city was created by knitting together existing streets from further south and west, the Olmsted parkways, and the existing streets in the Black Rock neighborhood, the grid is not perfectly rendered. Overlaid on this grid is the diagonal thoroughfare of Olmsted's Bidwell Parkway, and a portion of Dorchester Road. This plan created a series of roughly rectangular or square blocks, with several odd-shaped triangular

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blocks formed near Bidwell Parkway. While repaving has occurred over the years, and some streets have been widened, all streets and rights-of-way retain their integrity to their original ca. 1870s-1890s development.

Because of this mix of rectilinear grid and diagonal streets, lot sizes and shapes vary. Generally, most parcels feature a narrow width of street frontage, and a varying depth. Some lots, especially in the area around Bidwell Parkway and Dorchester Road, contain unusual angles. These angles are frequently expressed in how a building is sited on the lot and also in the shape and mass of the house, with perhaps a curved or angled wall or turret placed at the corner. These numerous, narrow lots were typical of streetcar suburban development that relied on the availability of public utilities such as gas, water and sewer, typically run underground close to the street.

Although the lot depth may vary for the lots in the nominated district, and even lot width to some extent, there is an overall regularity to the spacing of houses in the Elmwood Historic District. Houses are of similar size and scale, generally two or two-and-a-half stories in height, with an overall standard setback from the street. Houses are typically set on their lots with a small side yard on either side, sometimes with a driveway. Lots feature sidewalks, grass margins mostly planted with trees near the street, and rear lawns.

**North-South Streets – Elmwood Historic District (West)**

**Richmond Avenue** is a primary north-south thoroughfare in the Elmwood Historic District (West), running from Symphony Circle to Forest Avenue. The street itself was previously listed on the State and National Registers of Historic Places as part of the Delaware Park-Front Park system in the Olmsted Parks and Parkways Thematic Resources. Originating as a dirt road known as Rogers Street, this roadway was refined by Frederick Law Olmsted as the tree-lined parkway, *The Avenue*, intended to serve as the gracious link between Front Park and the settled areas of Black Rock to the west and the larger Delaware Park to the east. Richmond Avenue is a broad, 100-foot-wide street which features many individual houses with a generous setback of approximately 25-30 feet. Richmond Avenue features some of the larger, statelier houses in the Elmwood Historic District (West), some of which are still single-family residences while others have been divided into apartments. Lots are typically narrow, urban rectangular parcels. While the majority of the buildings on the street date from the

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boom era of the 1880s-1900s, Richmond Avenue at its southern end does retain a small number of earlier ca. 1870s vernacular houses, which are among the earliest buildings in the district, representing the earlier rural character of this area of the city. Richmond Avenue is dotted by three of Olmsted's circles, Symphony Circle at the south (in the Allentown Historic District) to Ferry Circle at the street's approximate midpoint, and Colonial Circle at the intersection of Bidwell Parkway. Bordering the paved roadway is curbing, generally of Medina sandstone. Richmond Avenue is notable for containing several extant stone hitching posts, traces of Richmond Avenue's earliest mode of transportation and its early use for horse racing. Many of these are located in the grassy shoulders near the street, which also contain numerous elm trees, giving the street a lush, shaded landscape in the summer months. The sidewalk is generally concrete (some featuring unique brass markers with the maker's mark) with some earlier sandstone slabs still remaining. Streets lights on the street include twentieth century cobrahead street lights, primarily located to illuminate intersections. Among the many contributing residential structures that the street features are several excellent examples of church and religious architecture, including the stunning former Temple Beth El (155 Richmond) designed by local architect Henry Osgood Holland in 1910-11, with its massive verdigris dome and simplified, geometric ornament. Notable houses on Richmond Avenue include rare remaining residential examples from the prominent firm of Bethune, Bethune and Fuchs such as the Mrs. E.H. Noye House at 35 Richmond (1883), and the William W. Tyler House at 39 Richmond (1884). Also notable are the William F. Wendt House at 570 Richmond, designed by prominent Buffalo architect George J. Metzger in 1895, which served as the long-time residence of his daughter, Margaret L. Wendt. Margaret L. Wendt is significant for establishing the foundation that bears her name, which has made significant contributions to historic buildings and sites throughout Western New York. The William H. Schmidt House at 356 Richmond (ca. 1895), built by a prominent local builder, is a unique residential example of the French Renaissance style, rendered in brick with elaborate sandstone details for this residence.

**Ashland Avenue** is primarily a residential street that has a southern portion that runs between Summer Street to Bidwell Parkway, and a northern segment that runs from Potomac Avenue to Forest Avenue. Vehicular traffic is much quieter on Ashland Avenue as it is a one-way street, running northward. Ashland Avenue has similar physical features and characteristics as Richmond Avenue, including sandstone curbing, sidewalks and



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treescape. Here, street lights are simple metal decorative luminaires on poles. Lindens, maples and its namesake ash trees are present on Ashland Avenue. The majority of houses on the street date from around the 1890s, although a few remaining earlier farmhouses are present here, and houses here are a typical size and scale found throughout the Elmwood Historic District. Houses here have a setback of about 25-30 feet from the street, and represents typical lot sizes and setbacks common throughout the district. Measuring approximately 66-feet in width, it is a narrower roadway that helps give this street a more intimate residential scale.

Like Ashland Avenue, **Norwood Avenue** is also a residential, one-way street (running southward) in the Elmwood Historic District (West), between Summer Street and Lafayette Avenue. It has a similar character and feel, with a canopy of Norway maple trees and houses dating largely from around the 1890s with a few remaining farmhouses.

**Elmwood Avenue** is a primary north-south artery in the City of Buffalo that runs from the downtown center northward through the city into the Village of Kenmore and beyond. Initially a small, rural path between Ferry Street (now West Ferry Street) and Delevan Avenue (now West Delavan Avenue) in the 1860s, throughout the second half of the nineteenth century Elmwood Avenue was expanded and developed into a residential street comparable to the adjacent Ashland or Norwood Avenues. After the street was connected to downtown in the early twentieth century, commercial development began to take off on Elmwood Avenue, and many of its stately houses were converted with additions on their front elevations into shops and stores. This trend has given Elmwood Avenue its characteristic balance of residential and commercial appearance today, and the proliferation of mixed residential-with-commercial-front buildings here is uncommon elsewhere in Buffalo. The street also features some multi-story commercial and apartment buildings, dating from around the turn of the twentieth-century, as well as more recent modern developments including gas stations and convenience stores. Elmwood Avenue has changed width many times over its history, initially being widened in 1910. In the late 1930s the paved portion of Elmwood Avenue was widened from 42-feet to 48-feet to remedy automobile congestion on the commercial thoroughfare, at which time its trees and landscaping were largely removed. In the past decade, the street has been altered again, and today's Elmwood Avenue is a narrower 2-lane roadway

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with parallel parking, with prominent granite or sandstone curbing present. Contemporary cobrahead street lighting is also present. While more than 280 long-established elm trees were removed in the 1930s for the street widening project, the street does have some newer maple, honey locust, Japanese tree lilacs and cherry trees and landscaping as the city seeks to restore a more pedestrian-oriented experience on Elmwood Avenue.

**Bidwell Parkway** is an excellent example of Olmsted's Buffalo parks and parkways system, cutting diagonally through the Elmwood Historic District (West) from Richmond Avenue and Colonial Circle through Elmwood Avenue near Potomac Avenue further on to Soldier's Circle in the north-east. The street and parkway itself were previously listed on the State and National Registers as a contributing element to the Delaware Park-Front Park system in the Olmsted Parks and Parkways Thematic Resources. A divided roadway with grassy median, Bidwell Parkway is an excellent example of the type of road-as-park that Olmsted envisioned; linking pre-existing settlement at Black Rock and Cold Spring with ribbons of trees and landscape to Delaware Park. The entire street measures approximately 200-feet in width, creating a broad roadway. The median is planted with numerous elm trees on a grid layout, helping give this area a shady, forest-like orderly appearance. Streetlights on Bidwell Parkway are cast iron decorative luminaires on poles with Art Nouveau flourishes and glass globes. Houses on Bidwell Parkway date from approximately the 1890s to 1900s, and many feature more high-style examples of Queen Anne, Colonial Revival and Tudor Revival styles. The street also contains several apartment buildings, compatibly scaled to the neighboring 2 ½ or 3-story houses. Notable buildings on Bidwell Parkway include the George L. Thorne House at 50 Bidwell Parkway, designed for one of Buffalo's most prominent real estate moguls by Bethune, Bethune and Fuchs around 1885. The house at 123 Bidwell Parkway dates to 1895 and was designed by Joseph Lyman Silsbee, a nationally-significant architect and early mentor to Frank Lloyd Wright. It was built for Charles Dudley Arnold, official photographer of the Chicago World's Columbian Exposition in 1893 and the Buffalo Pan-American Exposition in 1901.

Originally designed as the northern extension of Norwood Avenue, **Claremont Avenue** is a residential street similar to other secondary streets in the Elmwood Historic District (West). It is one-way street, 66-feet wide, running northward, located between West Delavan Avenue and Forrest Avenue. Comparable to streets such as

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Ashland and Norwood, Claremont Avenue is notable for its sandstone curbing, linden tree-shaded streets and a few simple cast iron decorative luminaires on poles. The architecture is of a similar scale, material and style as those surrounding streets, although flats are more common here than on streets further south.

**East-West Streets- Elmwood Historic District (West)**

**Summer Street** forms the approximate southern boundary of the Elmwood Historic District (West), between Richmond Avenue and continuing east through Elmwood Avenue, and is one of the older streets in the district. It is a two-lane residential road measuring 66-feet wide, with a canopy of ash, cherry, maple and linden trees, grey granite curbing, some early sandstone sidewalks, and cast iron decorative luminaires on poles. This street contains houses primary dating to the late nineteenth and early twentieth century, although some extant examples of houses from the 1880s are also present. Buildings here are of similar size, scale, material and style as those found elsewhere in the nominated district.

A single property from **York Street** is included in the Elmwood Historic District (West), the Yorke Manor Apartment building at 214 York Street, due to its location along Richmond Avenue. While given a York Street address, this property is located along the west side of Richmond Avenue. York Street itself was laid out earlier as a part of the Black Rock neighborhood.

Running between Richmond Avenue through Elmwood Avenue, **Bryant Street** contains a mix of single family residences and historic apartment buildings, dating largely the late nineteenth and early twentieth centuries. The street also contains a good collection of buildings that appear to date to the 1870s, which is relatively early in the Elmwood Historic District (West). Similar to Summer Street, Bryant Street is a two-lane residential road measuring 66-feet wide, with some granite and sandstone curbing, maple, horsechestnut and maple trees and Contemporary streetlights. Notable buildings on Bryant Street include the pair of stately brick apartment buildings, The Pembroke and The Haverford, located at 334 Bryant (1895) which reflect an early example of high-style apartment living in the district. The building at 312 Bryant Street (ca. 1870s) is a rare example of a

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corner commercial and residential building in the Elmwood Historic District (West), and features excellent Commercial Italianate elements.

**Hodge Avenue**, named for the prominent Hodge family that once owned large tracts of land in the area, is only one block long in the Elmwood Historic District (West), running between Ashland Avenue and Elmwood Avenue, although the street continues eastward to Delaware Avenue. Hodge Avenue measures 60-feet wide, and features stone curbing, a shaded tree lined canopy with many maple trees, and contemporary street lighting.

**West Utica Street** is comparable to other residential streets such as Summer or Bryant, measuring 66-feet wide, with brick-paved gutters, granite curbing, plentiful linden, horsechestnut and oak trees and Contemporary street lighting. The majority of houses on the street date to the late nineteenth and early twentieth century, exhibiting many Queen Anne and Colonial Revival examples.

**Anderson Place** is a one-way (heading east) residential thoroughfare running between Richmond Avenue and continuing through Elmwood Avenue, which features sandstone curbing, a canopy of linden and maple trees, and several cast iron decorative luminaires on poles. Most of the properties on the street date to the late nineteenth century, typical of the neighborhood.

Comparable to other residential streets in the Elmwood Historic District (West), **Lexington Avenue** is a more gracious, shady, tree lined residential street measuring 60-feet wide and featuring sandstone curbing and cast iron decorative luminaires on poles. Here, maples and horsechestnut trees predominate. Most of the houses date to the turn of the twentieth century, and the street contains a few examples of hitching posts and mounting blocks, such as the stone inscribed "B. Eberhardt" located in front of 301 Lexington. The intersection of Lexington Avenue with Ashland Avenue is a unique historic commercial center within the larger historic district, featuring buildings such as *The Lexington*, a large 3-story brick commercial building (ca. 1905), the ca. 1878 front-gabled frame commercial building now known as The Place restaurant, and the 3-story brick ca. 1888 commercial block once known as *The Hyatt*. This commercial pocket in the otherwise residential area is

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an example of how smaller commercial shops and urban style apartment buildings were once integrated into neighborhoods prior to the rise of automobile-focused commercial corridors such as Elmwood Avenue.

**Highland Avenue** runs between Richmond Avenue through Elmwood Avenue in the Elmwood Historic District (West), ending at Delaware Avenue. Highland Avenue is another excellent example of a maple tree-lined residential street, with sandstone curbs and cast iron decorative luminaires on poles.

**West Ferry Street** is perhaps the oldest thoroughfare in the Elmwood Historic District, dating back to use as a Native American path connecting the old Black Rock ferry crossing on the Niagara River and the fresh water source at the Cold Spring (once located at the present intersection of Main and Ferry streets). While some early structures exist on the street further west, most of the early buildings have been supplanted by buildings dating from the late nineteenth and early twentieth century in the historic district. The 2-lane West Ferry Street measures 100-feet in width, and features Norway and silver maple trees, sandstone curbing and Contemporary street lighting, and retains several excellent examples of stone hitching posts. The street features many larger houses, including the Colonial Revival house at 580 West Ferry (ca. 1895), with its massive temple-front gambrel façade, and the Colonial Revival house at 615 West Ferry (ca. 1892) which features an arched porte cochere and unusual diamond-patterning at the eaves.

**Breckenridge Street** is a one-way street (heading east) located between Richmond Avenue and Elmwood Avenue, comparable to other residential streets in the area. Breckenridge Street measures 66-feet in width, and features many linden trees, sandstone curbing and metal decorative luminaires on poles.

**Auburn Avenue** is a one-way street (running west) that shares many similarities to neighboring residential streets. Auburn Avenue measures 66-feet wide and features sandstone curbing, maple and hawthorn trees, and examples of cast iron decorative luminaires on poles. The majority of houses on the street dates to the late nineteenth and early twentieth century.



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The Elmwood Historic District (West) contains the 500 block of **Lafayette Avenue**, here running between Colonial Circle and Elmwood Avenue. One of the primary streets in the area, Lafayette Avenue is a broad two-lane street, approximately 100-foot wide, with sandstone curbing and some intact sandstone sidewalks, with metal decorative luminaires on poles. Maple and linden trees predominate. The street contains many excellent examples of Colonial Revival and late Queen Anne houses, built from around the turn of the twentieth century. Notable houses include 546 Lafayette Avenue, designed by prominent local architect Edward A. Kent in 1892.

**West Delavan Avenue**, an early street once known as the Gulf Road, is bisected in the historic district by Bidwell Parkway. The 66-foot wide street contains many typical elements of the surrounding streets, including some intact sandstone curbing, metal decorative luminaires on poles and pear, linden, Japanese tree lilac, and hornbeam trees. Most of the properties on West Delevan in the historic district date to the early twentieth century, with many examples of Colonial Revival design.

**Dorchester Road**, the newest street in the district, was developed slightly later than the surrounding streets, in the early 1900s, and was noted as being privately paved in 1904. Many of the houses here date to the early twentieth century. It is the only example in the Elmwood Historic District (West) of a non-Olmsted divided street with a well manicured and planted center median. Dorchester Road measures 76-feet wide with two 20-foot wide roadways and features stone curbing and two-armed metal street lamps located in the median. Littleleaf linden and hornbeam trees are plentiful. Dorchester Road features several excellent examples of residential architecture by noted local architects E.B. Green and William Wicks, including the H.C. Gerber House at 23 Dorchester (1908), the Fred Dullard House at 49 Dorchester (1910) and the William H. Scott House at 20 Dorchester (1904).

Like neighboring streets, **Potomac Avenue** was developed around the turn of the twentieth century as a residential street. Potomac Avenue is 66-feet wide, and features sandstone curbing, metal decorative luminaires on posts and trees such as lindens and maples. Flats and multiple-family buildings are more common on this street, and buildings are located in closer proximity to each other, increasing the density of the street.

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**Bird Avenue** measures 66-feet wide, and features sandstone curbing and metal decorative luminaries on posts, and Norway maple trees. It contains several good residential examples of late Queen Anne styles. Like Potomac Avenue, there is an increase in the density of the architectural fabric, and flats and multiple-family residential buildings are more common here than elsewhere in the nominated district.

**Forest Avenue** forms the northern boundary to the Elmwood Historic District (West), and was one of the streets developed early in the history of the district, present by the mid-1800s. This street was originally named for its historic route through a densely forested landscape. Today, Forest Avenue contains residential architecture in the blocks between Richmond Avenue and Elmwood Avenue, with some commercial development. The north side of Forest Avenue is notable for the stately former Buffalo State Hospital, today known as the Richardson-Olmsted Complex, designed by celebrated American architect H.H. Richardson and landscape architect Frederick Law Olmsted in beginning in 1870. The twin towers with their verdigris peaks forms a dramatic terminus to views of the neighborhood from the south. Forest Avenue is 100-feet wide and features stone curbing, some maple and crabapple trees, and contemporary cobrahead lighting.

**Alleys- Elmwood Historic District (West)**

**Gill Alley** is a small one-lane alleyway located parallel between Norwood and Ashland Avenues that runs a block and a half between Breckenridge Street and Auburn Avenue, extending just south of Breckenridge. This 16-foot wide alley serves primarily as an access road for several garages and former carriage houses once part of the houses facing parallel streets. Today, some of these buildings have been converted to apartments, although they are still primarily used for automobiles. The alley is illuminated with some Contemporary streetlamps.

**Grenway Alley**, sometimes also noted as Gren-Way Alley, is a small, one-lane alleyway located parallel between Ashland Avenue and Elmwood Avenue, running one block between Breckenridge Street and Auburn Avenue. Like Gill Alley, this was historically an alley used to access garages and carriages of neighboring properties. Today, Grenway Alley serves as an alley behind commercial properties on Elmwood Avenue, and

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features a few remaining carriage houses and garages. The street also features a few small late nineteenth century apartment buildings toward its southern end near the corner of Breckenridge.

**Circles- Elmwood Historic District (West)**

**Ferry Circle** is centered on the intersection of Richmond Avenue and West Ferry Avenue, and has recently been restored to the original design of Frederick Law Olmsted. The circle features one lane of traffic and measures approximately 300-feet in diameter. While the circle itself was previously listed on the State and National Registers as part of the Delaware Park-Front Park system in the Olmsted Parks and Parkways Thematic Resources it helps to create a unique sense of place in the Elmwood Historic District (West). Elm trees are present here. Located around the circle are several residences, dating to around the turn of the twentieth century, and also the stately Medina sandstone Romanesque Revival former Richmond Avenue Methodist Episcopal Church, which was also previously listed on the State and National Registers (Ref. No. 08NR05909).

Also previously listed as a contributing element to the Delaware Park-Front Park system, **Colonial Circle** is located at the intersection of Richmond Avenue, Lafayette Avenue and Bidwell Parkway and is a large square-shaped feature with many honeylocust and elm trees. Originally named Bidwell Place in commemoration of Civil War casualty, General Daniel D. Bidwell. An equestrian statue of the General presides over the circle. The circle itself measures 510-feet by 465-feet in size. Many large and elegant houses are located around the perimeter of the circle, including the frothy Colonial Revival house at 25 Colonial Circle (ca. 1898), the large house at 12 Colonial Circle (ca. 1902) which features a large 2-story Colonial Revival porch, and 28 Colonial Circle (1906) which is an excellent example of Tudor Revival styling with its elegant faux half-timbering. Also significant is St. John's-Grace Episcopal Church, (GIS address of 13 Bidwell Parkway, listed as a local Buffalo landmark) that faces onto the circle along Bidwell Parkway, and which was initially designed by nationally-prominent architect Bertram Grosvenor Goodhue, and completed by his successor firm in 1925-26.



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ARCHITECTURE

The growth of the Elmwood Historic District occurred very rapidly, with the bulk of buildings being constructed between the 1890s and the 1910s. Given this relatively short development period, there is a great deal of cohesiveness in the vocabulary of architectural styles, materials, sizes and features present in the district. However, despite this overall harmony, most of the buildings in the nominated district are individually articulated and detailed, giving each one a unique character and personality which adds to the overall richness of the Elmwood Historic District. Whether architect-designed or built by a local builder or developer, the vast majority of buildings reflect common American architectural trends around the turn of the century. While a few excellent examples of earlier vernacular houses still remain as the earliest types of buildings present in the Elmwood Historic District, the bulk of the residential building stock in the district is comprised of examples of Queen Anne, Shingle Style, Colonial Revival, Tudor Revival, and Craftsman styles. Common elements shared by these styles are elevated front porches with stair, regular fenestration typically in the form of double-hung wood frame windows, chimneys and other features. Residential architecture types include individual free-standing houses (originally designed for one family but now sometimes divided internally into apartments), and multiple family dwellings which include duplexes and flats. There are also a handful of excellent examples of larger apartment buildings present in the Elmwood Historic District. Most residential examples are of frame construction, although a few brick or stone examples are also present.

Commercial buildings are also present in the Elmwood Historic District. These take two general forms: a small handful of buildings specially designed for commercial or mixed commercial and residential use, generally located within the interior of the Elmwood Historic District, and also those buildings which were initially constructed as residential buildings and later converted with an addition for commercial use. These buildings predominate along Elmwood Avenue, and were generally transformed in the early decades of the twentieth century as this street became a prominent commercial thoroughfare in Buffalo. While this type of converted commercial building can be found throughout the city of Buffalo, there is a high concentration of them along Elmwood Avenue, which gives the street an eclectic architectural vocabulary. Architectural styles for commercial buildings also reflect the common architectural styles of the era, primarily Queen Anne. Those

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commercial buildings on Elmwood Avenue, where an older frequently Queen Anne or Shingle Style house is obscured either partially or entirely by a commercial addition on the front, reflect styles popular in the early twentieth century such as Classical Revival. The eclectic evolution of these types of commercial buildings on Elmwood Avenue is reflective of the street's growth as a prominent commercial artery in the city.

Another prominent building type serving the largely residential neighborhood is churches. The majority of these religious buildings are constructed of stone, although one early wood frame church still remains. Like the houses, these churches also reflect typical styles used for church construction in the late nineteenth and early twentieth century, primarily Romanesque Revival and Gothic Revival. They form notable landmarks in the neighborhood, with towers rising above the rooftops, and are generally sited at prominent locations such as at corners of intersecting roads or at Olmsted's landscaped circles.

**LANDSCAPE FEATURES**

The Elmwood Historic District is typical of a streetcar suburb from the turn of the twentieth century in that its streetscape features houses set back on grassy lots and front yards, sidewalks, trees near the streets, and some residential fences. Sidewalks in the district are generally historic concrete, with brass tags imbedded with a range of makers' marks. Some historic sandstone slabs (some grey, and some red Medina sandstone) are also present, indicative of an early paving method used. Front walks leading to entry porches and front doors are generally of either poured concrete or concrete panel, and some may have steps.

Because development in the Elmwood Historic District largely predated the prevalence of the automobile, many houses do not have driveways and garages. In some instances, these features were added later, utilizing a pre-existing side yard. Some homeowners have paved pads in the front yards of their houses, to provide some off-street parking as well. A small handful of owners have chosen to create sunken, subterranean garages in their basements, accessed from the front yard. Some of the larger houses built for a wealthier clientele who could afford a slightly more generously sized lot, constructed along streets like Richmond Avenue and West Ferry Street, featured carriage houses and urban barns. The house at 252 Lexington Avenue (ca. 1900, contributing)

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retains what appears to be its original, historic sandstone paver-laid driveway with red sandstone slab curbing, leading to what was once a barn. In some areas of the nominated district, especially in the northern portion that developed around the turn of the twentieth century, slightly later than the area to the south, lots did originally contain driveways and garages. Many of these driveways are now of asphalt paving, but in some instances an older concrete panel driveway is in existence. Garages present in the district range from small, historic 1-bay garages, some retaining historic wood doors, to those of more recent mid-twentieth century construction. Historic carriage houses and urban barns have been converted for automobile use or apartments.

The Olmsted-designed thoroughfares of Richmond Avenue and Bidwell Parkway established a high level of landscape design in the Elmwood Historic District, and other streets in the area reflect this influence with matching dense canopies of mature trees. While the ice storm known as the October Storm of 2006 devastated the arboreal stock throughout Western New York, killing thousands of trees, the vast majority of streets in the Elmwood Historic District (West) retain a good collection of street trees that shade city streets. Street trees are regularly spaced within the sidewalk margins. These trees were planted along with the residential development of the area in the 1890s, and it is likely that few if any old-growth trees from the pre-development period still remain. Elms were once popular throughout the Elmwood Historic District, however they succumbed in the 1970s to Dutch Elm Disease which destroyed this stock of trees. They have since been largely replaced with a variety of other species, as noted in the "Streets" section.

**OLMSTED PARKS AND PARKWAYS SYSTEM**

Previously listed on the State and National Registers of Historic Places as the Olmsted Parks and Parkways Thematic Resources, this hierarchy of parkways are landscape elements that served both in the historic development of the surrounding neighborhood as well as shaping, defining and enhancing the character of the Elmwood Historic District. According to the nomination, Buffalo contains two park systems, the Cazenovia Park-South Park System, implemented between 1894 and 1896 in South Buffalo and the City of Lackawanna, and the Delaware Park-Front Park System, implemented between 1868 and 1876, in the northern areas of

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Buffalo. The implementation of the Delaware Park-Front Park System in the 1860s and 1870s spurred the growth and development of this region of Buffalo, and prompted the types of properties constructed here.<sup>1</sup>

The Delaware Park-Front Park System is a network of parks connected with a hierarchy of broad ribbons of parkways. This system was created at a time when few roads existed in this area of the city, and it was established in relationship to Forest Lawn Cemetery which predated the parks, and later with the Buffalo State Asylum, whose grounds were also designed by Frederick Law Olmsted and Calvert Vaux. Delaware Park, originally named The Park, is a large 376-acre site established around the Scajaquada Creek which was shaped and dammed to create Gala Water (now Hoyt Lake).<sup>2</sup> Along with Delaware Park, these sites create a large swath of naturalistic meadows, trees, and water features in the city that were designed to attract Buffalonians to the then distant area of the 11<sup>th</sup> Ward.

South of Delaware Park, a branched network of parkways and landscaped circles interlaces the naturalistic park setting with the city streets, forming the arms within which the Elmwood Historic District is located. One of these parkways was established on pre-existing streets, Richmond Avenue (then Rogers Street, and designed as The Avenue by Olmsted), but many were created by Olmsted. While the larger Delaware Park-Front Park System extends beyond the boundaries of the Elmwood Historic District (West) and (East), several primary parkways and circles are contained within the boundaries. Richmond Avenue is a broad, tree lined north-south street, originally planted with a double row of trees, which historically and now forms the western boundary of the district. Richmond Avenue runs northward from Symphony Circle (originally The Circle, listed in the Allentown district), contains Ferry Circle, a newly-restored circle with a planted center with elegant lamp post at the intersection at the pre-existing West Ferry Street, continues to Colonial Circle (formerly Bidwell Place) which is a broad, rectangular-shaped circle that features many trees and plantings at its center and an equestrian statue of General Daniel D. Bidwell (listed as a contributing object in the Olmsted Parks and Parkway

<sup>1</sup> Claire L. Ross, *Olmsted Parks and Parkway Thematic Resources*, Ref. No. 90THM00012, National Register of Historic Places (Albany: NY State Historic Preservation Office, December 1981): 7-1.

<sup>2</sup> With the construction of the Scajaquada Expressway through Delaware Park in the 1960s, a smaller lake was sectioned off from the main lake. Known as Mirror Lake, this smaller water feature is located north of the expressway near the Buffalo and Erie County Historical Society.



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Thematic Resources) at pre-established Bouck Street, now Lafayette Avenue. While Richmond Avenue continues northward as a less-grand extension to Forest Avenue, the parkway continues as Bidwell Parkway, a primary example of Olmsted's vision for a ribbon-like park. The broad 200-foot wide parkway with a center median is a key feature in this region of the city originally connecting Black Rock to the park, as Olmsted had originally envisioned. Today it also serves as a gathering place for music, socialization, recreation and even a seasonal outdoor farmer's market, similar to Olmsted's original concept. Bidwell Parkway angles north-east, through Elmwood Avenue, connecting to Soldier's Place. This large 700-foot diameter circle is perhaps the most intact of the Olmsted circles, although the plantings have been altered, and is a good reflection of Olmsted's original vision, serving as the centerpiece of the Delaware-Front park system. Around Soldier's Place are wedge-like lawns extending the green-space beyond just the circle. Also joining Bidwell Parkway at Soldier's Place is the similarly designed Chapin Parkway, which runs diagonally south-east from the circle to Gates Circle at Delaware Avenue, almost as a mirror image of Bidwell Parkway. Running north from Soldier's Place is the fashionable Lincoln Parkway. Lincoln Parkway is a broad 200-foot wide street with parallel service roads, planted with rows of trees. Lincoln Parkway serves as the sort of elegant gateway to Delaware Park, running just over 1900-feet from Soldier's Place to Delaware Park. The form of Bidwell Parkway-Soldier's Place-Chapin Parkway with Lincoln Parkway running northward forms an inverted Y.

Elements of the Delaware Park-Front Park System formed the framework for the growth and development of the Elmwood Historic District, shaping its character as a beautiful, elegant and healthy place to live, defining a way to live in the post-Civil War era of the late nineteenth century. As Olmsted hierarchically designed his park system to crescendo from street to avenue to parkway to park, so, too, would the houses built along these thoroughfares reflect this same phenomenon. The most grand and lavish houses were built along Olmsted's broadest and most elegant parkways, as there was a direct correlation between Olmsted's parkways, higher property values, and larger, more architecturally sophisticated buildings culminating in the grand mansions on

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Lincoln Parkway. Those same characteristics of air, light, space and natural landscape promoted in the 1880s and 1890s are still true today.<sup>3</sup>

**SECONDARY STRUCTURES –URBAN BARNs, CARRIAGE HOUSES AND GARAGES**

Secondary structures in the Elmwood Historic District consist of carriage houses and urban barns, and automobile garages. Typically built at the rear of the property behind the main house, the style, materials and scale of these secondary structures generally conform to that of the main house. Carriage houses and urban barns range in size, depending on the size and scale of the lot and the corresponding wealth of the owner, but are generally one to two-stories in height. Typically constructed of frame or masonry to match the main house, common features include a large ground level door and usually a small door for a hay loft above sometimes with a post that would have once been used to hoist hay for storage above. Some examples may feature a man-door to one side of the large barn door, used for accessing the upper story. As many automobile garages were constructed after the original house, these vary in form and materials but are typically one story in height with one, two or sometimes even three bays for automobiles. Typically, these were of smaller size and scale compared to carriage houses and urban barns, generally one-story in height, housing one or more automobiles. Many driveways were not original to the nominated district, and were later additions to properties, although they are more common original features of lots developed later.

Transportation was a key factor in the development of the nominated district, as few jobs and businesses were located in the area, mostly located downtown or in the East Side of the city. Only the wealthier, upper-middle class residents could afford the expense of owning and maintaining a horse and carriage, and even many of those people would have utilized the streetcar as well. As a result, few houses were originally built with barns or carriage houses, and driveways to serve them. Barns and carriage houses are predominately located on properties along some of the more affluent streets such as Richmond Avenue and West Ferry Street where the

<sup>3</sup> For more detailed information and descriptions of the Buffalo parks and parkways, including the Delaware Park-Front Park System, please refer to: Claire L. Ross, *Olmsted Parks and Parkway Thematic Resources*, Ref. No. 90THM00012, National Register of Historic Places (Albany: NY State Historic Preservation Office, December 1981)

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slightly larger lot sizes could accommodate these elements. These horse-transportation related elements are also more common in the southern area of the nominated district, which developed earliest, such as Summer Street.

Individual ownership of automobiles, which became increasingly widespread in the early twentieth century, led to the installation of driveways and small garages in the rear yards of many properties in the Elmwood Historic District. New houses that were being constructed in the early decades of the 1900s increasingly were built with a garage on the property. Many of these properties are located more towards the northern end of the nominated district, which was largely developed slightly later around the turn of the twentieth century. Early garages were typically constructed of frame or sometimes concrete block, features gabled or hipped roofs, and feature hinged wooden doors that could be folded or slid along a track to open. Doors could feature a panel with glass lites or other designs. Many of these original historic doors do not remain intact, however, having been replaced with later overhead doors. As transportation technology shifted from horse power to automobiles, barns and carriage houses were converted to accommodate vehicles rather than animals.

In some cases, what was once a secondary building has since been divided off from the main house as a separate tax parcel under separate ownership, and converted to a residential building. For this nomination, these buildings are considered here primary properties, as they are the sole physical building on the parcel. Gill Alley and Grenway Alleys were originally developed in the 1890s to accommodate secondary structures, providing interior access to adjacent lots on large blocks. Lining their sides are several one, two and two-and-a-half story buildings that once served as carriage houses and urban barns.

Many of the original small automobile garages that appear on Sanborn maps have been replaced, as automobiles grew in size and required different accommodations, although many remain with some minor modifications, including new doors. Many of the older single car garages were replaced by larger two-car garages.

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**NON-CONTRIBUTING ELEMENTS AND INTEGRITY ASSESSMENT**

**Elmwood Historic District (West)**

There are relatively few non-contributing resources located in the Elmwood Historic District, as the district retains a high level of architectural, urban and landscape integrity. Approximately 90% of the resources in the Elmwood Historic District (West) are contributing to the character and significance of the district. Many of those resources identified as non-contributing reflect significant alterations and the removal of critical architectural and character defining features such as porches, sheathing and materials, ornamental elements and fenestration. The addition of vinyl or aluminum siding does not automatically render a building non-contributing if all other elements retain integrity; however, if several features have been altered or removed, this resulted in a determination that the property did not contribute to the nominated district. Many buildings that have had modern sheathing materials installed retain their original overall size, shape, massing as well as trim, moldings, and detailing, and in many instances it can be assumed that vinyl or aluminum siding was installed over the original wood clapboard or shingle sheathing, making this alteration potentially reversible.

Other non-contributing properties contain large additions that are not in keeping with the scale, massing or style of the historic building. However, those commercial conversions along the Elmwood Avenue corridor are generally considered contributing if both the historic house and the commercial addition retain a sufficient level of integrity to reflect the historic materials, massing and character. These buildings reflect the significant shift along this thoroughfare from residential street to thriving commercial corridor within the period of significance, their presence contributes both to the architectural character of the Elmwood Historic District, and also to the social character of the area.

Some properties have been considered non-contributing if they were constructed after of the period of significance. These properties form a small minority in the historic district. While they may be considered non-contributing buildings to the historic district, the presence of these buildings does help to maintain the continuous streetscape of the residential streets in the nominated district, without large gaps or holes.



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The Elmwood Historic District (West) reflects a high level of integrity both to its architectural components and also its urban plan. The area's historic layout and setbacks from the street have been maintained, along with the bulk of the historic building stock. While streets have been paved with asphalt paving, and some have been widened, these are typical improvements that occur in most communities, and do not distract from the overall character and integrity of the nominated district. Non-contributing resources comprise a small proportion of buildings in the Elmwood Historic District (West), and their presence also does not detract from the overall integrity of the district. The Elmwood Historic District (West) retains a high level of integrity to its residential areas and commercial corridor, reflecting its history as an early streetcar suburb in the city of Buffalo.

**PREVIOUSLY LISTED RESOURCES**

The Elmwood Historic District (West) contains six resources that have been previously listed on the State and National Registers of Historic Places. Four of these resources come from the Olmsted Parks and Parkways Thematic Resources nomination (Ref No. 90THM00012). These resources all contribute to what is identified as the Delaware Park-Front Park system, and include Bidwell Parkway and Richmond Avenue and also Ferry Circle and Colonial Circle/former Bidwell Place as previously described.

Two other individual properties have also been previously listed on the State and National Registers. The Richmond Avenue Methodist Episcopal Church (Ref. No. 08NR05909) at 467 Richmond Avenue (on Ferry Circle) was built in stages between 1891-1893 (chapel) and later 1897-1898 (temple), by prominent local architects Cyrus K. Porter & Son (chapel) and Metzger and Greenfield (temple). This large Medina sandstone Norman Revival church building, with broad gabled ends and a polygonal tower, is a notable landmark at Ferry Circle. Also listed is the Buffalo Tennis and Squash Club (Ref. No. 08NR05897) located at 312-314 Elmwood Avenue. The sports center was originally built between 1915 and 1916 by Lansing, Bley and Lyman, one of Buffalo's most prominent and prolific firms, with later additions in the 1920s and 1960s also completed by the firm. The 2 ½-story building features Tudor Revival styling with a central arched entry flanked by wings.

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PROPERTY LIST

Total Contributing Primary *Buildings*: 1440

Total Non-Contributing Primary *Buildings* : 171

Total Number of Primary *Buildings*: 1611

Total Number of Contributing Secondary *Buildings* (barns, carriage houses, garages, etc.): 531

Total Number of Non-Contributing Secondary *Buildings*: 87

Total Number of Objects: 13

Total Number of Structures: 4

*6 Resources Previously National Register Listed*

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BUILDING LIST

**ANDERSON PLACE – SOUTH SIDE (Odd)**

*AT RICHMOND AVENUE*

**15 Anderson Place** **ca. 1880**

2-story cross gable frame house with Eastlake styling; raised brick foundation, wood clapboard and shingle. Full width open side porch under large front gable dormer with decorative wood bracketing; single bay shed roof porch over entrance way; decorative wood shingling.

**17 Anderson Place** **ca. 1888**

2 ½-story hipped roof frame house with Eastlake styling; stone foundation, wood clapboard siding. Full width shed roof open front porch with pediment over entrance bay; 1/1 wood double hung windows; decorative wood shingling and verge board in front gable front dormer. Contains contributing hipped roof with dormer secondary building (carriage house, now garage).

**21 Anderson Place** **ca. 1890**

2 ½-story front gable frame house with vernacular modest Queen Anne styling. Raised stone foundation, wood clapboard siding. Recessed entry bay with shed roof porch; first story oriel window, and paneled entry door.

**27 Anderson Place** **ca. 1890**

2 ½-story front gable frame house with modest Queen Anne styling; stone foundation, wood clapboard and shingles. Partial width shed roof open front porch; 2-story polygonal bay window; paired 1/1 wood double hung windows in front gable with fish scale shingles.

*NORWOOD AVENUE INTERSECTS*

**59 Anderson Place** **ca. 1898**

2 ½-story front gable frame house with Colonial Revival and Queen Anne styling; stone foundation, wood clapboard. Pedimented front gable above 2<sup>nd</sup> story oriel; side entrance with pediment and pilasters. Contains contributing frame secondary building (garage).

**61 Anderson Place** **ca. 1899**

2 ½-story hipped roof frame house with modest Queen Anne styling; stone foundation, wood clapboard siding. Polygonal bay on 2<sup>nd</sup> story; hipped roof dormers; 1/1 wood double hung windows.

**63 Anderson Place** **ca. 1898**

2 ½-story front gable frame house with modest Queen Anne styling; stone foundation, wood clapboard siding. Half width flat roof open front porch with round columns below polygonal bay; tripartite window in front gable with flared eaves.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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**65 Anderson Place**

**ca. 1898**

2 ½-story hipped roof frame house with Queen Anne styling; stone foundation, wood clapboard. Full width flat roof open front porch with fluted Ionic columns and turned balustrade; hipped roof dormers; polygonal bay on 2<sup>nd</sup> floor; 1/1 wood double hung windows.

**71 Anderson Place**

**ca. 1880**

2 ½-story front gable frame house with Queen Anne styling; stone foundation, fiberboard siding. Full width shed roof open front porch with pediment over entrance bay; side front gable dormers; polygonal bay on 2<sup>nd</sup> story. Palladian style window in front pediment with carved panel above center window; brackets at eaves.

*ASHLAND AVENUE INTERSECTS*

**ANDERSON PLACE – NORTH SIDE (Even)**

*AT RICHMOND AVENUE*

**18 Anderson Place**

**ca. 1890**

2 ½-story side gable frame house with modest Queen Anne styling; stone foundation, mineral fiberboard siding (sides), wood clapboard with wood shingle in dormer. Full width flat roof open front porch; wood porch at center of front gable; polygonal bay on 2<sup>nd</sup> story.

**20 Anderson Place**

**ca. 1880**

2 ½-story hipped roof frame building with vernacular Queen Anne styling; stone foundation, mineral fiberboard siding, wood shingle. Full width shed roof enclosed front porch with Craftsman-influenced windows and pediment over entrance bay; corniced paired windows in front gable, decorative verge board.

**22 Anderson Place**

**ca. 1890**

3-story side gable frame building, mineral fiberboard siding, modified windows, altered porch. Non-contributing primary building.

**24 Anderson Place**

**ca. 1890**

2 ½-story cross gable frame building with vernacular Queen Anne styling; stone foundation, vinyl siding (front), wood clapboard. Partial width front porch with turned columns and spindled frieze above recessed entry; 5 side-by-side 5 light windows at front. Contains contributing hipped roof frame secondary building (garage).

**30 Anderson Place**

**ca. 1888**

3 ½-story side gable frame building with Shingle Style styling; stone foundation, wood clapboard (1<sup>st</sup>) with wood shingle on upper floors. Partial width hipped roof open front porch with cushion capitals on paired columns; conical dormer with recessed porch; oriel window in side gable. Contains contributing secondary building (garage).

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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**34 Anderson Place**

**ca. 1880**

2 ½-story gambrel roof frame building with Colonial Revival styling; brick foundation, wood shingle. Partial width flat roof enclosed front porch; side entry with flat roof porch; polygonal bay on 2<sup>nd</sup> story; paired windows in gable.

**38 Anderson Place**

**ca. 1890**

3-story side gable frame building with Queen Anne and Craftsman detailing; stone foundation, wood clapboard. Full width flat roof open front porch with brick piers and 2<sup>nd</sup> story porch; shed roof dormer with ribbon windows; Palladian window in side gable; exposed rafter tails.

**48 Anderson Place**

**ca. 1890**

2 ½-story front gable-on-hip frame house with modest Queen Anne styling; stone foundation, wood clapboard. Front gable porch at entrance bay; paired 1/1 wood double hung windows and decorative wood shingling in front gable.

*NORWOOD AVENUE INTERSECTS*

**50 Anderson Place**

**ca. 1890**

2 ½-story front gable frame house with modest Queen Anne styling; stone foundation, wood clapboard siding. Partial width front gable porch above entry; side front gable dormers with bracketing; 1/1 wood windows.

**54 Anderson Place**

**ca. 1890**

2 ½-story cross gable frame house with Queen Anne styling; stone foundation, wood clapboard. Full width flat roof open front porch; Palladian window in pedimented front dormer; polygonal bay on 2<sup>nd</sup> story.

**56 Anderson Place**

**ca. 1890**

2 ½-story front gable frame house with Queen Anne styling; stone foundation, vinyl siding. Full width shed roof open front porch with pediment at entrance bay; partial width shed roof 2-story open porch; polygonal bay at 2<sup>nd</sup> story; tripartite windows in front pediment.

**60 Anderson Place**

**ca. 1890**

2 ½-story hipped roof Colonial Revival house; concrete foundation, vinyl siding. Partial width shed roof porch with Doric columns and chinoiserie railing; hipped roof dormer with multi-light fixed windows. 9/9 wood double hung windows.

**62 Anderson Place**

**ca. 1890**

2 ½-story hipped roof frame house with simple Queen Anne styling; stone foundation, wood clapboard. Full width flat roof front porch with non-historic metal columns and balustrade; hipped roof dormers; polygonal bay window with Craftsman detailing at 2<sup>nd</sup> story.

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**64 Anderson Place**

**ca. 1890**

2 ½-story front gable frame house with Queen Anne styling; stone foundation, wood clapboard. Front gable porch over entrance bay; side elevation features 2-story gabled pavilion with cut-away corners and brackets. Contains contributing front gable frame secondary building (garage).

**68 Anderson Place**

**ca. 1890**

2 ½-story front gable building with Queen Anne and Craftsman styling; stone foundation, vinyl siding. Full width flat roof open from porch with brick piers and paneled columns; polygonal bay at 2<sup>nd</sup> story, oriel-type window in gable. Shaped brick chimney with tie rod.

**74 Anderson Place**

**ca. 1890**

2 ½-story front gable frame house with Queen Anne detailing. Contains non-contributing secondary building (garage). *Non-contributing primary building.*

**76 Anderson Place**

**ca. 1888**

2 ½-story frame building with Queen Anne styling; stone foundation, wood clapboard and decorative shingles. Full width shed roof open front porch with Eastlake detailing including pediment above entrance bay, turned columns with spindled frieze and balustrade; paired 1/1 vinyl windows set in carved Eastlake frames; 6 light windows and wood paneled design in front gable.

**78 Anderson Place**

**ca. 1890**

2 ½-story front gable-on-hip frame house with Queen Anne styling; stone foundation, wood clapboard. Full width shed roof open front porch with pediment above entrance bay; hipped roof projecting bay in front gable with bracketing.

**80 Anderson Place**

**ca. 1900**

2 ½-story hipped roof frame house with modest Queen Anne styling, stone foundation, mineral fiberboard siding, asphalt roof. Hipped roof entry on secondary elevation. Hipped roof dormers. 1/1 double hung wood windows, cornice headers.

*ASHLAND AVENUE INTERSECTS*

**90 Anderson Place**

**ca. 1880**

2 ½-story cross gable brick and frame Shingle Style house; brownstone foundation, brick first story with stone accents, wood shingling with some fiberboard siding. Full width shed roof front porch; bay windows; tripartite windows in front and side gable. Broad side gables; brick chimney with corbelling. Contains contributing, early 20<sup>th</sup> century secondary brick building with paired historic wood doors (garage).

**98 Anderson Place**

**ca. 1880**



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**Name of Property**

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2 ½-story cross gable frame building with Queen Anne styling; stone foundation, wood clapboard. Full width shed roof open front porch with pediment over entrance bay; oriel window in front gable. Decorative carved panels in Palladian window in side gable.

**102 Anderson Place**

**ca. 1890**

2 ½-story front gable frame building with Queen Anne styling; rusticated stone foundation, wood clapboard and decorative shingles. Partial width flat roof enclosed front porch with pediment over entrance bay; 1/1 vinyl double hung windows; paired 1/1 window and fish scale shingling in front gable.

**106 Anderson Place**

**ca. 1877**

2 ½-story complex gable frame house with Queen Anne styling; stacked stone foundation, wood clapboard and shingles. Partial width enclosed front gable front porch; elongated bay window; paired 1/1 double hung vinyl windows with decorative Eastlake surrounds; clipped gable front dormer. Contains contributing early 20<sup>th</sup> century masonry secondary building (garage).

**110 Anderson Place**

**ca. 1888**

2 ½-story gable-on-hip with cross gable frame house with Queen Anne styling; stone foundation, wood clapboard. Full width shed roof open front porch with paneled knee wall and pediment above entrance bay; highly ornate front gable dormer has paired leaded glass window with leaded fan light; decorative wood work with sunburst motif in front gables.

**114 Anderson Place**

**1900**

**The Kenilworth and The Windsor Apartment Buildings**

***Parcel contains two contributing apartment buildings.***

*112-114 Anderson (Windsor):* 3-story symmetrical brick apartment building with Classical Revival influence. Recessed central entry from raised concrete porch, red brick first level with frieze and cornice. Upper levels are yellow-gold brick with paired casement windows flanking recessed porches. Quoins.

*116-118 Anderson (Kenilworth):* 4-story Queen Anne Style apartment building. Flat roof with parapet. 4-story bays with decorative panels across south and east elevations. First floor has decorative, banded brick work. Stone band in fourth floor windows are paired with stone lintels and keystones. Main entrances on south and east sides, is in recessed section with balconies on floors two through four. Entrance both on south and east elevations have wood door with elongated light, Tuscan pilasters and transom and sidelights.

***ELMWOOD AVENUE INTERSECTS***

**ASHLAND AVENUE - WEST SIDE (Even)**

***AT SUMMER STREET***

**16 Ashland Avenue**

**ca. 1892**

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

**County and State**

1 ½ story side gable masonry and frame building with modest Queen Anne style detailing, brick with wood and mineral fiberboard siding, asphalt roof. Brick 1<sup>st</sup> story features segmental arched window opening; flared shed roof hood supported by brackets over segmental arched entrance at side elevation. Paired front gable dormers, arched relief. Contemporary addition at rear. Contains contributing secondary building (likely carriage house, now residence).

**18 Ashland Avenue** **ca. 1900**

2 ½-story hipped roof frame symmetrical building with Colonial Revival styling, brick foundation, wood clapboard. Full width flat roof open front porch with square columns, modillions. Paired polygonal bay windows on 2<sup>nd</sup>-floor. Recessed central front gable dormer with pediment, balustrade.

**24 Ashland Avenue** **ca. 1890**

2 ½-story front gable frame Shingle Style house, wood clapboard, shingle. Full width flat roof open front porch with square columns and partially closed shingled balustrade. Polygonal bay at 2<sup>nd</sup> story. Recessed porch in large front gable with closed shingled balustrade and fan above. Cross gabled side elevations.

**28 Ashland Avenue** **ca. 1888**

2 ½-story front gable frame Queen Anne house with corner polygonal tower, stone foundation, wood clapboard and decorative shingles. Partial width semi-octagonal front porch with columns and spindle balustrade. Large closed front gable with decorative shingles, paired round headed windows and carved geometric panel at peak. 1/1 double hung wood windows with entablature. Decorative frieze at tower.

**30 Ashland Avenue** **ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle. Partial width hipped open front porch with Doric columns, entablature. 2-story polygonal bay window. 2 recessed tripartite fixed leaded wood framed windows in front gable. Corner brackets, rafter tails at eaves. 1/1 double hung wood windows with entablature. Cross gable at side elevation. Contains contributing flat roof frame secondary property (garage).

**34 Ashland Avenue** **ca. 1888**

2 ½-story hipped roof frame Queen Anne house, masonry foundation, brick lower/clapboard upper, asphalt roof. L-shaped full width hipped roof open front porch with stout columns on brick base. Bow window with hipped roof on 2<sup>nd</sup> story. Projecting front gable bay with large Palladian-style window. Front gable dormer of side elevation. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (carriage house, now residence).

**40 Ashland Avenue** **ca. 1892**

2 ½-story front gable frame Colonial Revival house, rusticated stone foundation, wood clapboard. Partial width flat roof open front porch with Ionic columns. 1/1 double hung wood windows with entablature. Palladian window in front gable, corner brackets, cornice return, dentils.



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Name of Property

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**42 Ashland Avenue** **ca. 1888**

2 ½-story complex hipped roof frame Shingle Style house with large 2-story polygonal corner tower, stone foundation, wood clapboard 1<sup>st</sup> story with shingle above. Partial width semi-circular front porch at corner with conical roof. Hipped roof dormers with fixed 16-lite window.

**46 Ashland Avenue** **ca. 1888**

2 ½-story hipped roof frame Shingle Style house with large polygonal corner tower, stone foundation, wood shingle. Partial width hipped roof partially enclosed front porch, shingled piers and closed balustrade. Hipped roof dormers. 1/1 double hung wood windows. Decorative shingling at eaves; large central brick chimney.

**50 Ashland Avenue** **ca. 1890**

2 ½-story side gable frame house with mixed Queen Anne and Shingle Style elements, stone foundation, wood clapboard and shingle. Recessed partial width front porch. Polygonal oriel on 2<sup>nd</sup> story. Hipped roof dormer. 6/1 double hung vinyl and wood windows. Large oriel on side elevation.

**54 Ashland Avenue** **ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard/shingle. Partial width polygonal flat roof open front porch with polygonal bay on 2<sup>nd</sup> story above. Tripartite wood window with cornice in pedimented front gable. Corner brackets. Cross gable on side elevation. Contains non-contributing secondary building (garage).

**60 Ashland Avenue** **ca. 1890**

2 ½-story side gable frame Queen Anne house, stone foundation, wood clapboard/shingle. Full width shed roof open front porch with projecting pediment at entrance bay, paneled square columns; 2<sup>nd</sup>-story recessed porch in single bay of projecting front gable wall dormer. 2-story oriel window on side elevation. 1/1 double hung wood windows. Contains contributing front-gabled frame secondary building (garage).

**64 Ashland Avenue** **ca. 1888**

2-story front gable frame modest Queen Anne house, stone foundation, wood clapboard. Full width flat roof open front porch, slender Doric columns; modified window openings on 1<sup>st</sup> floor. Tripartite window with entablature in gable, vergeboard. Decorative shingle.

**66 Ashland Avenue** **ca. 1880**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, shingle. Single bay front gable entry pavilion with broken pediment door surround. 1/1, 8/8 and fixed wood windows. Ribbon windows in front pediment, decorative stickwork. 2<sup>nd</sup>-story partial width porch on side elevation decorative knee bracketing.

**68 Ashland Avenue** **ca. 1890**

2 ½-story hipped roof frame Queen Anne house with 2-story engaged polygonal tower, round top dormer, altered porch and infilled windows. Similar detailed as 72 Ashland Avenue. Non-contributing primary building.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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**70 Ashland Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood shingle. Paired entry doors on modified porch. Polygonal oriel bay on 2<sup>nd</sup> story. Center triangular oriel window projects from continuous ribbon window with tracery in pedimented front gable, paired corner brackets, frieze. 1/1 double hung wood windows. Front gable dormers on side elevations.

**72 Ashland Avenue**

**ca. 1890**

2 1/2-story hipped roof frame Queen Anne house with 2-story polygonal tower, rusticated stone foundation, wood clapboard. Modified porch, now concrete block. Bonnet top dormer with decorative carved tympanum; front gable dormers on side elevations. 1/1 double hung wood windows. Oriel window on side elevation. Similarly detailed as 68 Ashland Avenue. Contains contributing front gable frame secondary building (garage).

**80 Ashland Avenue**

**ca. 1890**

2 1/2-story side gable frame Queen Anne house, rusticated stone foundation, vinyl siding. Engaged full width front porch with polygonal extension, Doric columns, spindle balustrade. Polygonal bay on 2<sup>nd</sup> story, tripartite window in front gable. Primarily single-lite wood windows with transom. Oriel window in side gable. Contains non-contributing front-gabled secondary building (garage).

**84 Ashland Avenue**

**ca. 1888**

2 1/2-story front gable frame modest Queen Anne house, wood clapboard and shingle. Partial width flat roof open front porch with paired square columns. 2-story chamfered corner beneath gable. Pedimented tripartite window in closed front gable. 1/1 double hung wood windows. 2-story bay window under front gable dormer with corner bracketing.

**88 Ashland Avenue**

**ca. 1892**

2 1/2-story cross gable frame Queen Anne house with engaged polygonal tower, stone foundation, wood shingle. Partial width shed roof open front porch with square columns, pediment with carved tympanum over entrance bay. Hipped roof dormer, diamond tracery. 1/1 double hung wood windows.

**92 Ashland Avenue**

**ca. 1890**

2 1/2-story cross-gabled frame Queen Anne house, sandstone foundation and partial 1<sup>st</sup> story, wood shingle, asphalt shingle roof. Partial width enclosed porch with pilasters and shingle. 2-story polygonal bay with sandstone 1<sup>st</sup> and shingle above. Polygonal bay at 2<sup>nd</sup> story above porch. Gable features decorative shingle work, four windows and deck roof. Contains contributing 1 1/2-story frame gambrel roof secondary building (barn, now garage).

**96 Ashland Avenue**

**ca. 1892**

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2 ½-story hipped roof frame Queen Anne house, wood clapboard. L-shaped full width hipped roof open front porch with Doric columns on closed balustrade. Paired bay windows on 2<sup>nd</sup> story. Steeply pitched front gable dormer with simple vergeboard, bracketing. Corner boards. Front gable dormers at side elevations.

**100 Ashland Avenue**

**ca. 1915**

2 ½-story hipped roof brick house with Craftsman styling. 2-story polygonal partial width projection, grouped windows, bracketing and exposed rafter tails at eaves. Hipped roof dormer, exposed rafter tails. Contains contributing side gable brick secondary building (garage).

**108 Ashland Avenue**

**ca. 1890**

2 ½-story cross gable frame Queen Anne house, stone foundation, wood clapboard, mineral fiberboard siding. Partial width pedimented open front porch, metal supports, decorative frieze. Clapboard on 1<sup>st</sup> story. Paired 12/1 double hung wood windows in front gable. 1/1 double hung vinyl windows. Frieze, belt course. 2-story bay window under cross gable on side elevation.

**110 Ashland Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, shingle. Full width flat roof open front porch with Doric columns on closed shingle balustrade. Polygonal bay on 2<sup>nd</sup> story. Paired windows with cornice in closed front gable with pent.

**112 Ashland Avenue**

**ca. 1878**

1 ½-story front gable frame vernacular house with modest detailing, wood clapboard. Entrance with sidelights and transom, 1/1 double hung wood windows with surround. Engaged shed roof wall dormer on side elevation.

**114 Ashland Avenue**

**1922**

**Built by M.J. Hudson**

2 ½-story side gable symmetrical masonry house with mixed Colonial Revival and Craftsman styling, stone watertable. Central partial width pent roof front porch with buttressed brick piers, flanking masonry walls. Paired windows. Wide pedimented dormers with raked pilasters. Contains contributing side gable frame secondary building (garage).

**118 Ashland Avenue**

**ca. 1905**

2 ½-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard and shingle. Full width 2-story flat roof open front porch with paneled square columns and decorative plank balustrade. 2-story polygonal bay window under enclosed pediment of front gable, closed shingled gable contains paired window with entablature. 1/1 double hung wood windows, and fixed with tracery. 2-story bay window on side elevation. Contains contributing flat-roof secondary building (garage).

**122 Ashland Avenue**

**ca. 1880**

1 ½-story front gabled frame vinyl-clad house with 1-story non-historic addition at front elevation, 2 shed roof wall dormers, vinyl replacement windows.. Non-contributing primary building.

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**126 Ashland Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding. Full width hipped roof open front porch with square columns and paneled closed balustrade. Polygonal bay at 2<sup>nd</sup> story beneath overhanging gable. Grouped windows in front gable, bracketing. Contains contributing side gable frame secondary building (garage).

**128 Ashland Avenue**

**ca. 1900**

2-story front gable modest Queen Anne style building, stone foundation, wood clapboard and shingle. Modified partial width front porch; historic paneled wood entry door. Central projecting bay under eaves of projecting shingled front gable, bracketing, cornice returns, corner boards. 1/1 double hung windows. Contains contributing front gable frame secondary property (garage).

**132 Ashland Avenue**

**ca. 1900**

2-story frame building with vinyl siding, broken pedimented door surround and grouped multi-lite double hung windows. Non-contributing primary building.

*BRYANT STREET INTERSECTS*

**162 Ashland Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, wood clapboard, shingle. Partial width 2-story front porch. Polygonal bay at 2<sup>nd</sup> story beneath projecting gable. Palladian-style window in closed front gable. 2-story bay window under cross gable on side elevation.

**166 Ashland Avenue**

**ca. 1900**

2 ½-story front gable frame modest Queen Anne styled house, altered porch, modified fenestration, mineral fiberboard sheathing. Non-contributing primary building.

**168 Ashland Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard. Full width flat roof open front porch with metal supports. Tripartite and paired windows with small entablatures. Closed front gable with pent, oval vent at peak, frieze, corner boards. Contains non-contributing non-historic front-gabled secondary building (shed).

**170 Ashland Avenue**

**ca. 1870**

2-story front gable frame Italianate house, wood clapboard. Partial width flat roof open porch at side elevation with slender Doric columns, bracketing. 1/1 and 2/2 double hung round headed wood sash windows with rope molding detail. Paired bracketing at eaves, corner boards with rope molding. Cross gable on side elevation. Front yard contains contributing intact cast iron fence.

**172 Ashland Avenue**

**ca. 1870**



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**ELMWOOD HISTORIC DISTRICT (WEST)**

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Name of Property

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1 ½-story flared mansard roof frame Second Empire style house, stone foundation, mineral fiberboard siding. Projecting single bay glazed entrance vestibule under flared hipped roof hood. Round top dormers. Front yard features contributing historic cast iron fence around perimeter. Contains contributing front gable frame secondary building (garage).

**178 Ashland Avenue**

**ca. 1900**

2 ½-story hipped roof with deck frame Queen Anne house, rusticated stone foundation, wood shingle. Full width 2-story flat roof open front porch with large center semi-circular projection flanked by entry stairs with stone cheek walls, paneled square columns, turned balustrade, exposed rafter tails. Central bow window on 2<sup>nd</sup>-story. Hipped roof dormer with tripartite window. Exposed rafter tails at eaves. Contains contributing hipped roof frame secondary building (garage).

**184 Ashland Avenue**

**ca. 1900**

2 ½-story hipped roof frame Queen Anne house, rusticated stone foundation, mineral fiberboard siding. Full width 2-story flat roof open front porch with central square projection flanked by entry stairs with stone cheek walls, Doric columns, X-pattern balustrade on upper level. Paired bow windows on 2<sup>nd</sup>-floor. Grouped windows in front gable dormer, vergeboard.

**186 Ashland Avenue**

**1900**

**Built for Mary A. Reiman**

**Architect: Bethune, Bethune and Fuchs**

2 ½-story hipped roof frame Classical Revival house, stone foundation, vinyl siding. Full width flat roof open front porch with paired fluted columns on paneled pedestals. Paired bay windows on 2<sup>nd</sup>-floor. Tripartite window with pilasters in dormer topped with cyma curved pediment with acroteria. Large corner pilasters with Ionic capitals, brackets at eaves. 2-story bay window under hipped roof dormer on side elevation. Contains contributing secondary building hipped roof frame (garage).

**190 Ashland Avenue**

**ca. 1890**

2 ½-story frame cross gambrel Colonial Revival house, roof with 1 ½-story above porte-cochere; stone foundation, wood clapboard and shingle. Full width flat roof front porch, fluted Ionic columns and pilasters. Polygonal bay window at 2<sup>nd</sup> story, Palladian-style window in front gambrel, 1/1 double hung wood windows, decorative shingle throughout. Contains contributing hipped roof frame secondary building (garage).

**194 Ashland Avenue**

**ca. 1890**

2 ½-story side gable frame Queen Anne house, stone foundation, wood clapboard and shingle. Oriel window 2<sup>nd</sup> story. 8/1, 6/1, 4/1, double hung wood windows. Hipped roof dormer with paired 8-lite windows. Frieze, belt course, corner boards. Contains contributing cross gable frame secondary building (carriage house, now residence).

**198 Ashland Avenue**

**ca. 1890**



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ELMWOOD HISTORIC DISTRICT (WEST)

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Name of Property

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2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, shingle. Central single bay entrance under hipped roof hood. 2-story bay window under hipped roof engaged at corner. Paired window with entablature. Slightly recessed windows in shingled front gable, shingled brackets, cornice return. 2-story bay window under cross gable on side elevation.

**200 Ashland Avenue** **ca. 1890**

2 ½-story side gable frame Queen Anne house with round corner turret, stone foundation, wood clapboard and shingle. Partial width flat roof open front porch. Tripartite window on 1<sup>st</sup> story, small oval window in 2<sup>nd</sup> story. Eyebrow dormer. Contains contributing side gable frame secondary building (garage).

**204 Ashland Avenue** **ca. 1890**

2 ½-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard and shingle. Full width flat roof open front porch with slender Doric columns. Bay window under eave of closed pediment, arcaded round top windows, corner brackets, vergeboard. Contains contributing front gable frame secondary building (garage).

**208 Ashland Avenue** **ca. 1890**

2 ½-story gable-on-hip frame Queen Anne house, wood clapboard and shingle. Partial width front-gabled entry porch features square columns and closed paneled balustrade. 6/6 wood sash windows with Eastlake-influenced pilasters. Decorative shingle work at gable peak.

**210 Ashland Avenue** **ca. 1870**

1 ½-story frame front gable vernacular house, wood weatherboard, asphalt roofing. Shed roof porch with pediment over entry, simple round columns with slightly curved spandrels; stick and solid balustrade. 1/1 double hung wood windows. Contains contributing secondary property (garage)

**214 Ashland Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roofing. Full width 2-story flat roof front porch with metal supports. Dual entrances flank central bay window on 1<sup>st</sup> floor, bay window at 2<sup>nd</sup> story. Paired 1/1 wood windows with diamond pattern in closed front gable with pent. Contains contributing flat-roofed masonry secondary building (garage).

**216 Ashland Avenue** **ca. 1870**

2 ½-story front gable frame building likely originally Italianate style later updated with Queen Anne features, stone foundation, wood clapboard and shingles. Partial width pedimented entry porch. Round headed 1/1 wood windows at 2<sup>nd</sup> floor. Paneled frieze at window heads with decorative shingles in gable peak.

**224 Ashland Avenue** **ca. 1890**

2 ½-story hipped roof frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt shingle roof. Full width flat roof front porch with stone piers. 2-story rounded bay window below projecting closed front gable dormer. Multi-lite double hung wood windows, decorative shingling throughout.

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**226 Ashland Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, brick base, paired square columns. 2<sup>nd</sup> story features chamfered corners below closed gable with pent; tripartite window slightly project from recess in shingled gable. 1/1 double hung wood windows. Contains contributing 1 1/2-story side gable frame secondary building (garage).

**230 Ashland Avenue**

**ca. 1890**

2 1/2-story hipped roof frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full-width shed roof open front porch, square posts, pediment above entry bay. 2-story bay window below pedimented front gable dormer. Contains non-contributing secondary building (shed).

**232 Ashland Avenue**

**ca. 1890**

2 1/2-story side gable frame Queen Anne style house, stone foundation, wood clapboard and shingle, asphalt roof. Full-width open front porch with rounded projection, pediment over entrance bay, turned columns with open balustrade. 2-story polygonal bay beneath overhanging eaves, small recessed porch on 2<sup>nd</sup> story. Projecting pedimented front gable dormer with small recessed porch with turned supports, octagonal dormer. 1/1 double hung wood windows, belt course, decorative wood shingle throughout. Contains contributing hipped roof frame secondary building (garage).

*WEST UTICA STREET INTERSECTS*

**242 Ashland Avenue**

**ca. 1898**

2 1/2-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard and shingle, asphalt roof. Partial width flat roof open front porch. Polygonal bay window and bow window at 2<sup>nd</sup> floor. Recessed paired 1/1 double hung wood windows in closed front gable with pent. 1/1 double hung wood windows and decorative shingling throughout.

**246 Ashland Avenue**

**ca. 1898**

2 1/2-story gable-on-hip roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roofing. Full-width shed roof open front porch with pediment with carved tympanum over entry bay, paired slender column supports. Polygonal bay window and bow window at 2<sup>nd</sup> floor below eaves. Closed front gable wall dormer with pent; small front gable dormer. 2/2 double hung wood windows, decorative shingling.

**248 Ashland Avenue**

**ca. 1898**

2 1/2-story hipped roof frame Queen Anne house, stone foundation, wood clapboard and mineral fiberboard siding, asphalt roof. Full-width flat roof open front porch with metal supports. Bay and bow windows at 2<sup>nd</sup> floor; hipped roof dormer. Fluted corner pilasters and decorative shingling along primary façade.

**254 Ashland Avenue**

**ca. 1898**

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2 ½-story front gabled frame house with brick Tudor-arched porch and vinyl siding throughout. Altered vinyl windows. Non-contributing primary property.

**256 Ashland Avenue** **ca. 1898**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full-width flat roof open front porch with Ionic columns. Central oval window at 2<sup>nd</sup> floor. Paired windows at hipped roof dormer. Fluted corner pilasters with frieze at porch, at eaves and at dormer. Similarly detailed as 260 Ashland.

**258 Ashland Avenue** **ca. 1898**

2 ½-story front gable frame, stone foundation, wood clapboard, asphalt roof. Partial-width flat roof front porch at entry bay with square columns and open balustrade. Polygonal bay and bow window on 2<sup>nd</sup> story. Closed shingled front gable with pent, paired window.

**260 Ashland Avenue** **ca. 1898**

2 ½-story hipped roof Colonial Revival frame house, stone foundation, wood clapboard, asphalt roof. Partial-width open front porch at entry. Central oval window flanked by multi-light wood windows with tracery at 2<sup>nd</sup> floor. Hipped roof dormer, fluted corner pilasters, frieze. Similarly detailed as 256 Ashland.

**262 Ashland Avenue** **ca. 1890**

2 ½-story side gable frame Queen Anne house with engaged full-height polygonal tower; stone foundation, vinyl siding, asphalt roof. Partial width 2-story open front porch. Roof eaves overhang with rafter tails.

**266 Ashland Avenue** **ca. 1888**

2 ½ story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard and shingle. Full-width flat roof open front porch with Doric columns on pedestals. Polygonal bay at 2<sup>nd</sup> story. Tripartite window with festooned frieze and shingle fan at closed front gable, exposed rafter tails. Engaged polygonal tower at side elevation.

*ANDERSON PLACE INTERSECTS*

**284 Ashland Avenue** **ca. 1905**

2 ½-story gable-on-hip frame building with cross-gable at rear. Stone foundation, asbestos sheathing, non-historic 2-tier porch added. Non-contributing primary building.

**286 Ashland Avenue** **ca. 1870, altered ca. 1910**

2 ½-story cross-gable frame and masonry building. Large brick addition with entry door added to clapboard-clad Queen Anne house with Eastlake window surround in front gable. Non-contributing primary building.

**290 Ashland Avenue** **ca. 1898**

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2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, and shingle. Full-width flat roof front porch with polygonal projection, turned columns on pedestals and spindle balustrade, recessed entry below. Paired 1/1 windows in closed front gable with pent, 1/1 double hung wood windows throughout.

**292 Ashland Avenue** **ca. 1896**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle. Full-width shed roof open front porch with pediment with carved tympanum at entry bay, paired partially fluted columns on pedestals. Bay window and bow window at 2<sup>nd</sup> story. Paired 1/1 double hung wood window in closed front gable with pent. Similarly detailed as 294 Ashland Avenue.

**294 Ashland Avenue** **ca. 1896**

2 ½-story front gable frame Queen Anne house, stone foundation, vinyl siding. Full-width shed roof open front porch with scrolled pediment at entry bay, paired slender partially fluted column on pedestals. Bay window and bow window at 2<sup>nd</sup> story. Closed front gable pent; paired 1/1 windows, pilasters. Similarly detailed as 292 Ashland.

**296 Ashland Avenue** **ca. 1898**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard. Pediment above entrance bay with knee braces; bay window; paired windows in closed front gable with pent. 1/1 double hung vinyl windows. Frieze at eaves.

**298 Ashland Avenue** **ca. 1888**

2 ½-story cross gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roofing. Recessed corner entry with corner column, large semi-circular display window. Palladian-style window in front gable, wide eaves with corner brackets. Decorative shingling throughout. Contains contributing hipped roof frame secondary building (garage).

*LEXINGTON AVENUE INTERSECTS*

**318 Ashland Avenue** **ca. 1900**

2 ½-story side gable frame Queen Anne house, stone foundation, clapboard and shingle sheathing. Partial-width projecting front porch with square columns and shingled balustrade; 2<sup>nd</sup> story features enclosed space above porch. Historic paneled wood entry door. Tripartite windows with pilasters in closed front gable dormer with shingles. 1/1 vinyl windows.

**322 Ashland Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, vinyl siding, asphalt shingle roof. Partial-width 2-story front porch with columns and simple entablature. Tripartite window in closed front gable with pent. Large cross gable on secondary elevation.

**326 Ashland Avenue** **ca. 1888**



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2-story cross gabled frame building with vernacular styling, aluminum siding, asphalt roof. Pedimented entry porch with turned columns.

**328-330 Ashland Avenue** **ca. 1896**

2 1/2-story hipped roof apartment-style building with Neoclassical Revival styling, stone foundation, wood clapboard, asphalt shingle. Full-width 2-story front porch recessed beneath roofline with full-height Ionic columns, closed panel balustrade. Dual entrances flanked by bow windows. Hipped roof front dormer with two sets of paired 1/1 windows, 1/1 double hung wood windows throughout.

**332 Ashland Avenue** **ca. 1888**

2 1/2-story gable-on-hip frame Queen Anne house, wood clapboard and shingles, asphalt roof. Full width, shed roof, enclosed front porch with casket doors, 1/1 windows and shingled pediment at the entrance bay. Front gable wall dormer with paired windows in Eastlake surrounds with pilasters and cornice. Decorative shingling.

**334 Ashland Avenue** **ca. 1898**

2 1/2-story front gable frame modest Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full-width enclosed shed roof front porch 6/1 wood windows, paneled balustrade. Polygonal bay window at 2<sup>nd</sup> story with adjacent smaller window.

*HIGHLAND AVENUE INTERSECTS*

**344 Ashland Avenue** **ca. 1891**

2 1/2-story cross gable frame Queen Anne house, stone foundation, mineral fiberboard and shingle. Full width shed roof open front porch with large central pediment with carved tympanum, paired chamfered columns with arched spandrels. Tripartite window in front gable with decorative scroll work panel above. Front gable dormer, frieze, brackets.

**348 Ashland Avenue** **ca. 1890**

2 1/2-story front gable frame building with vinyl siding, vinyl replacement windows. Non-contributing primary building.

**350 Ashland Avenue** **ca. 1888**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle Full width shed roof open front porch with large pediment, paired turned columns on shingled pedestals. Polygonal bay window at 2<sup>nd</sup> story, 2/2 double hung wood windows throughout. Paired window with pilasters in closed front gable with pent, decorative wood shingle. Contributing 1 1/2-story frame side gabled with wall dormer secondary building (barn, now garage.)

**352 Ashland Avenue** **ca. 1887**

2-story hipped roof frame house with vernacular Queen Anne styling, broad full width front-gabled open front porch with square columns and closed balustrade. Entry door features sidelights and transom. Projecting bay



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below front gable, paired windows with pilasters and cornice header. 1/1 double hung wood windows. Decorative shingle at peak.

**354 Ashland Avenue**

**1885**

**The Davidson House**

**Architect: Bethune, Bethune and Fuchs**

2 ½-story side gable frame building with modest Queen Anne styling, stone foundation, wood clapboard and shingle, asphalt roof. Full-width shed roof open front porch with pediment, paired partially fluted columns on shingle pedestals with turned balustrade. 2-story polygonal bay window on primary and secondary elevation. Pedimented front gable above recessed porch with semi-circular closed balustrade. Overhanging eaves with rafter tails.

**360 Ashland Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, unpainted wood shingle, asphalt roof. Full width shed roof open front porch with pediment at entry bay. Polygonal bay window with Eastlake detailing on 2<sup>nd</sup> story. Verge board with decorative pierced panel at peak. 1/1 double hung wood windows.

**362 Ashland Avenue**

**ca. 1888**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roofing. Full width shed roof open front porch with pediment at entry bay, square columns with turned balustrade. Polygonal bay window at 2<sup>nd</sup> story. Palladian-style window in closed front gable, decorative shingle and scroll work panel at peak. Rafter tails at overhanging eaves. Contains contributing side-gable frame secondary building (garage).

**366 Ashland Avenue**

**ca. 1895**

2 ½-story front gable frame multi-family building Queen Anne styling, stone foundation, wood clapboard and shingle, asphalt shingle. Full width 2-story flat roof open front porch with square columns, turned balustrade. Central tripartite window flanked with separate entrances on 1<sup>st</sup> floor. Polygonal bay window with stained glass transom on 2<sup>nd</sup> floor. Tripartite window with pilasters, cornice header in closed front gable, decorative shingle. Corner pilasters, frieze with swags at 2<sup>nd</sup> story, heavy bracketing.

***WEST FERRY STREET INTERSECTS***

**408 Ashland Avenue**

**ca. 1890**

**Built by J. Adam Lautz**

2 ½-story side gable frame Queen Anne house, stone foundation, wood shingle, asphalt roof. Partial width flat roof open front porch with Doric columns on shingled balustrade. Rounded oriel and triangular bay windows at 2<sup>nd</sup> floor. Hipped roof dormer with paired multi-lite windows. 1/1 double hung wood windows. Paired brackets at eaves.

**410 Ashland Avenue**

**ca. 1890**

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**Built by J. Adam Lautz**

2 ½-story side gable frame house with engaged 2-story round tower, stone foundation, mineral fiberboard siding, asphalt roof. Partial width open front porch with square columns, brackets. Hipped roof dormer. Single pane wood windows with transom.

**412 Ashland Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, brick foundation, wood clapboard and shingle, asphalt roof. Full width 2-level front porch with square columns on brick pedestals. Palladian style window in closed front gable, corner brackets and decorative shingle. Pedimented cross gable above oriel window on secondary elevation.

**416 Ashland Avenue**

**1884**

**Built by and for Charles F. Ward**

2 ½-story complex roof frame house with engaged polygonal corner tower, stone foundation, mineral fiberboard shingle, asphalt roof. Full width flat roof open from porch with partially fluted columns. Polygonal bay window on 2<sup>nd</sup> story; 1/1 double hung wood windows. 2-story bay under cross gable on secondary elevation.

**420 Ashland Avenue**

**1884**

**Built for William E. Hingston**

2-story shallow pitched hipped roof frame modest Queen Anne house, stone foundation, wood shingle, asphalt roof. Half-width flat roof front porch with square columns. Projecting bay at 2<sup>nd</sup> story below front gable dormer with decorative verge board, bracketing.

**424 Ashland Avenue**

**1884**

**Built for George H. Damon**

2-story clipped cross gable frame vernacular Queen Anne house, wood clapboard with some vinyl siding, asphalt roofing. Full width hipped roof open front porch with square columns. Paired and single 1/1 double hung wood windows.

**428 Ashland Avenue**

**1884**

**Built for Frank H. Moore**

2 ½-story hipped roof with cross gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Partial width pedimented open front porch with paneled square columns, entrance with sidelights and transom. Frame banding, decorative shingling throughout. Projecting cross gable with rectangular bay window at secondary elevation.

**432 Ashland Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full width shed roof open front porch with pediment at entry bay, paired Doric columns on pedestals. Paired 1/1 window in closed front gable with pent, shingles, brackets. 1/1 double hung wood windows throughout, heavy frieze, corner boards. 2-story polygonal bay window below cross gable on secondary elevation.

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**434 Ashland Avenue**

**ca. 1890**

2 ½-story front gabled frame vernacular Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full-width early 20<sup>th</sup> century enclosed porch with detailed molding and pilasters on brick foundation; open porch above. 2<sup>nd</sup> floor polygonal oriel window. Paired 1/1 wood sash windows in shingled closed gable with paired corner brackets. 1/1 double-hung wood sash, fixed, and multi-light casement windows.

**436 Ashland Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full width flat roof enclosed front porch with paneled pilasters, recessed open entrance bay. Projecting closed front gable dormer above polygonal bay window with brackets on 2<sup>nd</sup> floor. 1/1, 4/4, 6/1 double hung wood windows. Heavy frieze, decorative shingle.

*BRECKENRIDGE STREET INTERSECTS*

**446 Ashland Avenue**

**ca. 1880**

2 ½-story 4-bay front gabled frame residence with vernacular styling, wood shingle. Full width 2-level open front porch with pent roof; brick piers. Entry door set in pilasters enframement with transom. 2<sup>nd</sup> story features paired central windows. Modest vergeboards, corner boards and brackets. Contains contributing large frame secondary building (garage).

**450 Ashland Avenue**

**ca. 1880**

2-story 3-bay front gable frame vernacular Queen Anne house, wood shingle, asphalt roof. Extended full width hipped roof open front porch with square columns, open spindle balustrade. Entry door features sidelights. 1/1 double hung wood windows, corner boards.

**454 Ashland Avenue**

**ca. 1890**

2 ½-story hipped roof frame Queen Anne house, stone foundation, wood-grained mineral fiberboard siding, asphalt roof. Full width flat roof open front porch with square columns with brackets. Closed front gable with pent dormer above polygonal bay window on primary and secondary elevations.

**456 Ashland Avenue**

**1888**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full width flat roof open front porch with full height Ionic columns. Bow window with curved lights and transoms. Tripartite window with pilasters, cornice in pedimented front gable. Heavy frieze, fluted Ionic pilasters and decorative shingle. 2-story bay window below clipped cross gable on secondary elevation.

**460 Ashland Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt shingle roof. Partial width flat roof open front porch with stone supports, Doric columns, brackets. Paired window with cornice header in closed front gable with pent, exposed rafter tails, decorative shingles. 1/1 double hung wood windows, and fixed.

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**462 Ashland Avenue**

**ca. 1888**

2-story gable-on-hip roof frame Queen Anne house, wood clapboard and shingle, asphalt shingle roof. Full width shed roof open front porch with pediment over entry bay, fluted Doric columns. Entry door features elliptical transom, sidelights; windows and doors in Eastlake frames. Projecting front gable with decorative vergeboard with medallions. Frame belt course and corner boards. Contains contributing side gable frame secondary building (garage) accessed from Gill Alley.

**466 Ashland Avenue**

**ca. 1890**

2 1/2-story 3-bay front gable frame building with Queen Anne styling and Eastlake details, stone foundation, wood clapboard and shingle, asphalt roof. Full width shed roof open front porch, turned columns, decorative frieze and open balustrade, pediment with scrolling over entry bay. 2<sup>nd</sup> story features windows connected at headers by continuous Eastlake cornice. Single 1/1 window with pilasters in front gable, vergeboard. Contains contributing side gable frame secondary building (garage) with primary elevation on Gill Alley.

**468 Ashland Avenue**

**ca. 1888**

2-story hipped roof frame building with Queen Anne styling, stone foundation, wood clapboard and some vinyl siding, asphalt roof. Full width flat roof open front porch with Ionic columns, balustrade, heavy entablature with modillions. Bay window below closed front gable on primary and secondary elevations. 6/1 double hung wood windows. Corner boards, brackets. Contains contributing hipped roof frame secondary building (garage).

**472 Ashland Avenue**

**1892**

**Built for C. D. Bartholomew**

2 1/2-story front gable frame building with Queen Anne styling, stone foundation, wood shingle, asphalt roof. Partial width shed roof open front porch with pediment with carved tympanum at entry bay, grouped columns on stone pedestals. Engaged 1-story curved turret at 1<sup>st</sup> story. Tripartite window in arched recess in closed front gable, exposed rafter tails, decorative shingle. Large cross gable on secondary elevation. Contains contributing side gable frame building (garage) accessed from Gill Alley.

**In front of 472 Ashland** – Contributing ca. late 19<sup>th</sup> century historic rusticated stone obelisk-style hitching post with iron ring at side.

**476 Ashland Avenue**

**ca. 1890**

2 1/2-story front gable frame building with Queen Anne styling, brick foundation, wood clapboard and shingle, asphalt roof. Partial width pedimented open front porch with square columns, detailed entablature. Chamfered 2-story corner bay with brackets. Tripartite window in closed front gable with pent, decorative shingle, brackets. 2-story bay window below closed front gable dormer on secondary elevation. Contains contributing hipped roof frame secondary building (garage) accessed on Gill Alley.

**480 Ashland Avenue**

**ca. 1890**



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2-story cross gable frame building with modest mixed period styling, stone foundation, mineral fiberboard siding, asphalt roof. Partial width projecting front gable bay with fanned light, vergeboard in gable. 1/1 double hung wood windows, engaged brick chimney. Contains contributing hipped roof frame secondary building (garage) accessed from Gill Alley.

**482 Ashland Avenue**

**ca. 1890**

2 ½-story hipped roof frame building with Queen Anne styling, stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch with square columns, balustrade, frieze with geometric ornament. Pyramidal hipped roof dormer with rounded recess flanking paired window, frieze. Heavy frieze with swags, frame belt course trim, corner boards. Clipped gable dormer on secondary elevation.

**486 Ashland Avenue**

**ca. 1890**

2 ½-story gable-on-hip frame Queen Anne house, stone foundation, wood clapboard with some vinyl, asphalt shingle roof. Projecting full-height bay with tripartite windows beneath projecting closed gable with pent. Front gable dormer with paired windows. Projecting bay beneath a closed cross gable on secondary elevation. Contains contributing 2-story side gable frame secondary building (carriage house, now residence) with entry from Gill Alley.

**490 Ashland Avenue**

**1887**

**Built for William C. Turner**

2-story steeply pitched hipped roof frame Queen Anne house, wood clapboard, asphalt roof. Projecting 2-story bay below front gable dormer, some frame stickwork. Hipped roof porch over entry bay with sidelights. Decorative shingling. Contains contributing hipped roof frame building (shed).

**494 Ashland Avenue**

**1892**

2-story 3-bay front gable frame building with vernacular styling, stone foundation, vinyl siding, asphalt roof. Full width hipped roof open front porch with square columns on pedestals, turned balustrade. Windows are 9/1, 4/1 and 15/1 wood frame double hung sash windows. 2-story chamfered bay window below cross gable on secondary elevation.

**498 Ashland Avenue**

**1892**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Partial width flat roof open front porch with square columns on stone pedestals, shingled frieze. 2<sup>nd</sup> story polygonal bay window with cornice header. Tripartite windows with paneled transoms in closed front gable. 1/1 double hung and fixed wood sash windows, craftsman muntins.

**500 Ashland Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, stone and enclosed foundation, asphalt shingle sheathing and roofing. Wrap-around full width shed roof open front porch with Doric columns on pedestals, closed balustrade. Polygonal bay windows along 2<sup>nd</sup> floor. Recessed tripartite window with pilasters, cornice header in flared pedimented front gable, stained glass. Paired hipped roof dormers along secondary elevation.



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*AUBURN AVENUE INTERSECTS*

**512 Ashland Avenue** **ca. 1890**

2 ½-story complex hipped roof frame Queen Anne house, stone foundation, vinyl siding and shingle, asphalt shingle roof. Hipped roof entry porch with Doric supports above entrance bay. Front gable wall dormer with returns and dentil molding on primary elevation. Engaged rounded turret at 2<sup>nd</sup> floor, 2-story bay window below cross gable with brackets on secondary elevation.

**514 Ashland Avenue** **1892**

2-story hipped roof frame Shingle Style house with engaged round tower, stone foundation, wood shingle, asphalt shingle. Partial width hipped roof open front porch with square columns, turned balustrade. 1/1 double hung wood windows. Frieze, frame banding, decorative shingles. 2-story bay window with rounded corners below cross gable on secondary elevation.

**516 Ashland Avenue** **ca. 1892**

2 ½-story complex gable frame Queen Anne house with engaged polygonal tower, stone foundation, wood shingle, asphalt roof. Partial width hipped roof open front porch with pediment at entrance bay, square columns with closed, paneled balustrade. Tower with 1/1 double hung wood windows, casement 9/9 windows. Pedimented dormer with shingled brackets.

**522 Ashland Avenue** **1899**

**Built for John W. Gibbs**

2 ½-story side gable frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle roof. Partial width shed roof open front porch with pediment at entry bay, grouped square columns, Tudor arched headers, shingled frieze. Large front gable dormer above projecting bay with tripartite 9/1 double hung wood windows, flared vergeboard. Small front gable roof dormer with fenestration, paneling, flared vergeboard above polygonal bay window with 9/1 double hung wood windows. Some stickwork, exposed rafter tails, corner boards. Contains contributing front-gabled frame secondary building (garage).

**524 Ashland Avenue** **ca. 1890**

2 ½-story front gambrel frame Colonial Revival house, stone foundation, mineral fiberboard and shingle, asphalt roof. Full width hipped roof enclosed front porch with brick piers, multi-lite casements, frieze, recessed entry bay. Engaged chimney on primary elevation. Three stained glass panels in upper gambrel gable. 1/1, 6/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**528 Ashland Avenue** **1893**

**Built for C. D. Bartholomew**

2 ½-story front gable frame Queen Anne house, sandstone foundation, rock-faced brick 1<sup>st</sup> story, wood shingle above, asphalt roof. ¾ width shed roof open front porch with rusticated sandstone piers on rock-faced brick pedestals, pediment with carved tympanum and projecting porch extension. Engaged 1-story round turret at

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corner, curved glazing, stone and wood framing. Curved light bay window, leaded transoms, at 2<sup>nd</sup> floor. Tripartite fixed sash wood windows with columns and cornice in closed front gable with pent, exposed rafter tails, decorative shingling. Large cross gable at secondary elevation.

**530 Ashland Avenue**

**1891**

**Built for William N. Carlton**

**Builder: Fred Burcholz**

2 ½-story front gable frame house with Queen Anne and Classical Revival styling, stone foundation, wood clapboard, asphalt shingle. Partial width pedimented open entry porch with fluted columns, modillions, swan's neck and urn motif in tympanum. 2-story polygonal bay window on primary elevation with broken scroll cornice. Pedimented front gable features central round-headed 1/1 wood sash window with tracery flanked by oval spider web windows, modillions. Polygonal bay window, oriel window, below cross gable on side elevation. Contains non-contributing secondary building (garage).

**536 Ashland Avenue**

**ca. 1895**

2 ½-story cross gable frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle roof. Full width shed roof open front porch with large pediment with carved tympanum, grouped slender columns atop shingled pedestals. Polygonal bay window and bow window with festooned frieze at 2<sup>nd</sup> floor. Tripartite window with engaged columns, cornice header in both gables, exposed rafter tails, heavy cornice. Large cross gable at side elevation.

**540 Ashland Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard and wood shingle, asphalt roof. Full width 2-level flat roof open front porch with square supports, frieze with medallions. Recessed tripartite window, cornice and keystone in pedimented front gable, heavy frieze, bracketed corner posts, decorative shingle. 2-story polygonal bay window below closed cross gable on secondary elevation. Contains contributing side frame secondary building (garage).

**544 Ashland Avenue**

**ca. 1890**

2 ½-story side gable frame Queen Anne house with engaged central polygonal tower, stone foundation, wood clapboard and shingle, asphalt shingle. Small entry porch with pediment, turned columns and spindle balustrade. Pyramidal hipped dormer. 1/1 double hung wood windows. Frame banding, corner boards, frieze with brackets at eaves.

**546 Ashland Avenue**

**1898**

**Built for Joseph H. Rebstock**

2 ½-story 3-bay hipped roof symmetrical Colonial Revival house, stone foundation, wood clapboard, asphalt shingle roof. Single bay projecting pedimented enclosed entrance pavilion with paneled corner pilasters. 2-story polygonal bay windows. Three front gable dormers with round headed windows. 1/1 double hung wood windows. Heavy cornice, corner posts. Angled oriel on secondary elevation.

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Name of Property

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*LAFAYETTE AVENUE INTERSECTS*

**586 Ashland Avenue** 1904

**Built for William N. Carlton**

2 ½-story side gable frame Colonial Revival house, masonry foundation, wood clapboard, asphalt shingle. Full width shed roof enclosed front porch with pediment, corner columns atop brick base, casement windows, frieze with medallions. Polygonal bay window at 2<sup>nd</sup> story. Front gable dormer with tripartite window. 1/1 double hung wood windows. Rafter tails and flared verge boards. Contains contributing side gable frame secondary building (barn, now garage).

**590 Ashland Avenue** 1909

**Built for James Kavanagh**

2-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Central partial width hipped roof open front porch with square columns and open balustrade. Polygonal bay windows flank leaded oval window at 2<sup>nd</sup> story. Hipped roof dormer with tripartite 8/1 wood frame windows, elsewhere 4/1 and 6/1 double hung wood windows. Pedimented side entrance.

**598 Ashland Avenue** 1906

**Built for Mary Hogan**

**Architect: William L. Schmolle**

2 ½-story front gable frame Queen Anne house, stone foundation, wood shingle, asphalt roof. Projecting flat roof side entry porch, stone piers, Ionic columns on shingled balustrade, entablature. Partial width flat roof open front porch with shingled piers, Ionic columns and shingled balustrade. Projecting tripartite window in pedimented front gable. 1/1 double hung windows, fixed transoms with tracery. Exposed rafter tails at eaves, decorative shingle. Paired front gable dormers on secondary elevation.

**600 Ashland Avenue** 1905

**Built for Frank Winch**

**Architect: William Schmolle**

2 ½-story cross gable frame Queen Anne house, stone foundation, wood shingle, asphalt roof. Ell-shaped partial width pedimented open front porch with slender columns, spindle balustrade. 2-story bay window. Tripartite window with cornice header in closed flared front gable, rafter tails. 1/1, 9/1 and fixed transom windows. Cross gable on secondary elevation above porch. Contains a contributing hipped roof frame secondary building (garage).

**602 Ashland Avenue** 1904

**Built for John Finck**

**Architect: Esenwein & Johnson**

2-story side gable frame Colonial Revival house, stone foundation, wood clapboard and shingle, asphalt roof. Pedimented porch with cornice returns and elliptical arch at entry bay, square columns with spindle balustrade, entablature. Paired front gable dormers, cornice returns, round top 6/6 double hung wood windows, elsewhere,

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4/1, 8/1, 12/1 double hung wood windows. Frame beltcourse, corner boards. Contains contributing frame front gable secondary building (garage).

**606 Ashland Avenue**

**1895**

**Built for C. W. Hall**

2 1/2-story cross gable frame building with Queen Anne styling, stone foundation, wood clapboard and shingle, asphalt roof. Full width flat roof open front porch with metal supports, entablature. Bow window with decorative frieze at 2<sup>nd</sup> story. Paired window with cornice header in flared closed front gable, exposed rafter tails. 2-story polygonal bay window below pedimented front gable dormer on secondary elevation. Contains contributing flat roof frame secondary building (garage).

**610 Ashland Avenue**

**1910**

**Built for Zella A. Farley**

2 1/2-story frame side gambrel Colonial Revival house with mineral fiberboard siding, an altered 2-level front porch and 3 hipped roof dormers. Non-contributing primary building.

*BIDWELL PARKWAY INTERSECTS; WEST DELAVAN AVENUE INTERSECTS; DORCHESTER ROAD INTERSECTS*

*AT POTOMAC AVENUE*

**722 Ashland Avenue**

**ca. 1900**

2 1/2-story hipped roof frame Queen Anne house, stone foundation, wood clapboard/vinyl siding, asphalt roof. Full width 2-level flat roof open front porch with square columns, open balustrade. Hipped roof dormer with paired 12/1 wood double hung windows. 1/1, 2/2, 6/6 double hung wood windows elsewhere. Corner pilasters, frieze, wide eaves.

**726 Ashland Avenue**

**1901**

**Built for Wallace Thayer**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full width hipped roof open front porch, center pediment with sunburst, fluted columns on pedestals with spindle balustrade. Paired bay windows with paneled frieze at 2<sup>nd</sup> story. Palladian-style window in closed front gable with pent. Brackets, wide eaves, decorative shingle. Contains contributing hipped roof frame secondary building (garage).

**728 Ashland Avenue**

**ca. 1900**

2 1/2-story front gable frame Queen Anne house with stone foundation, wood clapboard and vinyl siding, asphalt roof. Full-width hipped roof open front porch with fluted columns, paneled balustrade, 2 stairs with stone cheek walls. Historic wood and glazed entry doors. 2<sup>nd</sup> story polygonal bay and half-width pedimented sleeping porch with fluted columns and paneled balustrade. Closed front gable with paired windows and pent.



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**734 Ashland Avenue** **ca. 1910**

2 ½-story front gable frame Colonial Revival house, vinyl siding, modified full-width front porch, vinyl replacement windows. Non-contributing primary building.

**736 Ashland Avenue** **ca. 1900**

2 ½-story hipped roof frame Queen Anne house, stone foundation, mineral fiberboard siding. Modified 2-story front porch, altered windows notably in pedimented front gable dormer. Non-contributing primary building.

**740 Ashland Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, mineral fiberboard siding, altered front porch, modified fenestration. Non-contributing primary building.

**744 Ashland Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, aluminum siding, asphalt roof. Full width 2-level flat roof open front porch with metal supports. Bay window at 2<sup>nd</sup> story. Recessed tripartite window in closed front gable with pent, wide eaves, corner brackets. Contains contributing flat roof secondary building (garage).

**748 Ashland Avenue** **1904**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full width 2-level flat roof open front porch, metal supports. Palladian style window in front gable, flared vergeboard, decorative shingle. 2-story bay window below cross gable on secondary elevation. Contains contributing side gable frame secondary building (garage).

**750 Ashland Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Partial width 2-level flat roof open front porch, metal supports. Paired 8/1 double hung sash window with cornice header in closed front gable with pent. Corner brackets. 2-story bay window below front gable dormer on secondary elevation. Contains contributing flat roof secondary building (garage).

**752 Ashland Avenue** **ca. 1900**

2 ½-story hipped roof frame Queen Anne house, rusticated stone foundation, aluminum siding, asphalt roof. Full width 2-level flat roof open front porch with metal supports. Hipped dormer with paired windows. 2-story bay window on secondary elevation. Contains contributing flat roof frame secondary building (garage).

**756 Ashland Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, rock-faced concrete block foundation, mineral fiberboard siding, asphalt roof. Full width 2-level open front porch, metal supports. Entry door with sidelights. Bay window at 2<sup>nd</sup> story. Tripartite window in closed front gable with pent.

**760 Ashland Avenue** **ca. 1900**



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2 ½-story front gable frame Queen Anne house, rock-faced concrete block foundation, vinyl and mineral fiberboard siding, asphalt roof. Full width 2-level flat roof open front porch, metal supports. Historic entry door with sidelights. Bay window at 2<sup>nd</sup> story. Closed front gable with pent and paired 6/1 sash windows.

**762 Ashland Avenue**

**ca. 1904**

2 ½-story side gable frame Colonial Revival house, stone foundation, mineral fiberboard siding, asphalt roof. Full width shed roof open front porch, pediment at entry bay, square columns and open balustrade. Historic entry door with sidelights. Paired bay windows at 2<sup>nd</sup> story, paired front gable dormers. Brackets at wide eaves.

**764 Ashland Avenue**

**ca. 1905**

2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding and shingle, asphalt roof. Partial width flat roof open front porch, metal supports. Entry door with sidelights. Paired bay windows at 2<sup>nd</sup> story. Tripartite window in pediments front gable with lattice detail, rafter tails at wide eaves. 1/1 double hung wood windows.

**768 Ashland Avenue**

**ca. 1905**

2 ½-story side gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt shingle. Full width hipped roof open front porch with fluted square columns, open balustrade. Entry door with sidelights. Paired bay windows with cornice headers at 2<sup>nd</sup> story. 2 front gable dormers with paired 6/1 wood sash windows. Flared vergeboards, exposed rafter tails, unusual bracketing suggests Asian influence.

*BIRD AVENUE INTERSECTS*

**770 Ashland Avenue**

**1902**

2-story side gable frame Colonial Revival house, wood shingle, asphalt shingle roof. Pedimented entry porch with Ionic columns, frieze with medallions. 8/1 and 6/1 double hung wood window with cornice headers. Eaves with corner returns, rafter tails, fanlight in side gable. Corner boards.

**782 Ashland Avenue**

**ca. 1904**

**Built for Lewis G. Northrup**

2 ½-story flared hipped frame mixed Queen Anne and Craftsman style house, wood shingle, asphalt roof. Full width enclosed front room with multi-light casements, central entry. Bay window. 1/1 double hung wood windows typical. Broad eaves, prominent brackets. Contains contributing hipped roof frame secondary building (garage).

**786 Ashland Avenue**

**ca. 1900**

2 ½-story hipped roof frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Partial width flat roof open front porch, square columns with solid balustrade. Bay window at 2<sup>nd</sup> story. Tripartite window in hipped roof dormer. Small corner brackets, corbelled chimney at side elevation.

**788 Ashland Avenue**

**ca. 1900**

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2-story hipped roof frame Queen Anne house, stone foundation, vinyl siding, asphalt roof. Full width 2-level flat roof open front porch, metal supports. Paired bay windows with 1/1 vinyl replacement windows 2<sup>nd</sup> story. Tripartite window with diamond tracery in hipped roof dormer.

**792 Ashland Avenue**

**ca. 1900**

2-story hipped roof frame Colonial Revival house, rusticated stone foundation, mineral fiberboard siding over clapboard, asphalt shingle. Full width 2-level flat roof open front porch with grouped square columns and spindle balustrade. Paired window in hipped roof dormer. 1/1 double hung vinyl windows, small leaded window at entrance. 2-story polygonal bay below closed cross gable on secondary elevation.

**796 Ashland Avenue**

**ca. 1905**

2-story hipped roof frame building with Queen Anne styling, stone foundation, wood clapboard and shingle, asphalt roof. Full width flat roof open front porch with Ionic columns, entablature. Bay window at 2<sup>nd</sup> story. Tripartite 6/1 wood windows in front gable dormer with cornice return, exposed rafter tails. 1/1 double hung wood windows. Contains non-contributing partially dismantled secondary building (garage).

**798 Ashland Avenue**

**ca. 1905**

2 1/2-story front gable frame Craftsman house, stone foundation, wood clapboard, asphalt shingle. Full width flat roof open front porch, tapered square columns, broad Tudor arched spandrel, brackets at eaves. Grouped windows in pedimented front gable, wide vergeboard, exposed rafter tails, brackets. 1/1 double hung wood windows. 2-story bay window below closed cross gable on secondary elevation. Contains contributing hipped roof frame secondary building (garage).

**802 Ashland Avenue**

**1911**

**Built for M. J. Hudson**

2 1/2-story hipped roof open frame Craftsman house, stone foundation, wood shingle, asphalt roof. Full width open front porch with shingled balustrade, grouped square columns. Central entry pavilion with multi-light sidelight. Paired polygonal bay windows 2<sup>nd</sup> story. Hipped roof dormer with four 4/1 double hung wood windows; elsewhere 1/1 double hung wood windows.

**806 Ashland Avenue**

**ca. 1900**

2 1/2-story front gable frame house with vinyl siding, altered porch and polygonal bays at 2<sup>nd</sup> story. Non-contributing primary building.

**810 Ashland Avenue**

**ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width shed roof open front porch with pediment with carved tympanum, entablature with dentils and modillions, square columns with foliate capitals on closed balustrade. Bay window with pilasters at 2<sup>nd</sup> story. Tripartite window with cornice in closed front gable with pent, rafter tails at wide eaves. Shed roof dormer on side elevation.

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**812 Ashland Avenue** **ca. 1900**

2 1/2-story side gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Partial width shed roof open front porch, exposed rafter tails. 2<sup>nd</sup> story bay window below projecting shingled front gable. Flared vergeboards. 1/1 double hung wood windows with cornice.

**816 Ashland Avenue** **ca. 1905**

2-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Partial width hipped roof open front porch with fluted square columns. 2-story bay window. Hipped roof dormer. 8/8 and 4/4 double hung sash windows. Fluted corner pilasters.

**818 Ashland Avenue** **ca. 1905**

2-story side gable frame Colonial Revival house, stone foundation, wood clapboard/shingle, asphalt roof. Partial width shed roof open front porch at entry bay, square columns. Paired 12/1 double hung wood windows below 2 front gable wall dormers with stickwork, vergeboards. Corner boards.

**822 Ashland Avenue** **ca. 1905**

2 1/2-story front gable Queen Anne house, stone foundation, wood clapboard and shingle, asphalt shingle roof. Partial width flat roof open front porch, square columns, spindle balustrade. Entry door flanked by sidelights set in fluted enframingent. 2-story polygonal bay window below projecting front gable. Fluted corner pilasters, shingles in gables.

**824 Ashland Avenue** **ca. 1901**

2-story side gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt shingle roof. 3/4 width flat roof open front porch with pediment at entry bay, square columns with spindle balustrade. Tripartite window in pedimented front gable dormer. 1/1, 6/6, and fixed wood frame windows. Fluted corner pilasters.

**826 Ashland Avenue** **ca. 1900**

2 1/2-story front gable frame Colonial Revival house, stone foundation, mineral fiberboard sheathing, asphalt roof. Partial width hipped roof open front porch with paneled square columns and spindle balustrade. 2-story bay window. Paired window with cornice header in pedimented front gable, vergeboard, exposed rafter tails at side elevation.

**830 Ashland Avenue** **ca. 1900**

2-story side gable frame house with Queen Anne and Colonial Revival influences, stone foundation, wood clapboard and shingle, mineral fiberboard siding (side elevations), asphalt shingle. Full width hipped roof open front porch with paired square columns on paneled pedestals. Paired projecting shingled front gable dormers with a 6/1 wood frame sash window, vergeboard. Corner boards.

**834 Ashland Avenue** **ca. 1905**

2-story flared hipped roof frame Colonial Revival house, stone foundation, wood shingle, asphalt shingle roof. Recessed entry features historic wood and glazed door flanked by sidelights with pilastered surround. Oval

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window with leaded pattern. Flared hipped roof dormer with paired windows. Paired heavy brackets at broad eaves, corner boards.

**838 Ashland Avenue**

**ca. 1900**

2-story side gable frame building with stone foundation, vinyl siding, modified porch, vinyl replacement windows throughout. Projecting bays below front gable dormers on secondary elevation. Non-contributing primary building.

AT FOREST AVENUE

**ASHLAND AVENUE - EAST SIDE (Odd)**

AT SUMMER STREET

**27 Ashland Avenue**

**ca. 1888**

2 ½-story side gable frame Shingle Style house, rusticated stone foundation, wood shingle, asphalt roof. Full width porch with square shingled columns, pediment with decorative tympanum over entrance bay. Large front gable dormer with polygonal bay with diamond muntins in transom, tripartite 4/1 and 6/1 double hung wood windows in gable. 1/1 double hung vinyl windows and some wood windows. Corner brackets.

**29 Ashland Avenue**

**ca. 1880**

2 ½-story front gable frame Queen Anne house, stone foundation, wood shingle, asphalt roof. 2-story chamfered corner. Entry door with round fanlight above with bracketed bonnet. Tripartite 1/1 double hung wood windows with decorative muntins in front gable.

**31 Ashland Avenue**

**ca. 1888**

2 ½-story front gable frame Queen Anne house, stone foundation, wood shingle. Partial width flat roof open front porch with Doric columns, turned balustrade. 2-story polygonal bay. Palladian window in front pediment. Contains contributing front gable frame secondary building (garage).

**35 Ashland Avenue**

**ca. 1900**

2 ½ story truncated hipped roof frame symmetrical Colonial Revival house, rusticated stone foundation, mineral fiberboard siding. Central partial width raised entrance patio. 2-story polygonal bays with windows. Central recessed porch set in segmental arched opening with pilasters at 2<sup>nd</sup>-story. Three front gable dormers with round top wood windows with tracery.

**39 Ashland Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house with engaged corner tower, aluminum siding, altered porch, vinyl replacement windows. Contains non-contributing secondary building. Non-contributing primary property.

**43 Ashland Avenue**

**ca. 1888**



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2 ½-story hipped roof frame Queen Anne house, large engaged full-height polygonal corner tower, stone foundation, wood clapboard and shingles. Central entrance under hipped roof metal hood. 2-story polygonal bay with windows and decorative shingle work. Gable on side elevation with recessed fenestration. 1/1 double hung wood windows. Contains contributing front gabled secondary building (garage).

**49 Ashland Avenue**

**ca. 1888**

2 ½-story cross gable frame Queen Anne house, stone foundation, wood clapboard and shingle. Recessed single entrance bay under hipped roof metal hood. 2-story polygonal bay on side elevation. Single and tripartite single light wood windows with transom, paired 1/1 double hung wood windows with Craftsman style muntins.

**55 Ashland Avenue**

**ca. 1888**

2 ½-story cross gable frame Queen Anne house, rusticated stone foundation, wood clapboard/shingle, asphalt roof. L-shaped, full width, shed roof open front porch, paired columns, turned balustrade; 2<sup>nd</sup>-story, single bay, recessed corner porch. Multi-light casements in front pediment, pendant at gable peak, bracketing. 1/1 double hung wood windows, fixed transoms, typical. Contains contributing front gable frame secondary building (carriage house, now garage).

**59 Ashland Avenue**

**ca. 1888**

3 ½-story front gable frame Queen Anne building, stone foundation, wood shingle, asphalt roof. Partial width shed roof open front porch with broad projecting pediment at entrance bay, shingle square columns. 2-story polygonal bay under gable. Hipped roof dormer. Tripartite wood window with diamond muntins under projecting upper gable with recessed fenestration. Bracketing.

**63 Ashland Avenue**

**ca. 1888**

2½ -story cross gable frame Queen Anne house, wood shingle, asphalt roof. Single recessed entrance bay under pediment. 2-story polygonal bay with windows. 2-story porch on side elevation, 1<sup>st</sup>-story open with square columns, 2<sup>nd</sup>-story enclosed with 1/1 wood windows. Large front gable with multi-light Palladian-window, decorative carving. 1/1 double hung wood windows. Belt course. Contains contributing side gable frame building (barn, now garage).

**65 Ashland Avenue**

**ca. 1888**

3 ½-story front gable frame Queen Anne house, stone foundation, wood shingle, asphalt roof. Full width recessed front porch, brick knee wall, paired columns. Recessed entry. Projecting oriel windows with single light, fixed transom window, swag in frieze. Tripartite wood window in front gable. Bracketing.

**69 Ashland Avenue**

**ca. 1888**

2 ½-story side gable frame Queen Anne house, rusticated stone foundation, wood shingle, asphalt roof. Partial width flat roof open front porch with Doric columns. 2-story polygonal bay with windows. Pedimented front gable dormers with tripartite wood windows. 1/1 double hung vinyl windows. Belt course. Contains contributing front gabled secondary building (garage).



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**77 Ashland Avenue** **ca. 1875**

1 ½-story front gable house with vernacular Italianate styling, stone foundation, stucco finish, asphalt roof. Entry door features sidelights and transom with Italianate bracketed flat roof hood with elaborate wrought iron cresting. 4/4 double hung wood windows. Tripartite multi-light wood window in gable. Cornice with bracketing.

**83 Ashland Avenue** **ca. 1890**

**The William Nichols House**

2 story low-pitched hipped roof 3-bay frame Colonial Revival house, Roman brick foundation, wood clapboard, asphalt roof. Recessed corner entrance with sandstone stair, pediment. Central bay features paired doors with balconet at 1<sup>st</sup> floor, round headed window with tracery on 2<sup>nd</sup> story. 2<sup>nd</sup>-story round top wood window with gothic tracery. Pedimented dormers with multi-light oval window. Fluted Ionic corner pilasters. Contains contributing hipped roof frame secondary building (carriage house, garage).

**87 Ashland Avenue** **ca. 1890**

2 ½-story cross gable frame Queen Anne house, stone foundation, wood shingle. Partial width shed roof open front porch with paired Doric columns, dentils. Secondary entry with entablature under hipped hood. Polygonal bay with multilight windows under projecting front gable. Recessed Palladian window with tracery in front gable with decorative shingling and pendants. 12/12, 9/9, double hung wood windows. Contains contributing 2-bay front gabled secondary building (garage).

**89 Ashland Avenue** **ca. 1900**

2 ½-story flared hipped roof house with Craftsman styling. Stone foundation, textural stucco finish, asphalt roof. Attached single bay side entrance under flat roof porch with single column, central partial width hipped front porch with Doric columns. Central 2<sup>nd</sup>-story projecting pavilion with windows. Hipped roof dormer. High belt course shows influence of Prairie style. 12/1, 6/1, 1/1 double hung windows.

**95 Ashland Avenue** **ca. 1890**

2 ½-story cross gable frame Queen Anne house, stone foundation, wood shingle with some vinyl siding in gables. Recessed partial width front porch with shingled square columns. Projecting corner polygonal bays with windows. Oriel window under gable on side elevation. Grouped wood windows in pediment front gable. Single, 1/1 wood windows with decorative transoms with geometric mullions. Belt course. Contains contributing flat roof masonry secondary building (garage).

**99 Ashland Avenue** **ca. 1890**

2 ½-story cross gable frame symmetrical Colonial Revival residence, rusticated sandstone foundation, wood clapboard. Full width flat roof open front porch, entry features pilasters and entablature. Central pavilion on 2<sup>nd</sup> story with multilight doors with entablature and pedimented gable with fanlight. 1<sup>st</sup>-story bay windows under projecting bay under pedimented front gable on side elevation. 1/1 and fixed multi-light wood windows. Contains contributing hipped roof secondary building (carriage house, now garage).

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**Name of Property**

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**103 Ashland Avenue** **ca. 1920**

**Located behind 105 Ashland Avenue, separate tax parcel**

2-story side gable frame converted carriage house with Craftsman influenced styling, stone foundation, timber frame and stucco lower, wood shingle lower, asphalt roof. 1/1, 3/1, 4/1 double hung wood windows, cornice headers. Decorative brackets.

**105 Ashland Avenue** **ca. 1880**

2-story front gable L-plan frame house with modest Italianate detailing, stone foundation, wood clapboard. Partial width shed roof recessed side porch. Projecting bay at front elevation under gable with bracketing. 1/1, 4/1, 9/1 double hung wood windows. Simple brackets at eaves.

**107 Ashland Avenue** **ca. 1878**

2 1/2-story front gable frame house with modest Italianate elements, stone and rock-faced concrete block foundation, vinyl siding, asphalt shingle roof. Full width shed roof open front porch, historic paneled wood entry door. Building retains wide frieze at cornice with brackets.

**109 Ashland Avenue** **ca. 1900**

**The Colonial Hotel**

3-story brick Neoclassical Revival style apartment house with stone foundation. Monumental 2-story semicircular front porch with composite order columns and dentilated entablature. Cast iron railing on front steps. Main entrance has wood door, fanlight with keystone, and sidelights. 1<sup>st</sup> floor flat headed windows below round arched relieving arch with keystone. 2<sup>nd</sup> floor flat headed windows have keystones and stone sills. 3<sup>rd</sup> floor has flat headed windows. Brick band below third floor windows. Hipped roof with brick and stick designed parapet. Roof eaves have block modillions and dentils.

**115 Ashland Avenue** **ca. 1870**

2-story front gable frame vernacular house with Eastlake detailing, stone foundation, wood clapboard. Shed roof with brackets over entry. 1/1 double hung wood windows with Eastlake enframements including pilasters and pedimented headers. Bracketed eaves. Contains contributing front gable frame secondary building (garage).

**119 Ashland Avenue** **ca. 1890**

2-story front gable frame vernacular Colonial Revival house; stone foundation, mineral fiberboard siding. Full width hipped roof enclosed porch with 4/1 wood windows with fixed stained glass transoms. Tripartite 1/1 wood windows in front gable.

**123 Ashland Avenue** **ca. 1905**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard. Full width flat roof open front porch with brick foundation, unusual cushion capitals on fluted columns, bracketing, spindle rail. 2-story polygonal bay under front gable dormer at side elevation. Tripartite window in pedimented shingled front gable. 1/1 double hung wood windows. Similarly detailed as 127 Ashland Avenue.

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**127 Ashland Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard. Full width flat roof open front porch with brick foundation, fluted Ionic columns, spindle rail. 2-story polygonal bay. Tripartite window with entablature in pedimented shingled front gable. 1/1 double hung wood windows. Similarly detailed as 123 Ashland.

**129 Ashland Avenue**

**ca. 1880**

2 ½-story front gable frame Queen Anne house, stone foundation, asphalt paper sheathing, altered porch. *Non-contributing primary building.*

**133 Ashland Avenue**

**ca. 1890**

2½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding. Full width flat roof open front porch with square chamfered columns. Polygonal bay at 2<sup>nd</sup> story. Tripartite window with pilasters in pedimented front gable.

**135 Ashland Avenue**

**ca. 1890**

2 ½-story side gable frame Queen Anne house, stone foundation, wood clapboard and some asphalt shingle. Half width flat roof open front porch with square columns. Projecting 2<sup>nd</sup>-story bay with window featuring decorative mullions. Shed roof dormer with paired windows and engaged columns. Bracketing at eaves.

*BRYANT STREET INTERSECTS*

**167 Ashland Avenue**

**ca. 1870**

2 ½-story side gable with center cross gable vernacular brick house, stone foundation, painted exterior finish. Modified center bay with contemporary window and door assembly. Segmental arched windows on 1<sup>st</sup> floor with flat headed windows on 2<sup>nd</sup>, 1/1 square top windows, stone sills. Originally a stable building, converted by 1920s, large flat roof extension at rear.

*HODGE AVENUE INTERSECTS*

**205 Ashland Avenue**

**ca. 1900**

2 ½-story hipped roof frame Queen Anne house; rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with stone base, paneled square columns. 2<sup>nd</sup>-story polygonal bay under pedimented front gable dormer. 2-story projecting bay under pedimented front gable dormer on side elevation. 1/1 double hung wood windows. Contains non-contributing flat roof secondary building (garage).

**211 Ashland Avenue**

**ca. 1900**

2 ½-story front gable frame building Queen Anne house; stone foundation, wood clapboard. Full width flat roof open front porch, square columns. Paired bow windows on 2-story under pedimented front gable with bracketing. Tripartite window in front gable. 2-story projecting bay under pedimented cross gable at side elevation. Corner pilasters.

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**215 Ashland Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house; rusticated stone foundation, vinyl siding, asphalt roof. Full width flat roof partially enclosed front porch with brick piers. Projecting bay under pedimented cross gable on side elevation. Tripartite 6/1 and 10/1 wood windows in front gable, else where 1/1 double hung wood windows typical. Contains contributing side gable frame secondary building (garage).

**217 Ashland Avenue**

**ca. 1910**

2 ½-story hipped roof frame house with modest American Foursquare massing, stone and brick foundation, vinyl siding. Full width flat roof enclosed brick front porch, paneled front door with sidelights and transom. Hipped roof dormer with 4/1 and 6/1 double hung wood windows. Contains contributing front gable frame secondary building (garage).

**219 Ashland Avenue**

**ca. 1900**

2 ½-story hipped roof frame modest Colonial Revival house, stone foundation, aluminum siding, asphalt roof. Partial width flat roof open front porch with Doric type columns, simple entablature. 2<sup>nd</sup>-story polygonal bay. Hipped roof dormer. 1/1 double hung wood windows.

*WEST UTICA STREET INTERSECTS*

**255 Ashland Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, vinyl siding, asphalt roof. Full width shed roof open front porch with paneled square columns, pediment over entrance bay. Paired polygonal bays. Accent window in front gable.

**259 Ashland Avenue**

**ca. 1898**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard/vinyl siding, asphalt roof. 2-story full width front porch, Tuscan columns on 2<sup>nd</sup> floor, spindle balustrade. Polygonal bay on 1<sup>st</sup> and 2<sup>nd</sup> stories has 2/2 wood double hung windows. Tripartite window in shingled gable has corner blocks and two over two lights.

**261 Ashland Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, asphalt paper sheathing. Brick on first floor. Full width shed roof open front porch brick piers, carved tympanum at entrance bay. Paired bay windows on 2<sup>nd</sup>-floor. Pedimented front gable.

**263 Ashland Avenue**

**ca. 1900**

2 ½-story hipped roof frame Queen Anne house, rusticated stone foundation, asphalt paper siding. Full width shed roof open front porch with pediment with carved tympanum design over entrance bay, Ionic columns. 1/1 wood frame double hung windows. Front and side elevation bay windows. Hipped roof dormer. Contains contributing flat roof frame secondary building (garage) accessed from Anderson Place.



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*ANDERSON PLACE INTERSECTS*

**285 Ashland Avenue** **ca. 1890**

2 ½-story side gable frame modest Queen Anne house, stone foundation, vinyl siding, altered porch. Non-contributing primary building.

**291 Ashland Avenue** **ca. 1880**

2 ½-story front gable frame Shingle Style house, stone foundation, wood clapboard/shingle, asphalt roof. 2-story, full width open front porch, shingled columns with rounded spans. Front entry features sidelights; 2<sup>nd</sup> story features bow window. Shed roof side dormer. Recessed paired double hung wood window in front pediment.

*LEXINGTON AVENUE INTERSECTS*

**333 Ashland Avenue** **ca. 1900**

2 ½-story side gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Half-width open front porch. 2-story bay window under pedimented gable on side elevation. 2<sup>nd</sup>-story polygonal bay window with fish scale shingling. Hipped roof dormer. Contains contributing hipped roof frame secondary building (garage).

*HIGHLAND AVENUE INTERSECTS*

**349 Ashland Avenue** **ca. 1870**

2-story front gable frame house with Eastlake styling, stone foundation, wood clapboard. Full width flat roof open front porch, turned supports and balustrade. Entry door features paneled sidelights and transom with Eastlake entablature and surround. 1/1 double hung wood windows with Eastlake pilaster and bracketed cornice enframements.

**351 Ashland Avenue** **ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch with metal supports. Paired wood entry doors. 2nd polygonal bay under pedimented cross gable on side elevation. Large tripartite window with transom on 1<sup>st</sup> story, elsewhere 1/1 double hung wood windows. Contains contributing front gable frame secondary building (garage).

**353 Ashland Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, wood shingle, asphalt roof. Full width shed roof open front porch, paired Tuscan columns, pediment over entrance bay. Polygonal bay and bow window on 2<sup>nd</sup> story. Tripartite window with cornice in pedimented front gable. 1/1 double hung wood windows. Contains contributing side gable frame secondary building (shed). Similar detail as 355 and 357 Ashland Avenue.



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**355 Ashland Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard and shingle. Full width shed roof open front porch with paired fluted square columns, pediment with carved floral tympanum over entrance bay. Polygonal bay and bow window on 2<sup>nd</sup> floor. Tripartite window in pediment front gable dormer. 1/1 double hung wood windows. Similar detail as 353 and 357 Ashland Avenue.

**357 Ashland Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard/shingle, asphalt roof. Full width shed roof open front porch, stone piers, paired columns with partial fluting, pediment with carved tympanum over entrance bay. Polygonal bay and bow window on 2<sup>nd</sup> floor. Paired window with cornice in pedimented front gable. Contains contributing flat roof masonry secondary building (garage). Similar detail as 353 and 355 Ashland Avenue.

*WEST FERRY STREET INTERSECTS*

**407 Ashland Avenue** **1896**

**Built for George D. Dow**

2 ½-story hipped roof frame Colonial Revival house, rusticated stone foundation, wood clapboard, asphalt roof. Partial width hipped roof open front porch with Doric columns. Polygonal bay. Tripartite window in hipped dormer. 1/1 double hung wood windows. Corner pilasters, modillioned eaves.

**409 Ashland Avenue** **ca. 1890**

2 ½-story steep front gambrel frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Partial width flat roof semi-circular front porch with square columns. 1/1 double hung wood windows. Palladian-style window in front gable. 1/1 double hung wood windows.

**411 Ashland Avenue** **1893**

**Built for G. A. Stevens**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width partially enclosed front porch with 1/1 double hung wood windows, recessed entrance under pediment with carved tympanum. 2-story polygonal bay under pedimented gable on side elevation. Tripartite window in front gable, decorative wood shingle. 1/1 double hung wood windows. Modillions at eaves.

**415 Ashland Avenue** **ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Partial width shed roof front porch, square columns, carved tympanum. 2-story bay window under pedimented gable dormer on side elevation. Central 2<sup>nd</sup>-story polygonal bay below pedimented front gable. Chamfered corners at 2<sup>nd</sup> story. Carved panel at gable peak. Contains contributing flat roof frame secondary building (garage).

**419 Ashland Avenue** **1895**

**Built for David N. Evans**

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2 ½-story hipped roof frame building with Colonial Revival styling, stone foundation, vinyl siding. Partial width hipped roof open front porch. 2-story polygonal bay under pedimented cross gable on side elevation. Pedimented front gable dormers with 6/1 double hung wood windows.

**421 Ashland Avenue** **1888**

2 ½-story front gable frame house with Eastlake styling, stone foundation, wood clapboard, asphalt roof. 2/2 double hung wood windows with pilasters and cornice. Decorative vergeboard in pedimented front gable. Contains contributing side gable frame secondary building (residence).

**423 Ashland Avenue** **1903**

**Built for Julius R. Fleischman**

2 ½-story front gable Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch. 2-story polygonal bay under pedimented gable on side elevation. 1/1 double hung wood windows, diamond tracery. Contains contributing flat roof frame secondary building (garage).

**427 Ashland Avenue** **ca. 1880**

2 ½-story front gable-on-hip frame vernacular Queen Anne house, stone foundation, wood clapboard and shingle. Full width shed roof open front porch with turned columns, baluster and frieze, pediment over entrance bay. Projecting front gable bay with 1/1 double hung wood windows with bracketed cornices. Decorative vergeboard in upper gable. Contains contributing side gable frame secondary building (garage).

*BRECKENRIDGE STREET INTERSECTS*

**445 Ashland Avenue** **1903**

**Built for Charles H. De Shon**

**Architect: Carl Schmill**

2 ½-story hip roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, Ionic columns, spindle balustrade. 2-story polygonal bay under pedimented gable at side elevation. Palladian window in pedimented gable dormer, paired scroll brackets at eaves, Ionic corner pilasters. 1/1 double hung wood windows. Contains contributing side gabled frame secondary building (garage).

**449 Ashland Avenue** **1891**

**Built for Charles H. De Shon**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width partially enclosed front porch, single tripartite front window, recessed entrance bay, 2<sup>nd</sup>-story turned balustrade. 2-story polygonal bay under pedimented cross gable. Projecting front gable dormer above polygonal bay window, modillioned cornice. 1/1 double hung wood windows. Decorative carved panels at 2 front gable peaks. Contains non-contributing secondary building (garage).

**451 Ashland Avenue** **ca. 1895**

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2 ½-story slightly flared hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Half width flat roof open front porch with fluted square columns. 2-story polygonal bay window with central 1<sup>st</sup>-story fan panel above, elsewhere flathead 6/1 and 1/1 windows with leaded glass transoms. Large multi-light window in hipped roof dormer. Contains contributing hipped roof frame secondary building (garage).

**459 Ashland Avenue**

**ca. 1890**

2 ½-story front gable frame building with Colonial Revival styling, brick foundation, vinyl siding. Partial width flat roof enclosed porch with brick base, paneled pilasters. Side entrance under front gable hood with columns. 1/1 double hung wood windows. Cornice return at gables. Contains contributing hipped roof secondary building (garage) with access from Grenway Alley.

**461 Ashland Avenue**

**1893**

**Built for Henry F. Pellman**

2 ½-story steeply pitched front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch. Slender columns, broad pediment with carved floral tympanum. 2<sup>nd</sup> story bow window. Paired window with shingle fan pedimented front gable. 1/1 double hung wood windows.

**463 Ashland Avenue**

**1889**

**Built for Theodore Arend**

**Architect: John G. Balsam**

2 ½-story steeply pitched front gable frame Queen Anne house, rusticated sandstone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch, paired Doric columns. Paired bay windows under pedimented front gable with Palladian-style window, bracketing at eaves and corner pilasters. Contains contributing 1 ½-story side gable frame secondary building (garage) with primary elevation on Grenway Alley.

**465 Ashland Avenue**

**1890**

**Built for Orville A. Crandall**

**Architect: Roberts & Balsam**

2 ½-story side gable frame Queen Anne house, rusticated stone foundation, wood clapboard, shingle. Full width pedimented open front porch, stone piers. 2<sup>nd</sup>-story bay window under polygonal tower-like dormer, pedimented front gable dormer. 1/1 double hung wood windows. Contains contributing 1 ½-story side gable secondary building (carriage house, now garage) fronting Grenway Alley.

**471 Ashland Avenue**

**ca. 1890**

2 ½-story complex gable roof frame Queen Anne house with polygonal corner tower, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with stone base, Doric columns. Front gable corner with chamfered corners, fan bracketing. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage) with elevation on Grenway Alley.

**In front of 471 Ashland** – Contributing ca. late 19<sup>th</sup> century historic rusticated stone obelisk-style hitching post with iron ring at top.

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**475 Ashland Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house with round corner tower, rusticated stone foundation, wood clapboard/ mineral fiberboard siding, asphalt roof. Full width flat roof open front porch with semi-circular projection, fluted columns, frieze with dentils. 2<sup>nd</sup> story bow window with leaded transom. Tripartite wood window with engaged columns in front gable with pent roof. Large corner brackets. Telescoping projecting front gable bays with chamfered corners and brackets on side elevation.

**477 Ashland Avenue**

**1898**

2 ½-story hipped roof frame Colonial Revival house, rusticated sandstone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, stone base, paired square columns, pediment over entrance bay with frieze and brackets. Bay window and bow window on 2<sup>nd</sup>-story. 3 1/1 double hung wood windows in pedimented front gable dormer with decorative shingling. Contains contributing 1 ½-story hipped roof frame secondary building (garage) with elevation on Grenway Alley.

**481 Ashland Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard shingle, asphalt roof. Partial width pedimented front porch with paired square columns. 2-story bay window under pent-roof front gable with bracketing. Contains non-contributing front gable frame secondary building (garage).

**485 Ashland Avenue**

**ca. 1890**

2 ½-story hipped roof frame Queen Anne house with corner polygonal tower, stone foundation, stucco finish, asphalt roof. Partial width shed roof open front porch; partial width enclosed faux half-timbered projection. Polygonal dormer. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage) with elevation on Grenway Alley.

**487 Ashland Avenue**

**ca. 1890**

2 ½-story hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width hipped roof front porch with Ionic columns, pediment over entrance bay. Projecting pedimented front gable dormer and bay window; hipped roof dormer. 1/1 double hung wood windows. 2-story bay window under pedimented cross gable on side elevation. Contains contributing hipped roof frame secondary building (garage) with primary elevation at Grenway Alley.

**491 Ashland Avenue**

**ca. 1890**

2 ½-story cross gable frame building with Queen Anne styling, stone foundation, wood clapboard. Full width shed roof open front porch with stone piers, paired slender columns, pediment with carved tympanum over entrance bay. Polygonal bay window at 2<sup>nd</sup> story. Modified tripartite window in projecting pedimented front gable, bracketing.

**495 Ashland Avenue**

**1892**

**Built for Edward D. Wilgus**



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2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding. Full width, flat and pent roof open front porch with metal supports. Tripartite window with diamond tracery in front gable.

**499 Ashland Avenue**

**1891**

**Built for E. F. Hall**

**Architect: F.W. Caulkins**

2 ½-story complex hipped roof frame Queen Anne house, rock-faced concrete block foundation, vinyl siding, asphalt shingle roof. Modified pedimented porch roof with brackets. Although significantly altered, and many original features have been removed or obscured, the building helps maintain the general feel of the streetscape. Non-contributing primary building.

*AUBURN AVENUE INTERSECTS*

**505 Ashland Avenue**

**1892**

**Built for Arthur A. Johnson**

2 ½-story side gable frame Queen Anne house, rusticated stone foundation, mineral fiberboard siding, asphalt roof. Single bay front gable entrance porch. Oriel window under projecting eaves. Polygonal tower-like dormer. 1/1 double hung wood window and fixed. Vergeboard and side cornice return with bracket.

**507 Ashland Avenue**

**1892**

**Built for Arthur A. Johnson**

2 ½-story side gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width front porch with metal supports and compatible canvas awning. 2<sup>nd</sup> floor polygonal bay window with 6/1 double hung wood windows. Central polygonal dormer with fixed wood windows, diamond tracery.

**515 Ashland Avenue**

**1903**

2 ½-story hipped roof frame Queen Anne house, rusticated stone foundation, aluminum siding. Full width hipped roof open front porch, Doric columns, pediment over entrance bay; 2<sup>nd</sup> story features small projecting sleeping porch. Front gable dormer with Palladian-style window. 1/1 double hung wood windows. Bracketing at eaves. 2-story bay window with central engaged chimney under front gable dormer with cornice return on side elevation.

**519 Ashland Avenue**

**1892**

2 ½-story gable-on-hip frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch with square columns, pediment with carved tympanum over entrance bay. Bow window under projecting pedimented gable dormer. Fan light in top of front gable. 1/1 double hung wood windows. Contains contributing flat-roofed secondary building (garage).

**521 Ashland Avenue**

**1894**

**Built for C.D. Bartholomew & Son**



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2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. 1<sup>st</sup> and 2<sup>nd</sup>-story polygonal bay windows. Recessed tripartite 16/1 wood window with cornice, wood fan in front gable with pent. Historic paneled wood entry door. Brackets at cornice.

**525 Ashland Avenue**

**ca. 1890**

**Built for Elmora Welch**

2 1/2-story hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. 2-story polygonal corner tower with tent roof above slightly projecting 2<sup>nd</sup> story. Open front patio with stone foundation. Oriel window 2<sup>nd</sup> story. Front gable dormer with cornice return. 1/1 double hung wood windows.

**533 Ashland Avenue**

**1897**

**Built for Martha J. Stickney**

2 1/2-story hipped roof frame Queen Anne house, rusticated stone foundation, wood shingle, asphalt roof. Full width flat roof open front porch with stone piers, Doric columns, pediment with carved tympanum. Paired bow windows with leaded lites. Paired window with pilasters in large hipped roof dormer. Frieze, corner brackets and corner pilasters. Contains contributing secondary building (garage).

**535 Ashland Avenue**

**1893**

**Built for C.D. Bartholomew**

2 1/2-story front gable frame Queen Anne house; wood clapboard, asphalt roof. Full width shed roof open front porch, banded Doric columns, pediment with carved tympanum over entrance bay. Polygonal bay on 2<sup>nd</sup> story. Tripartite window with cornice in pent enclosed front gable, brackets at cornice. 1/1 double hung wood windows.

**537 Ashland Avenue**

**1897**

**Built for E. P. Greeley**

2 1/2-story complex gable roof Queen Anne house, rusticated stone foundation, wood clapboard and shingle. Full width shed roof open front porch with stone pedestals, Doric columns, pediment with carved tympanum over entrance bay. Engaged polygonal corner tower. Bow window under projecting pedimented dormer with Palladian window. Contains contributing frame gambrel roof secondary building (barn, now garage).

**539 Ashland Avenue**

**1891**

**Built for Edwin Fairbairn**

2 1/2-story front gable frame Stick Style house, rusticated stone foundation, wood clapboard, wood stickwork and stucco. Full width shed roof open front porch with stone pedestals, paired square columns with knee braces, pediment over entrance bay. 2<sup>nd</sup> story semi-circular projecting bay with windows. Grouped wood windows with pilasters in front gable, scalloped verge boards, bracketing.

**543 Ashland Avenue**

**1894**

**Built for Henry Arend**

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2 1/2-story front clipped gable with pent roof frame Queen Anne house with engaged semi-circular 2-story corner bay, rusticated stone foundation, wood clapboard, asphalt roof. Partial width flat roof partially enclosed porch with recessed entry bay and three sets of paired 8-light wood casement windows with a 4-lite transom above. Brackets at overhanging eaves. Front gable dormers on side elevation.

**547 Ashland Avenue**

**1894**

**Built for Henry Arend**

2 1/2-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with Ionic columns on pedestals, turned balustrade, festooned entablature. Paired bay and bow window on 2<sup>nd</sup> story. Recessed grouped wood windows in pent enclosed front gable with exposed rafter tails.

*LAFAYETTE AVENUE INTERSECTS*

**587 Ashland Avenue**

**1904**

**Built for Russell H. Potter**

**Architect: William L. Schmolle**

2 1/2-story side gambrel frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Central partial width flat roof open front porch, stone cheek walls, Ionic columns, entablature. Central oval window at 2<sup>nd</sup> story. Three pedimented dormers with round headed windows with tracery. 1/1, 8/1 double hung wood windows.

**591 Ashland Avenue**

**1904**

**Built for Russell H. Potter**

**Architect: William L. Schmolle**

2 1/2-story asymmetrical front gable frame Queen Anne house, masonry foundation, brick lower/wood clapboard upper, asphalt roof. Wrap-around full width flat roof open front porch, square columns on partially open brick balustrade. Round top tripartite window in front gable, vergeboard, slight flare to roof. Contains contributing pyramidal roofed frame secondary building (garage).

**595 Ashland Avenue**

**1904**

**Built for Russell H. Potter**

**Architect: William L. Schmolle**

2 1/2-story hipped roof frame Colonial Revival house, stone foundation, wood shingle, asphalt roof. Recessed partial width entrance bay. Shingle 2<sup>nd</sup>-story with paired 1/1 double hung wood windows, beltcourses at eaves, bracketing and exposed rafter tails. Front gable dormer with tripartite 9/1 double hung wood windows, vergeboard. Contains contributing secondary hipped, frame building (garage).

**599 Ashland Avenue**

**1904**

**Built for Russell H. Potter**

**Architect: William L. Schmolle**

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2 ½-story side gable frame house with Queen Anne and Craftsman style, brick lower/mineral fiberboard siding upper, asphalt roof. Partial width flat roof open front porch, square columns atop brick base, Tudor arched headers, exposed rafter tails. Large projecting front gable wall dormer, decorative vergeboard. 1/1, 9/1, 12/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**603 Ashland Avenue**

**1904**

**Built for Russell H. Potter**

**Architect: William L. Schmolle**

2 ½-story 4-bay hipped roof frame Colonial Revival house, rusticated stone foundation, wood clapboard. L-shaped full width flat roof open front porch, fluted columns, turned balustrade, frieze, exposed rafter tails. Hipped roof dormer with grouped round headed windows, keystones and pilasters. 1/1, 9/1 double hung wood windows. Frieze and bracketing. Contains contributing hipped roof frame secondary building (garage).

**607 Ashland Avenue**

**1904**

**Built for Russell H. Potter**

**Architect: William L. Schmolle**

2 ½-story cross gable frame Tudor Revival house, stone foundation, brick 1<sup>st</sup>-story, faux half-timbering and stucco 2<sup>nd</sup>-story. Partial width pedimented front porch with brick base, square columns. Projecting front gable with half-timbering, tripartite wood window, knee braces. 1/1, 6/1, 9/1 double hung wood windows. Contains contributing side-gabled frame secondary building (carriage house, now garage).

**609 Ashland Avenue**

**1904**

**Built for Russell H. Potter**

**Architect: William L. Schmolle**

2 ½-story cross gable frame Tudor Revival style house, stone foundation, wood clapboard and faux half-timbering and shingle above. Large fixed 9-lite window on 1<sup>st</sup> floor. Half-width projecting front gable, with timbering, verge board with bracketing; front gable dormer. 9/1 and 1/1 wood windows, casements.

**613 Ashland Avenue**

**1897**

**Built for Christopher W. Breadon**

2 ½-story front gable frame building with Queen Anne styling, stone foundation, wood clapboard and shingle. Full width front porch with rusticated stone foundation. Oriel window at 2<sup>nd</sup> story. Projected front gable with pent contains tripartite wood window, decorative shingle, exposed rafter tails. Hipped roof dormers on side elevation. 1/1 double hung wood windows.

**617 Ashland Avenue**

**1897**

**Built for Christopher W. Breadon**

2 ½-story hipped roof frame building with Colonial Revival styling, rusticated stone foundation, wood clapboard. Full width flat roof open front porch with stone foundation, square columns. Polygonal bay at 2<sup>nd</sup> story. Hipped roof dormer contains tripartite wood window. 1/1, 6/1 double hung wood windows. Frieze at eaves, exposed rafter tails, corner pilasters.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State

*BIDWELL PARKWAY INTERSECTS; WEST DELAVAN INTERSECTS*

*AT POTOMAC AVENUE*

**721 Ashland Avenue** **ca. 1890**

2-story truncated hipped roof frame symmetrical Queen Anne building, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch with stone base, Doric columns, entablature with modillions, and slight projection at entry. Paired bay windows at 2<sup>nd</sup> story. Front gable dormers. 1/1 double hung wood windows.

**725 Ashland Avenue** **ca. 1905**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with stone base, paneled square wood columns. 2-story bay window. Paired wood windows in pedimented front gable with fish scale shingle. 1/1 and 6/1 wood windows. Similar in detail to 729 Ashland Avenue.

**729 Ashland Avenue** **ca. 1905**

2 1/2-story front gable frame building with Queen Anne styling, block foundation, wood clapboard. Full width flat roof open front porch with square columns. 2-story bay window. Palladian window in pedimented front gable with fish scale shingle. 1/1 double hung wood windows. Frieze, corner boards. Similar in detail to 725 Ashland.

**731 Ashland Avenue** **1902**

**Built for Margaret Brennan**

2 1/2-story hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Central partial width front porch, square columns. 2-story polygonal bay windows. Front gable dormer with paired windows, cornice return. 1/1 double hung wood windows. Frieze, corner boards, gable dormers on side elevations.

**735 Ashland Avenue** **1902**

**Built for Margaret Brennan**

3-story front gambrel roof frame building with Colonial Revival styling, stone foundation, vinyl siding. Non-contributing primary building.

**739 Ashland Avenue** **1902**

**Built for Margaret Brennan**

2 1/2-story low-pitched front gable frame building, mineral fiberboard siding, new wood 2-story porch, vinyl windows. Non-contributing primary building.

**743 Ashland Avenue** **ca. 1900**

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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2 ½-story cross gable frame Queen Anne house, stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch with brick base and brick piers near entry. Polygonal bay window. Hipped roof dormer. 9/1, 8/1, 1/1 double hung wood windows.

**745 Ashland Avenue**

**1905**

**Built for Fred Wilson**

2 ½-story hipped roof frame Queen Anne house, rock-faced concrete block foundation, wood clapboard. Full width flat roof open front porch. Projecting square bay under overhanging eaves. Front gable dormer with tripartite window, cornice returns. 1/1 double hung and fixed wood windows. Frieze, paneled corner pilasters.

**749 Ashland Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, stone and rock-faced concrete block foundation, wood clapboard, asphalt roof. Full width flat roof open front porch; 2<sup>nd</sup>-story half width porch with curved pedimented roof. Front gable dormer on side elevation. 1/1, 9/1, 12/1 double hung wood windows.

**751 Ashland Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, wood clapboard/aluminum siding, asphalt roof. Full width flat roof open front porch with upper porch. Projecting entry pavilion features coffered panels. Corner bracketing under projecting pedimented front gable. 2-story bay window on side elevation.

**755 Ashland Avenue**

**ca. 1905**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard. 2-story full width flat roof open front porch with square columns and turned balustrade. 2<sup>nd</sup>-story polygonal bay window. Recessed paired window in front gable. 1/1 double hung wood windows.

**759 Ashland Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, raised rock-faced concrete block foundation, wood clapboard/vinyl siding, asphalt roof. Full width flat roof open front porch, square columns. Large multi-lite wood window at porch. 2<sup>nd</sup>-story polygonal bay window. Recessed paired windows in front gable. Corner brackets.

*BIRD AVENUE INTERSECTS*

**777 Ashland Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard/shingle, asphalt roof. Full width hipped roof open front porch with wide square columns, pediment over entrance bay. Bow window with leading under overhanging eaves of front pediment with pent. Corner brackets, exposed rafter tails. 2-story polygonal bay window under closed dormer on side elevation.

**781 Ashland Avenue**

**ca. 1890**



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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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2 1/2-story cross gable frame house with mixed Queen Anne and Colonial Revival styling, stone foundation, wood clapboard/mineral fiberboard siding. Full width hipped roof open front porch with pediment over entrance bay. 2-story bay window under pediment on side elevation. Projecting front gable bay with paired windows and cornice return.

**785 Ashland Avenue**

**1902**

**Built for Lewis G. Northrup**

2 1/2-story hipped roof frame American Foursquare house with modest Queen Anne elements, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with square columns, frieze. Polygonal bay window at 2<sup>nd</sup> story. Hipped roof dormer. Corner Ionic pilasters and bracketing. Contains contributing side gable frame secondary building (shed). Similar in detailing to 787 Ashland Avenue.

**787 Ashland Avenue**

**1901**

**Built for Lewis G. Northrup**

2 1/2-story hipped roof frame American Foursquare house with modest Queen Anne elements, rusticated stone foundation, wood clapboard. Full width flat roof open front porch with fluted Ionic columns and beaded balustrade. Polygonal bay windows at 1<sup>st</sup> and 2<sup>nd</sup> stories. Hipped roof dormer with paired windows. 1/1 double hung wood windows. Frieze, corner brackets and corner pilasters. Similar in detailing to 785 Ashland Avenue.

**793 Ashland Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house, wood shingle/vinyl siding, asphalt roof. Full width flat roof open front porch. 2<sup>nd</sup>-story polygonal bay with 12/1, 9/1 double hung wood windows. Palladian window in front gable with pent, tracery and decorative wood shingling. Corner brackets, corner pilasters. Contains contributing hipped roof frame secondary building (garage).

**797 Ashland Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house, wood clapboard, asphalt roof. Full width hipped roof open front porch, paired slender columns on shingled pedestals, pediment over entrance bay; 2<sup>nd</sup>-story polygonal open porch; polygonal bay window. 1/1 double hung wood windows. 2-story bay window under pedimented dormer on side elevation. Contains contributing 1 1/2-story gable frame secondary building (garage).

**799 Ashland Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood shingle/vinyl siding, asphalt roof. Full width hipped roof open front porch with squared columns on shingled pedestals; 2<sup>nd</sup>-story porch under pedimented gable; polygonal bay. 1/1 double hung wood windows. 2-story bay window under pedimented dormer on side elevation. Contains contributing hipped roof frame secondary building (garage).

**803 Ashland Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, shingle. Full width flat roof open front porch with grouped square columns on shingle pedestals, modillions. Polygonal bay window at 2<sup>nd</sup>

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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story. Tripartite window in shingled front gable with pent. 1/1 double hung wood windows. Corner boards. Contains contributing hipped roof frame secondary building (garage).

**807 Ashland Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood shingle/aluminum siding, asphalt roof. Full width flat roof open front porch with paneled square columns and closed paneled balustrade. Polygonal bay window at 2<sup>nd</sup> story. Tripartite window in pedimented front gable. 2-story bay window under pedimented gable on side elevation. Contains contributing flat frame secondary building (garage).

**809 Ashland Avenue** **ca. 1900**

2 1/2-story front gable frame house with mixed styling, stone foundation, mineral fiberboard siding, asphalt roof. Partial width flat roof front porch with brick piers. Bay window. Paired window in pediment front gable. Contains contributing secondary building, flat roof building (garage).

**813 Ashland Avenue** **ca. 1900**

2 1/2-story front gable frame house with mixed styling, , vinyl siding, 2-story full width enclosed porch, modified windows. Contains non-contributing secondary flat roof building (garage). Non-contributing primary building.

**817 Ashland Avenue** **1902**

**Built for E. C. Colter**

2 1/2-story front gable frame Queen Anne and Craftsman influenced house, concrete block foundation, wood shingle, asphalt roof. Full width partially enclosed front porch, brick piers. Bay window at 2<sup>nd</sup> story. Paired window in closed front gable with pent. Contains contributing frame secondary building (garage).

**821 Ashland Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house, concrete block foundation, aluminum siding, asphalt roof. Full width flat roof open front porch with fluted columns on rock-faced concrete pedestals. 2-story bay window under pedimented cross gable on side elevation. Contains contributing hipped roof secondary building (garage).

**823 Ashland Avenue** **ca. 1900**

2 1/2-story front gable frame modest Queen Anne house, concrete block foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, Doric style columns. Polygonal bay window at 2<sup>nd</sup> story. Paired window in closed front gable with pent. 2-story bay window under pedimented cross gable on side elevation.

**825 Ashland Avenue** **ca. 1900**

2 1/2-story front gable Queen Anne house, concrete block foundation, wood clapboard with shingle. Full width flat roof open front porch with square columns on closed balustrade. Polygonal bay window at 2<sup>nd</sup> story. Paired window in closed front gable with pent.

**829 Ashland Avenue** **ca. 1900**

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ELMWOOD HISTORIC DISTRICT (WEST)

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2 ½-story front gable frame Queen Anne house, concrete block foundation, wood shingle. Full width flat roof open front porch, Doric columns on closed shingled balustrade. Polygonal bay window at 2<sup>nd</sup> story. Paired window in closed front gable with pent. 2-story bay window under pedimented cross gable on side elevation. Contains contributing front gabled frame secondary building (garage).

**831 Ashland Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, concrete block foundation, wood shingle, asphalt roof. Full width pent roof partially enclosed brick porch with recessed entry bay. Polygonal bay window at 2<sup>nd</sup> story behind shingled balustrade of porch. Tripartite window in closed front gable with pent.

**835 Ashland Avenue** **ca. 1890**

2 ½-story front gable frame Queen Anne house, concrete block foundation, wood shingle, asphalt roof. Full width flat roof partially enclosed brick porch with recessed entry bay. Polygonal bay window at 2<sup>nd</sup> story. Paired window in closed front gable with pent.

*AT FOREST AVENUE*

**AUBURN AVENUE - SOUTH SIDE (Odd)**

*RICHMOND AVENUE INTERSECTS*

**525 Auburn Avenue** **ca. 1890**

2 ½ -story side gable frame Colonial Revival house, stone foundation, vinyl siding, asphalt roof, vinyl replacement windows. Full width shed roof altered open front porch. Non-contributing primary building.

**527 Auburn Avenue** **ca. 1900**

2 ½ -story side gable frame Queen Anne house, rusticated stone foundation, wood clapboard/mineral fiberboard, asphalt roof. 2-story half width polygonal open front porch, square columns. 2-story polygonal bay window, polygonal tower dormer with pyramidal roof. 1/1 wood double hung window with diamond motif. Smaller hipped roof dormer with paired multi-lite windows. 1/1 double hung windows, diamond tracery.

**533 Auburn Avenue** **ca. 1890**

2 ½ -story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full-width open porch with shed roof, carved tympanum at entry bay, paired turned columns, spindle balustrade. Polygonal bay window 2<sup>nd</sup> story. Paired recessed window in pent roof front gable. 1/1 double hung wood and vinyl windows.

**535 Auburn Avenue** **ca. 1890**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Half width front gable open front porch with pediment with carved tympanum, turned columns and spindle balustrade.

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ELMWOOD HISTORIC DISTRICT (WEST)

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Polygonal bay window at 2<sup>nd</sup> story with recessed half-width porch with turned column and spindle frieze. Closed shingled front gable with pent, paired 1/1 windows with dentilated cornice. 1/1 windows.

*NORWOOD AVENUE INTERSECTS*

**565 Auburn Avenue** **ca. 1910**

2 1/2-story front gable Queen Anne house; stone foundation, wood siding, asphalt roof, some original wood double hung windows. Full width 2-level partially enclosed front porch with recessed entry, brick piers and base. 2<sup>nd</sup> story with polygonal bay. Closed front gable with pent with tripartite 3/1 wood sash windows.

**567 Auburn Avenue** **1919**

**Built for George W. Walker**

2 1/2-story hipped roof frame Colonial Revival house; brick foundation, wood clapboard, asphalt roof. Full width 2-level open front porch, brick columns, closed panel balustrade, slightly projecting entry pavilion with sidelights. Hipped roof dormer with tripartite 4/1 wood double hung windows. Contains contributing secondary building (garage).

*GILL ALLEY INTERSECTS*

**569 Auburn Avenue** **ca. 1890**

2 1/2-story, front gable frame Queen Anne house; stone foundation, vinyl siding, asphalt roof. Full width 2-level open entrance porch with spindle columns on pedestals, spindle balustrade. 2<sup>nd</sup> story polygonal bay. Closed front gable with pent with paired recessed 1/1 windows, decorative vinyl shingle. Secondary elevation with 2-story polygonal bay under cross gable. 1/1 double hung windows.

**573 Auburn Avenue** **ca. 1890**

2 1/2-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. 2-story full width open front porch, square columns, spindle balustrade; dual entry doors, 2<sup>nd</sup> story polygonal bay. Closed front gable with partial pent roof, decorative shingle, tripartite recessed window with engaged columns, 1/1 double hung windows. Decorative carved panel at peak. 1/1 double hung wood windows.

**575 Auburn Avenue** **ca. 1890**

2 1/2-story hipped roof frame Queen Anne house; stone foundation, wood clapboard siding, asphalt roof. Partial width open front porch with historic paneled entry door, full height projecting polygonal bay under small closed gable with paired windows; polygonal dormer with pediment. Projecting cross gable at side elevation. 1/1 double hung windows typical.

*ASHLAND AVENUE INTERSECTS*

**605 Auburn Avenue** **ca. 1890**



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ELMWOOD HISTORIC DISTRICT (WEST)

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2 ½-story cross gabled frame house of Queen Anne; stone foundation, wood clapboard/asphalt shingle, asphalt roof. Full width recessed open entrance porch with grouped fluted columns on pedestals with spindle balustrade; projecting front gable features wood windows with diamond-pattern leaded glass transoms, closed gable with tripartite window. Broad side gables feature round headed windows at peaks.

**607 Auburn Avenue** **ca. 1890**

2 ½-story side gable frame building; stone foundation, wood shingle/permastone exterior. Non-contributing primary building.

**611 Auburn Avenue** **1893**

**Built for O. W. Cheney**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard siding, asphalt roof. Partial width front porch with rock-faced concrete block base. 2-story polygonal bay under projecting closed front gable with cornice returns, broad frieze at peak, tripartite window. 1/1 wood windows. Contains contributing frame secondary building (garage) facing Grenway Alley.

*GRENWAY ALLEY INTERSECTS*

**619 Auburn Avenue** **ca. 1900**

2 ½-story frame hipped roof Colonial Revival house; stone foundation, wood clapboard/asphalt shingle, asphalt roof. Half width flat roof open entry porch with square columns and spindle balustrade, entablature; tripartite window on 1<sup>st</sup> floor with entablature and swan's neck pediment. Palladian window front dormer; multiple front gable dormers on side elevations.

**623 Auburn Avenue** **ca. 1902**

2 ½-story hipped roof frame house; stone foundation, contemporary siding. Enclosed porches and additions, altered windows; hipped roof dormer. Non-contributing primary building.

*ELMWOOD AVENUE INTERSECTS*

**AUBURN AVENUE – NORTH SIDE (Even)**

*RICHMOND AVENUE INTERSECTS*

**526 Auburn Avenue** **ca. 1895**

2 ½-story hipped roof frame Colonial Revival house; stone foundation, wood clapboard, asphalt roof. Full width open front porch, flat roof, square columns, open spindle balustrade; entry door and 1<sup>st</sup> story windows feature eared frames. 2 polygonal bays, simple cornice at 2<sup>nd</sup> story. Front gable dormer with Palladian window. 1/1 double hung windows typical, multi-lite round headed window in dormer. Fluted corner posts.

**530 Auburn Avenue** **ca. 1895**

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ELMWOOD HISTORIC DISTRICT (WEST)

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2 1/2-story hipped roof frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width front porch with flat roof, Ionic columns with spindle balustrade; paired bow windows at 2<sup>nd</sup> story with shingle. Pedimented front gable dormer with paired windows, decorative panel in gable. Corner pilasters.

**532 Auburn Avenue**

**1892**

**Built for George A. Jackson**

2 1/2-story side gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width shed roof open porch with pediment with carved tympanum over entrance bay, grouped columns on pedestals with spindle and closed balustrade. Polygonal bay at 2<sup>nd</sup> story. Hipped roof front dormer with tripartite window small porch, circular windows at sides. Exposed rafter tails.

**536 Auburn Avenue**

**ca. 1900**

2 1/2-story side gable frame Queen Anne house; stone foundation, vinyl siding. Full width open shed roof porch with pediment with carved tympanum, wood columns, brick base. Polygonal bay at 2<sup>nd</sup> story, hipped roof front dormer, exposed rafter tails. 1/1 vinyl windows typical.

*NORWOOD AVENUE INTERSECTS*

**560 Auburn Avenue**

**ca. 1890**

2 1/2-story complex hipped roof Queen Anne house; stone foundation, asphalt shingle, asphalt roof. Half width front gable open porch with shingle pediment, square wood columns and open balustrade. Shallow closed front gable with pent, shingle. 2-story polygonal bay under closed front gable with pent, shingle, decorative sunburst panel at peak.

**562 Auburn Avenue**

**ca. 1890**

2 1/2-story complex cross gabled Queen Anne house; stone foundation, wood clapboard siding, decorative shingle. Partial-width entry porch with stone base with main entry at 2-story pavilion, door with balconete and two 6/6 wood windows on 1<sup>st</sup> and 2<sup>nd</sup> story under closed front gable with pent. Large front gable with shingle and 4/4 double hung sash windows. 6/6 wood windows typical. Decorative shingles throughout. Contains contributing hipped roof frame secondary building (garage).

**566 Auburn Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house; stone foundation, wood clapboard and shingle, asphalt roof. Full width 2-level hipped with deck open front porch with paired slender columns on closed balustrade, modillions. Polygonal bay at 2<sup>nd</sup> story. Closed front gable with pent and tripartite window.

**568 Auburn Avenue**

**ca. 1888**

2 1/2-story hipped roof frame Queen Anne house; stone foundation, wood clapboard, shingle, asphalt roof. Full width shed roof open front porch with pediment over entrance bay, square columns, open balustrade, projecting entry pavilion with multi-lite sidelights. Polygonal bay under closed front gable dormer with paired 1/1 windows. Contains contributing frame front-gambrel secondary building (barn, now garage).

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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**572 Auburn Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard siding, asphalt roof. Half width enclosed porch with brick base and casement windows with multi-lite transom, half-width recessed entry porch with brick cheek walls, sidelights. 2<sup>nd</sup> story polygonal bay under projecting closed gable with tripartite windows. Decorative brackets at eaves. Multiple front-gable dormers at side elevations. Windows 1/1 double hung typical, with multi-lite window and decorative transoms. Contains contributing frame mansard roof with dormers secondary building (garage and apartment).

**580 Auburn Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width shed roof open porch with front gable pediment with carved tympanum at entrance bay, metal supports with closed balustrade. 2<sup>nd</sup> story polygonal bay under projecting closed gable with tripartite windows, rafter tails. Front gable dormer, 2<sup>nd</sup> story oriel window at secondary elevation.

*ASHLAND AVENUE INTERSECTS*

**608 Auburn Avenue**

**ca. 1892**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width shed roof open porch, pediment with carved tympanum at entry bay, grouped columns on closed balustrade. Polygonal bay at 2<sup>nd</sup> story under projecting closed front gable pediment with tripartite windows. Front gable dormer at side elevations. 1/1 wood frame windows typical, some multi-lite windows in gable.

**610 Auburn Avenue**

**1893**

**Built for Martha Slayton**

2 ½-story side gable frame Queen Anne house with engaged polygonal tower with tent roof; stone foundation, wood clapboard, asphalt roof. Full width shed roof open porch with front gable pediment with carved tympanum over entrance bay, grouped fluted columns on closed balustrade; hipped roof dormer. 1/1 wood frame sash windows typical, many with Craftsman muntins.

**612 Auburn Avenue**

**1902**

**Built for George Dietrich**

2 ½-story hipped roof frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Centered elevated entrance porch with two separate historic paneled entry doors on front façade, flanked by large multi-lite fixed windows. 2 polygonal oriels beneath eaves, hipped roof dormer with four grouped windows with engaged columns. 1/1 windows typical, exposed rafter tails.

**618 Auburn Avenue**

**ca. 1893**

**Built for W. J. Leary**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch with pediment with carved tympanum above entry bay, square columns with paneled

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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balustrade. 2<sup>nd</sup> story features polygonal bay and half-width flat-roof open porch. Closed front gable with pent, decorative shingles, tripartite windows. 1/1 wood frame windows.

**620 Auburn Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house; stone foundation, vinyl and wood clapboard siding. Alterations to front elevation, porch, vinyl replacement windows. Non-contributing primary building.

**622 Auburn Avenue**

**ca. 1892**

2 ½-story front gambrel frame Queen Anne house; stone foundation, wood clapboard, asphalt roof, replacement vinyl window. Full width hipped roof open front porch, some original paired columns on pedestals, open balustrade. Bow windows at 2<sup>nd</sup> story under overhanging close front gambrel with shingles, tripartite window.

*ELMWOOD AVENUE INTERSECTS*

**BIDWELL PARKWAY (general)**

**Bidwell Parkway**

**1868-1876, ongoing rehabilitation**

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

USN 02940.000023

Contributing element to the Delaware Park-Front Park system. Runs approximately 1/3-mile between Colonial Circle and Elmwood Avenue in the district. 200-foot wide divided roadway with broad, treed median. For additional description, refer to Section 7 narrative.

**BIDWELL PARKWAY – NORTH SIDE (Even)**

*AT COLONIAL CIRCLE; RICHMOND AVENUE AND LAFAYETTE AVENUE INTERSECT*

**4 Bidwell Parkway**

**1898**

**Built for J. W. Welch**

2 ½-story hipped roof frame symmetrical Colonial Revival house, stone foundation, aluminum siding, asphalt roof. Central partial width flat roof open front porch, square columns with spindle balustrade atop stone base. Oval windows flank central pavilion with door and sidelights at 2<sup>nd</sup> story porch. Hipped dormer, tripartite window. 1/1 double hung windows. 2-story bay window below hipped roof dormer on secondary elevations.

**8 Bidwell Parkway**

**1898**

**Built for J. W. Welch**

2 ½-story hipped roof with deck frame Colonial Revival house, stone foundation, vinyl siding, asphalt roof. Small entry porch with flat roof, columns supporting decorative entablature at entry bay. 2-story polygonal bay. Front gable dormer with cornice returns. 1/1 wood double hung windows, leaded glass tracery in 2<sup>nd</sup> story bay window. Contains contributing secondary building (garage) access on Richmond.



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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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**12 Bidwell Parkway** 1898

**Built for Dennis R. Warden**

**Architect: Bacon & Lewis**

2 ½-story cross gable frame Queen Anne house, enclosed front porch, aluminum siding, asphalt roof, replacement vinyl windows. Non-contributing primary building.

**16 Bidwell Parkway** 1898

**Built for Dennis R. Warden**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Altered porch. Paired oriel windows with multi-light sidelights, paneled cornice header. Pedimented front gable dormer with tripartite window with paneled framework and columns. Intact 1/1 and 4/4 wood frame double hung windows. Fluted corner pilasters.

**20 Bidwell Parkway** 1898

**Built for Dennis R. Warden**

2 ½-story front gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, fluted Doric columns, spindle balustrade, entablature with modillions. Paired bay windows beneath projecting closed front gable with pent, Palladian style window with entablature, Ionic pilasters. Heavy brackets and fluted corner pilasters. Oriel on secondary elevation.

**22 Bidwell Parkway** 1909

**Built for Henry J. Diefenbach**

2 ½-story hipped roof frame Craftsman house, stone foundation, wood shingle, asphalt roof. Full width 2-story flat roof open front porch, square columns on closed shingle balustrade at 1<sup>st</sup> and 2<sup>nd</sup> levels. Front gable dormer contains 8/1 double hung wood windows, elsewhere, 1/1 and 8/1 double hung wood window.

**26 Bidwell Parkway** 1909

**Built for W. A. Dwyer**

2 ½-story front gable frame modest Queen Anne house, stone foundation, wood shingle/mineral fiberboard siding, asphalt roof. Full width 2-level flat roof open front porch, paired square columns, entablature with modillions. Paired bay window at 2<sup>nd</sup> story. Four grouped windows with diamond-pattern tracery in closed gable with pent. 1/1 and 5/1 double hung wood windows. Contains contributing 2-story flat roof secondary building (apartment).

**30 Bidwell Parkway** 1909

**Built for John F. Klopp**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, vinyl siding, asphalt roof. Full width 2-level flat roof open front porch, paneled square columns on pedestal, scrolled metal rail, modillioned cornice. Paired bay windows at 2<sup>nd</sup> story. Tripartite window with simple pilasters in front gable dormer. Overhanging

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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eaves, corner pilasters. 2-story bay window below hipped roof dormer on secondary elevation. Contains contributing flat roof, brick and frame secondary building (garage).

**34 Bidwell Parkway** **ca. 1915**

2 ½-story low hipped roof masonry house with Prairie Style influence, poured concrete foundation, brick and stucco exterior, asphalt shingle roof. Off-center partial width hipped roof vestibule, double door with transom, 1/1 casements between brick columns, stone sills and headers. Paired 1/1 windows with leaded transoms, stone stills. Stucco finish under eaves, large brackets. Small hipped roof dormer with tripartite window. Projecting bay below hipped roof dormer on secondary elevation. Contains contributing hipped roof masonry secondary building (garage).

**40 Bidwell Parkway** **ca. 1885**

**The George L. Thorne House**

**Architect: Bethune, Bethune and Fuchs**

2 ½-story complex massed frame Queen Anne house with engaged 2-story polygonal tower, stone foundation, wood clapboard and shingle, asphalt roof. Full width 2-level open front porch, Doric columns, spindle balustrade 1<sup>st</sup> story. Open front gable with shingle bands, small oriel projecting from peak, vergeboards. Tower features 1/1 windows with craftsman type muntins. Second Empire-style dormer on raked upper level with pediment. Beltcourses, courses of shingles. Contains contributing frame flat roof secondary building (garage).

**44 Bidwell Parkway** **1908**

**Built for Kate Crary and Emma Crary Bidwell**

**Architect: McCreary, Wood & Bradney**

2 ½-story hipped roof with cross gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Recessed single bay entry in ell, small flat roof entry porch. Partial width flat roof enclosed front projection (originally a porch). Oriel window at 1<sup>st</sup> story. Pedimented dormer, paired window with pilasters. 1/1, 4/1, 6/1 double hung wood windows. Frieze, corner boards.

**48 Bidwell Parkway** **1907**

**Built for Amelia W. Christgau**

2 ½-story side gable frame Craftsman house, stone foundation, wood shingle, asphalt roof. Partial width open front porch with standing seam low pitched hipped metal roof, shingled columns and balustrade. 2-story bay window on primary elevation. Low shed roof dormer with 1/1 wood double hung tripartite window, exposed rafter tails. 1/1 double hung wood windows. 2-story shed roof bay window on secondary elevation. Contains contributing flat roof secondary building (garage) accessed from W. Delavan.

**52 Bidwell Parkway** **ca. 1900**

2 ½-story front gable modest Queen Anne style house with permastone, wood shingle siding, asphalt roof. Altered front porch. Rear hipped roof portion on West Delevan Avenue was originally the carriage house for the property, now connected to main building and used as housing. Non-contributing primary building.

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**56 Bidwell Parkway**

**ca. 1910**

2-story side gable frame Colonial Revival house with 2-story polygonal sunroom at side elevation, stone foundation, wood clapboard, asphalt roof. Central entrance with semi-circular entablature, pilasters. 2 tripartite windows with cornice at 1<sup>st</sup> floor; paired windows with hoods at 2<sup>nd</sup> floor. Sunroom has multi-light windows, transoms, metal rail. Ionic corner pilasters. Contains contributing 1 ½-story flat roof frame secondary building.

*WEST DELEVAN AVENUE INTERSECTS; CLAREMONT AVENUE INTERSECTS*

**74 Bidwell Parkway**

**ca. 1910**

2 ½-story cross gabled frame Tudor Revival house, brick 1<sup>st</sup> floor, stucco upper levels, asphalt roof. Half-width front gable open front porch with brick piers and balustrade, Tudor influenced stickwork in tympanum. Front gable features 15/1 wood double hung windows below arcaded window group with keystone, pilasters set in elaborate enframing. Similar in design to 113 Bidwell.

**78 Bidwell Parkway**

**1909**

**Built for James Newton**

2 ½-story side gable masonry Craftsman house, rock-faced random coursed stone 1<sup>st</sup> floor with rough pebbledash upper, asphalt shingle roof. Partial width shed roof open front porch with stone piers and balustrade, exposed rafter tails. Lower level windows set with segmental arched stone relieving arches. 2 shed roof pebbledash dormers with 1/1 window. 10/10 double hung sash windows at 1<sup>st</sup> story, upper floors have 12/1 or 8/1.

**82 Bidwell Parkway**

**1909**

**Built for James Newton**

2 ½-story side gable frame Colonial Revival house, stone foundation, wood shingle, asphalt roof. Partial width hipped roof open front porch with shingle piers and balustrade. Front gable with cornice returns, oriel window. Slightly overhanging 2<sup>nd</sup> story, rafter tails and brackets. 4/1 or 6/1 double hung wood windows typical.

**86 Bidwell Parkway**

**1907**

**Built for Louis Newman**

**Architect: Emerson C. Dell**

2 ½-story hipped frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full-width 2-story open front porch with semi-circular projection, fluted columns, spindle balustrade, modillioned cornice. Entry door flanked by sidelights. 2<sup>nd</sup> story with large bow window with transom, paired French doors. Hipped dormer with tripartite windows. Exposed rafter tails.

**90 Bidwell Parkway**

**1904**

**Built for John H. Kamman**

2 ½-story front clipped gable masonry and frame Tudor Revival style house, brick and stone foundation, brick 1<sup>st</sup> story, faux half-timbering upper levels, asphalt shingle roof. Partial width flat roof open front porch with square columns, arched headers, on stone base. 1<sup>st</sup> story bay window beneath slightly projecting upper level. 2<sup>nd</sup>

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story features decorative half-timbering and stucco with tripartite and paired windows divided by engaged columns beneath overhanging front gable. Small enclosed porch at 2<sup>nd</sup> story with wood panel and multi-lite windows. Paired 9/1 wood sash windows in gable. Heavy bracketing.

**96 Bidwell Parkway**

**1905**

**Built for Charles Mosier**

**Architect: Esenwein and Johnson**

2 ½-story side gable symmetrical masonry Colonial Revival house, stone foundation, brick walls, asphalt shingle roof. Partial width semi-circular flat roof open front porch with stone base, Ionic columns, spindle balustrade. Historic entry floor flanked by sidelights. Tripartite windows with stone headers and sills with 6/1 double hung windows flanked by smaller windows. 1/1 sash windows at 2<sup>nd</sup> story. 3 front gable dormers with cornice returns, segmental arched 6/1 double hung sash windows. Paired corbelled chimneys at ridge. Prominent quoins. Contains contributing hipped roof frame secondary building (garage) accessed from Dorchester.

**In front of 96 Bidwell** – Contributing mid-20<sup>th</sup> century historic cast concrete obelisk-style post, engraved at top with “195\_.”

*AT DORCHESTER ROAD*

**106 Bidwell Parkway**

**1903-1904**

**Built for Nellie Newton**

2 ½-story hipped roof frame Craftsman house, stone foundation, wood shingle, asphalt roof. Projection on secondary elevation has single bay entry, tripartite arched window grouping, historic paneled wood door; 2<sup>nd</sup> floor 4/1, 12/1 wood windows. Off center flat roof enclosed projection on primary elevation, 8-light wood casements. Hipped roof dormers, diamond muntins, elsewhere, 12/1, 20/1 double hung wood windows. Frieze.

**110-112 Bidwell Parkway**

**ca. 1902**

**Built for Arthur W. Meyer**

3-story side gable masonry Tudor Revival apartment building with Flemish gables, poured concrete foundation, red brick exterior, slate roof. Dual recessed corner entries with stone stair, arches, window enframements, turned scrolled corner support. Tripartite windows of 1/1 double hung and 1/1 double hung with fixed transoms, tabbed stone window surrounds. Flat roof extension at rear. Central chimney with corbelling. 2-story polygonal bay with stone window surrounds on secondary elevation. Contains contributing frame secondary building (garage).

**116 Bidwell Parkway**

**1916**

**Built for Miller, Dolinski & Duchon**

4-story 3-bay symmetrical brick Classical Revival style apartment building, stone foundation and 1<sup>st</sup> story, red face brick and brown brick exterior, clay tile and membrane roof. Central entrance with Ionic pilasters and entablature, continuous stone cornice with modillions above 1<sup>st</sup> story. Upper 3 stories contain full-height brick pilasters with stone Ionic capitals, center bay with single 6/6 window, with tabbed stone arch enframement at 2<sup>nd</sup> story. Outside bays each contain central door flanked by 6/1 double hung windows with stone drip mold and



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metal balconete. Tile hipped pent roof above frieze with brick parapet inset with stone swag plaque. Fenestration on secondary elevation is 1/1 double hung wood windows.

**122 Bidwell Parkway** **1906**

**Built for John H. Kamman**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood shingle, asphalt roof. Recessed single bay corner entry. Partial width 2-level flat roof open front porch, Doric columns, stick balustrade on 1<sup>st</sup> and 2<sup>nd</sup> floor. Tripartite arcaded windows with tracery in pent roof front gable, heavy bracketing. Paired 2-story bay window on secondary elevation, front gable dormer. Contains contributing side gable frame secondary building (garage).

**126 Bidwell Parkway** **1902**

**Built for Arthur W. Meyer**

3 1/2-story front gambrel brick Colonial Revival apartment building, altered porch, modified fenestration, vinyl replacement windows. Non-contributing primary building.

**130 Bidwell Parkway** **1902**

**Built for Ernest C. Colter**

**Architect: Esenwein & Johnson**

***Part of a duplex with 132 Bidwell***

2 1/2-story paired front gable masonry duplex with modest Tudor Revival styling, stone foundation, masonry and wood clapboard, asphalt shingle roof. Single recessed entry bay at each corner, brick columns, stone header. Paired oriels with paneled enframement centered under each projecting closed gable. Each gable features tripartite windows, brackets, simple vergeboards. Contemporary sunken garages at basement. 1/1 double hung wood windows. Part of a duplex with 132 Bidwell; similar in detailing to 136-138 Bidwell Parkway.

**132 Bidwell Parkway** **1902**

**Built for Ernest C. Colter**

**Architect: Esenwein & Johnson**

***Part of a duplex with 130 Bidwell***

See description above.

**136 Bidwell Parkway** **1902**

**Built for Ernest C. Colter**

**Architect: Esenwein & Johnson**

***Part of a duplex with 138 Bidwell***

2 1/2-story paired front gable masonry duplex with modest Tudor Revival styling, stone foundation, masonry and faux half-timbering, asphalt shingle roof. Single recessed entry bay at each corner, brick columns, stone header. Paired oriels with paneled enframement centered under each projecting closed gable. Each gable features tripartite windows, faux-half timbering, brackets, simple vergeboards. Overhanging eaves with brackets.

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Contemporary sunken garage. 1/1 double hung wood windows. Similar in detailing to 130-132 Bidwell Parkway.

**138 Bidwell Parkway** 1902

**Built for Ernest C. Colter**

**Architect: Esenwein & Johnson**

*Part of a duplex with 136 Bidwell*

See description above.

**142 Bidwell Parkway** 1905-1906

**Built for John P. Derrigan**

**Architect: Esenwein & Johnson**

2 1/2-story side gable frame Colonial Revival style house, stone foundation, wood shingle, asphalt roof. Central partial width open pedimented entry porch, Doric columns, cornice return; paneled door with entablature, sidelights. Windows with flat-arched headers with keystones. 2<sup>nd</sup> story slightly projects, simple brackets. Paired front gable dormers contain segmental arched 8/8 double hung wood windows; elsewhere 1/1 double hung wood windows.

*ELMWOOD AVENUE INTERSECTS*

**BIDWELL PARKWAY – SOUTH SIDE (Odd)**

*AT COLONIAL CIRCLE; RICHMOND AVENUE AND LAFAYETTE AVENUE INTERSECTS*

**13 Bidwell Parkway** 1892 (chapel), 1925-1926 (church)

**St. John's-Grace Episcopal Church**

**Architect: Bertram Grosvenor Goodhue Associates, completed by successor firm Mayers, Murray and Philip (church)**

Gothic Revival church with Art Deco stylistic influences, with adjoining stone Gothic Revival chapel building now used as a parish hall. Main church building features random coursed rusticated stone, buttressing, large pointed arch window with Gothic tracery and bell gable at gable end facing towards Bidwell Circle. Art Deco bas relief carvings over door including text, figurals, and eagle profiles. Older cross-gabled chapel building is of a smoother textured random coursed stone with raised watertable, hooded windows and modillioned cornices, primary south elevation features paired historic wood entry doors and three lancet windows.

**15 Bidwell Parkway** 1904

**Built for Buffalo Improvement Co.**

2 1/2-story 5-bay front gable symmetrical frame Colonial Revival house, stone foundation, mineral fiberboard siding, asphalt roof. Pedimented front gable. Paired windows in pedimented front gable, modillions. 1/1 double hung wood windows with cornice headers.

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**21 Bidwell Parkway** 1905

**Built for Katherine B. French**

2 1/2-story side gable frame Colonial Revival duplex house, rock-faced stone foundation, wood shingle and clapboard sheathing, asphalt shingle roof. 2 half-width flat-roof front porches with fluted columns, open balustrade, on stone base. 2 polygonal bays above porches at 2<sup>nd</sup> story. 2 front gable dormers, each with tripartite window, cornice return, shingle. Exposed rafter tails. 12/1 wood double hung windows, 12/12 windows in gable.

**27 Bidwell Parkway** ca. 1910

2 1/2-story flared hipped roof frame Craftsman house, stone foundation, wood clapboard, asphalt shingle. Full width hipped roof open front porch, square columns with open balustrade, rafter tails. Paired bay windows at 2<sup>nd</sup> story. Hipped roof dormers. 1/1, 3/1, 6/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**33 Bidwell Parkway** ca. 1910

2-story hipped roof masonry house with Spanish Colonial and Craftsman influenced styling, stone foundation, stucco finish, clay tile roofing. Full width hipped roof enclosed front porch with 4/4 casement windows. 3 10/1 double hung wood windows at 2<sup>nd</sup> story. Hipped roof dormers, each with paired window.

**37 Bidwell Parkway** 1909

**Built for W. B. French**

**Architect: Stephen R. Berry**

2-story low-pitched hipped roof house with a Prairie Style influence, stucco covered foundation, stucco finish, asphalt roof. Polygonal hipped roof enclosed front room, square pilasters. Ribbon windows with beltcourse under eaves of varying numbers, fixed leaded glazing. Broadly overhanging eaves. Side entrance with pedestals. Contains contributing gable frame secondary building (garage).

**39 Bidwell Parkway** 1909

**Built for W. B. French**

2 1/2-story front gable frame Tudor house, stone foundation, masonry lower/faux half-timbered upper, asphalt roof. Full width hipped roof open front porch with square columns, brackets, exposed rafter tails. Tripartite windows flank small balcony at 2<sup>nd</sup> story. Band of 5 windows with diamond tracery in front gable. 12/1, 9/1 and fixed light wood windows. Corner boards, flared eaves with bracketing. Shed roof dormers on secondary elevation. Contains contributing flat roof secondary building (garage).

**43 Bidwell Parkway** 1909

**Built for W. B. French**

2 1/2-story side gable Colonial Revival house, covered foundation, stucco finish, asphalt roof. Full width shed roof enclosed front porch. Paired 6/1 wood windows flank dual French doors at small balcony of 2<sup>nd</sup> story. Paired front gable dormers, window with diamond tracery. Engaged chimney of secondary elevation.

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**47 Bidwell Parkway** **ca. 1890**

2 1/2-story front gable frame Queen Anne building with engaged conical roof tower, stone foundation, brick 1<sup>st</sup> story, wood clapboard and shingle upper, asphalt roof. Full width 2-level flat roof open front porch with Doric columns on pedestals, open balustrade, entablature. Bay window with center French doors at 2<sup>nd</sup> story. Palladian-influenced window grouping at closed front gable with central round headed window, exposed rafter tails. Chimney at center ridge. 2-story polygonal bay window below pedimented front gable with cornice on secondary elevation.

**55 Bidwell Parkway** **ca. 1916**  
**Built for James Newton**

2 1/2-story side gable house with modest Tudor Revival detailing with 2-story semi-circular polygonal bay, stone foundation, stucco finish, asphalt roof. Central projecting bay side entry with hood, diamond-pattern leaded windows, 2<sup>nd</sup> floor has band of windows with multi-light transoms. Two front gable dormers, cornice returns, paired 6/1 windows. 1/1, 8/1, 3/3 and fixed wood windows.

**65 Bidwell Parkway** **ca. 1892**

3-story cross gambrel frame house with mixed Queen Anne and Shingle Style influences, wood clapboard and shingle, asphalt roof. Engaged 3-story curved tower with conical roof, large entry porch with spindle balustrade, shed roof entry pavilion with casket doors. 2-story polygonal bay under large front gable with central recessed Palladian window with columns flanked by bulls-eye windows. Side elevation features balcony at 3<sup>rd</sup> story. 1/1 double hung wood windows typical. Contains contributing secondary building hipped roof frame building (garage).

**69 Bidwell Parkway** **ca. 1910**

2 1/2-story side gable masonry house with mixed Colonial Revival and Craftsman detailing, rubble stone foundation and 1<sup>st</sup> story; pebbledash finish upper, asphalt roof. Central entrance in projecting stone bay with copper hood, paneled door with sidelights; tripartite leaded window at 2<sup>nd</sup> floor. Paired front gable dormers, exposed rafter tails, knee braces. Broad 1/1 and 6/1 double hung windows, with segmental arched stone headers at 1<sup>st</sup> story. Contains non-contributing secondary building (garage).

*ASHLAND AVENUE INTERSECTS; WEST DELAVAN AVENUE INTERSECTS*

**111 Bidwell Parkway** **1895**  
**Built for Frederick Brice**

2 1/2-story front gable Colonial Revival house with 2 1/2-story large engaged square tower with pyramidal roof, stone foundation, wood clapboard, asphalt shingle roof. Partial width 2-level flat roof open front porch, square columns, high spindled rail on 2<sup>nd</sup>-story. Recessed French doors and balcony in closed front gable. 1/1 double hung wood windows. Frieze, flared belt course.

**113 Bidwell Parkway** **1905**



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2 1/2-story cross gable frame house with elaborate Tudor Revival styling, stone and stucco finish foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch, grouped columns on closed stucco balustrade and base, corner brackets with shaped headers. Polygonal bay with pilasters and diamond-pattern sash windows at 1<sup>st</sup> level under slightly projecting 2<sup>nd</sup> story gable bay with 3 diamond-pattern sash windows, cornice. Tripartite window with arched paneling, engaged column enframing in gable. Arched top front gable dormer. 1/1 double hung windows, diamond tracery in upper sash typical. Frieze, bracketing. Similarly detailed as 74 Bidwell.

**115 Bidwell Parkway**

**1901**

**Built for Nellie Newton**

2 1/2-story cross gable frame house with Shingle Style and Craftsman influences, stone foundation, brick 1<sup>st</sup> story and wood shingle upper, asphalt roof. Partial width flat roof glazed enclosed porch, leaded transoms, brick base with stone sill, double door entry. Flared pyramidal roof dormer. Open front gable with bracketed oriel window with 16/1, 12/1 double hung wood windows, under projecting tympanum. 1/1 double hung wood windows. Flared belt course at 2<sup>nd</sup> and 3<sup>rd</sup> floors, modillions, brackets. Engaged chimney on secondary elevation. Contains contributing secondary building (garage).

**117 Bidwell Parkway**

**1902**

**Built for Frances Lanctot**

2 1/2-story step hipped roof frame Queen Anne style house with engaged 2-story polygonal corner tower, stone foundation, brick 1<sup>st</sup> story and wood clapboard, asphalt roof. Full width hipped roof open front porch, pediment with carved tympanum at entry bay, square columns, open balustrade. Corner tower has elongated 2/2 wood sash windows between engaged pilasters at 2<sup>nd</sup> story; 1/1 at 3<sup>rd</sup> floor; flared shingle belt course. Pedimented front dormer with sunburst. Frieze, decorative shingling. Contains contributing secondary building (garage) accessed from West Delavan.

**119 Bidwell Parkway**

**ca. 1900**

**Built for Armand M. Minard**

2 1/2-story side gable frame Colonial Revival house, stone foundation, brick and wood clapboard, asphalt roof. Full-width open entry porch with stone base, central single bay brick entry pavilion with entablature, door surround with pilasters and entablature; central polygonal bay window on 2<sup>nd</sup> story, front gable dormer with single window, cornice return at 3<sup>rd</sup> floor. Pedimented dormers with paired angled 16/1 windows, elsewhere 1/1 double hung wood windows. Brackets at eaves, flared belt course.

**123 Bidwell Parkway**

**1895**

**The Arnold House**

**Built for Charles D. Arnold**

**Architect: Joseph Lyman Silsbee**

2 1/2-story flared hipped roof Tudor Style house with engaged rounded masonry tower, conical roof; stone foundation, brick 1<sup>st</sup> story and faux half-timbering above, wood shingle roof. Rounded ell-shaped full width

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open front porch (later addition), square supports with arched support brackets atop brick knee wall with stone sill. Side-by-side casements at 2<sup>nd</sup> story. Flared hipped roof dormers. Decorative copper flashing at ridge.

*ELMWOOD AVENUE INTERSECTS*

**BIRD AVENUE - SOUTH SIDE (Odd)**

*RICHMOND AVENUE INTERSECTS*

**499 Bird Avenue** **ca. 1910**

2 ½ -story frame front gable Queen Anne house; stone foundation, mineral fiberboard siding, asphalt roof. Full-width flat roof front porch, square posts, closed shingled rail atop stone base. Bay window. Paired window in pent roof front gable. 1/1 double hung wood windows typical.

**501 Bird Avenue** **1896**

2 ½ -story front gable frame Colonial Revival house; stone foundation, wood clapboard and shingle, asphalt roof. Full width flat roof open front porch, Doric columns atop square posts. Tripartite window in front gable, scalloped shingle, exposed rafter tails.

**505 Bird Avenue** **1900**

**Built for John Sturdy**

2 -story hipped roof frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch, square posts, open square rail. Hipped roof dormers with paired windows. Side hooded oriel. 1/1 wood double hung windows. Corner posts.

*CLAREMONT AVENUE INTERSECTS*

**535 Bird Avenue** **ca. 1900**

2 ½-story hipped roof frame building in Foursquare style and mixed period styling; stone foundation, wood clapboard siding. Half width recessed entry porch; hipped roof dormers with 1/1 wood window with wood tracery; extended eaves with brackets.

**537 Bird Avenue** **ca. 1906**

**Built for Matthew J. Hudson**

**Builder: Matthew J. Hudson (likely)**

2 ½-story hipped roof frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Half width flat roof enclosed front porch with 6/1 wood fixed casement windows. Bow window, bay window. Pedimented front gable dormer with tripartite window, fixed diamond upper sash. 1/1 double hung wood windows typical.

**541 Bird Avenue** **ca. 2010**

2 ½ story non-historic frame house. Non-contributing primary building.

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*ASHLAND AVENUE INTERSECTS*

**557 Bird Avenue** **ca. 1910**

2 ½-story front gable frame Queen Anne house; stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, Doric columns, open spindle balustrade. Bay window below pediment front gable with tripartite window. 2-story bay window below pedimented dormer on secondary elevation. 1/1 double hung wood windows typical, cornice headers.

**561 Bird Avenue** **ca. 1910**

2 ½-story front gable frame house with Queen Anne styling; stone foundation, wood clapboard. Recessed paired windows in front gable; polygonal bay window; wide brackets at overhanging eaves; 1/1 wood windows.

**563 Bird Avenue** **ca. 1910**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard siding. Full width open front porch; paired 1/1 wood windows in front gable; polygonal bay window; wide brackets at eaves.

**567 Bird Avenue** **1905**

**Built for James W. Chase**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width flat roof front porch, square posts, open turned balustrade. Bay window below pedimented front gable with paired window, cornice header. 1/1 double hung wood windows typical. Frieze, corner boards.

*ELMWOOD AVENUE INTERSECTS*

**BIRD AVENUE - NORTH SIDE (Even)**

*RICHMOND AVENUE INTERSECTS*

**500 Bird Avenue** **ca. 1905**

2 ½-story cross gable frame house with Queen Anne and Craftsman detailing; stone foundation, wood clapboard and shingle, asphalt roof. Recessed full width front open front porch metal supports, pediment with vergeboard at center. Vergeboard and bracketing at steep gables; 12/1, 9/1 and 1/1 wood windows.

**504 Bird Avenue** **ca. 1900**

2 ½-story side gable frame Queen Anne house; stone foundation, vinyl siding, wood shingle. Full width open front porch; recessed Tudor arch in front gable, 1/1 wood windows with diamond tracery.

*CLAREMONT AVENUE INTERSECTS*

**532 Bird Avenue** **1907**

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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**Built for Sarah Mott**

2 ½-story hipped roof frame American Foursquare house with some Classical Revival elements; stone foundation, wood clapboard and shingle, asphalt roof. Partial width half width enclosed front porch, corner columns, frieze; along side bay window. Hipped roof dormers. 1/1, 4/1, 6/1, 8/1 double hung wood windows.

**536 Bird Avenue**

**ca. 1895**

**Built for J. A. McBurney**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard and shingle. First floor polygonal bay window; Palladian window in front gable; smaller front gable in lower corners of main gable.

**538 Bird Avenue**

**1902**

**Built for Charles W. Riehl**

**Architect: Louis P.J. Eckel**

2 ½-story cross gable frame Queen Anne house; stone foundation, wood clapboard and shingle. Full width shed roof open front porch; bay window with rounded 1/1 wood windows; Palladian window in front gable. Contains contributing hipped roof frame secondary building (garage).

**542 Bird Avenue**

**ca. 1910**

2 ½-story hipped roof frame house with American Foursquare styling; stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof front porch; hipped roof dormer with tripartite window; polygonal bay window; 1/1 wood windows.

*ASHLAND AVENUE INTERSECTS*

**568 Bird Avenue**

**ca. 1910**

2 ½-story side gambrel frame Queen Anne house; stone foundation, mineral fiberboard siding, asphalt roof. Partial width flat roof open front porch; hipped roof dormer; Palladian window in front gambrel; 1/1 wood windows. Contains contributing hipped roof frame secondary building (garage).

**572 Bird Avenue**

**1905**

**Built for Harriett A. Graghan**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Partial width flat roof enclosed front porch; polygonal bay window; recessed paired 1/1 wood windows with diamond tracery in front gable, decorative shingle; brackets at overhanging eaves.

**574 Bird Avenue**

**ca. 1910**

2 ½ story front gabled frame Queen Anne house; stone foundation, wood clapboard, vinyl siding. Partial width 2 story front porch; polygonal bay window; 6/1 wood double hung windows.

*ELMWOOD AVENUE INTERSECTS*



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ELMWOOD HISTORIC DISTRICT (WEST)

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**BRECKENRIDGE STREET – SOUTH SIDE (Odd)**

*RICHMOND AVENUE INTERSECTS*

**543 Breckenridge Street**

**1915**

**Built for Homer J. Carpenter**

2 ½-story hipped cross gable brick Queen Anne house; stone foundation, brick walls, wood shingle. Half width open front porch banded square columns, open second story porch. Entablature, sidelights at single bay entry. 2-story bay window below pediment on secondary elevation. 6/1, 4/1 and 1/1 wood windows, oriel window. Similar styling to 545 Breckenridge.

**545 Breckenridge Street**

**1915**

**Built for Homer J. Carpenter**

2 ½-story hipped cross gable masonry Queen Anne house; stone foundation, brick walls/wood shingle, asphalt roof. Half width open front porch banded square columns, open second story porch. Entablature, sidelights at single bay entry. 2-story bay window below pediment on secondary elevation. 6/1, 4/1 and 1/1 wood windows, oriel window. Similar styling to 543 Breckenridge.

**549 Breckenridge Street**

**1909**

**Built for M. M. Drake, Jr.**

**Architect: Colson & Hudson**

2 ½-story front gable frame vernacular Queen Anne house; stone foundation, wood clapboard siding, asphalt roof. Full width flat roof front porch Doric columns, closed panel rail. Bay window with cornice header. Front gable dormer; 8/1, 6/1, 1/1 double hung wood windows.

**551 Breckenridge Street**

**ca. 1905**

2 ½-story front gable frame vernacular Queen Anne house; stone foundation, aluminum siding. Full width flat roof open front porch; front gable dormer at sides; 8/1, 6/1 and 1/1 wood windows. Contains contributing hipped roof frame secondary building (shed). Similar styling to 549 Breckenridge.

**553 Breckenridge Street**

**ca. 1890**

2 ½-story cross gable frame vernacular Queen Anne house; stone foundation, wood clapboard and shingle, asphalt roof. Full width shed roof open front porch with pediment over entrance bay. Projecting 2-story bay with corner relief on secondary elevation. 12/1 and 1/1 wood windows. Frieze, framing and corner boards.

**555 Breckenridge Street**

**ca. 1890**

2 ½-story complex side gable roof frame Queen Anne house with corner polygonal tower; stone foundation, wood clapboard siding, asphalt roof. Large steep front gable dormer, tripartite window. Bay window and engaged pedimented dormer on secondary elevation. Flared belt course, verge board.

*NORWOOD AVENUE INTERSECTS*

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**579 Breckenridge Street**

**1895**

**Built for William Van Scoter**

2 1/2-story front gable frame building with Queen Anne styling; stone foundation, wood clapboard siding. Half width flat roof open front porch; hipped roof dormers; decorative wood shingle in front gable.

**581 Breckenridge Street**

**ca. 1900**

2 1/2-story front gable frame vernacular Queen Anne house; stone foundation, asphalt shingle. Full width hipped roof open front porch, second story half width open front porch.

**583 Breckenridge Street**

**1898**

**Built for Niederpruem & Co.**

2 1/2-story cross gabled frame detailed Queen Anne house; stone foundation; wood clapboard. Full width shed roof open front porch with pediment above entry bay; decorative woodwork in front gable; 1/1 windows typical, diamond patterned windows in gable.

**585 Breckenridge Street**

**ca. 1900**

2-story hipped roof frame Queen Anne building; stone foundation, aluminum siding, asphalt roof. Half width flat roof open front porch with wide frieze, modillions. Front gable pedimented dormers. 8/1 and single pane with fixed transom wood windows. Modillions at overhanging eaves. Contains contributing hipped roof frame secondary building (garage).

*GILL ALLEY INTERSECTS*

**587 Breckenridge Street**

**ca. 1886**

**Built for E. J. Hingston**

2 1/2-story asymmetrical front gable frame Queen Anne house; stone foundation, mineral fiberboard siding, asphalt shingle. Engaged, full width shed roof open front porch with pediment with decorative wood shingle above entrance bay. Bay window below decorative wood shingle, pendant in front gable. Contains contributing side gable frame secondary building (garage) with access from Gill Alley.

**589 Breckenridge Street**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house; stone foundation, wood clapboard and shingle, asphalt roof. Full width flat roof open front porch, brick porch support wide square piers, stick rail. Engaged pedimented front gable dormer. Side frieze, vergeboard, corner posts. Contains contributing gable frame secondary building (garage).

**593 Breckenridge Street**

**ca. 1890**

2 1/2-story side gable frame house with mixed period styling; altered porch, modified windows, unusual 3<sup>rd</sup> story dormer addition. Non-contributing primary building.

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*ASHLAND AVENUE INTERSECTS*

**613 Breckenridge Street**

**ca. 1895, 1917 addition**

2 1/2-story cross gable frame vernacular Colonial Revival house; wood clapboard and shingle, altered porch, replacement windows. Similar styling to 617 and 621 Breckenridge. Non-contributing primary building.

**617 Breckenridge Street**

**ca. 1895**

2 1/2-story side gable frame vernacular Colonial Revival house; stone foundation, wood clapboard siding, asphalt roof. Full width shed roof open front porch, metal supports. Tripartite window in hipped roof dormers. 1/1 double hung wood windows, diamond traced angular oriel window. Similar styling to 613 and 621 Breckenridge.

**621 Breckenridge Street**

**ca. 1895**

2 1/2-story side gable frame vernacular Colonial Revival house; stone foundation, vinyl siding, asphalt roof. Full width shed roof open front porch, turned posts and rail. Tripartite window in hipped roof dormer. 1/1 windows.

**625 Breckenridge Street**

**ca. 1895**

2 1/2-story side gable frame vernacular Colonial Revival house; stone foundation, wood clapboard and shingle, asphalt roof. Half width shed roof open front porch with pediment over entrance bay, square posts, closed paneled rail, porch engages 2-story bay window at corner. Pedimented dormers. 12/1 and 1/1 double hung wood windows. Contains non-contributing frame secondary building (shed).

**629 Breckenridge Street**

**ca. 1890**

2-story hipped roof frame Queen Anne house with engaged polygonal corner tower; aluminum and wood clapboard siding, altered porch, replacement windows. Non-contributing primary building.

**633 Breckenridge Street**

**ca. 1922**

2 1/2-story front gable modest Queen Anne house; mineral fiberboard and wood clapboard siding, modified windows, altered porch. Non-contributing primary building.

*ELMWOOD AVENUE INTERSECTS*

**BRECKENRIDGE STREET – NORTH SIDE (Even)**

*RICHMOND AVENUE INTERSECTS*

**552 Breckenridge Street**

**ca. 1890**

2 1/2-story cross cable frame house with mixed period styling; stone foundation, wood clapboard siding, asphalt roof. Full width partial enclosed front porch. Central polygonal dormer with triple windows. 6/1, 1/1 and single

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sash with fixed transom wood windows. Contains contributing flat and gable roof frame secondary building (garage).

**556 Breckenridge Street**

**ca. 1888**

2 1/2-story front gable frame house with Queen Anne and Colonial Revival styling; stone foundation, wood clapboard, asphalt roof. Detailed entrance entablature with pediment along side recessed corner bay. Bay window below pedimented gable, tripartite window with dentil cornice, scroll work in tympanum. 1/1 double hung and fixed sash wood windows. Corner posts.

**558 Breckenridge Street**

**ca. 1895**

2 1/2-story side gable frame Colonial Revival house; stone foundation, vinyl siding, asphalt shingle roof. Full width shed roof open front porch with brick piers, stone caps. Paired hipped roof dormers. Some double-hung wood windows with Craftsman-style muntins.

*NORWOOD AVENUE INTERSECTS*

**578 Breckenridge Street**

**ca. 1890**

2 1/2-story cross gabled frame L-shape building with mixed period styling and polygonal dormer; stone foundation, wood shingle. Half width open porch; hipped roof dormers. 1/1, 3/1 wood windows, craftsman muntins typical.

**586 Breckenridge Street**

**ca. 1895**

2 1/2-story front gable frame Queen Anne house; stone foundation, wood clapboard siding, asphalt roof. Full width shed roof open front porch, slender columned, turned and paneled rail.. Bay window. Tripartite window in flared gable with detailed cornice. 1/1 double hung wood windows. Corner boards. Contains large contributing hipped roof frame secondary building (carriage house, now residence).

**588 Breckenridge Street**

**ca. 1905**

Contributing primary building; 2 1/2-story front gable frame modest Queen Anne building; stone foundation, wood clapboard siding. Full width flat roof open front porch; front gable dormers; detailed Palladian window in front gable. Contains contributing 2-story hipped roof frame secondary building (residence).

*GILL ALLEY INTERSECTS*

**592 Breckenridge Street**

**ca. 1890**

2 1/2-story cross gabled frame vernacular Queen Anne house; stone foundation, wood shingle, slate roofing. Projecting oriel at secondary elevation. Single light tripartite window in front gable, cornice return. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage) with egress from Gill Alley.

**596 Breckenridge Street**

**ca. 1890**



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2 1/2-story front gable frame vernacular house with Queen Anne styling; stone foundation, wood shingle, asphalt roof. Single bay entrance with entablature. Bay window. Pedimented front dormer with paired window, scallop shingle. 1/1 double hung bay window. Contains contributing side gable frame secondary building (garage).

*ASHLAND AVENUE INTERSECTS*

**626 Breckenridge Street**

**ca. 1890**

2 1/2-story cross gable frame house with mixed Queen Anne styling; stone foundation, wood clapboard siding/asphalt siding, asphalt shingle. Full width flat roof open front porch, square posts, closed shingled rail. Ribbon window in front gable, cornice header, cornice return. 1/1 double hung wood windows.

**628 Breckenridge Street**

**ca. 1920**

2 1/2-story front gable frame house with Queen Anne styling; stone foundation, wood clapboard siding, asphalt roof. 2-story bay window below engaged pediment dormer. 1/1 double hung wood windows. Scroll work in tympanum. Corner boards.

**632 Breckenridge Street**

**ca. 1877**

2 1/2-story front gable frame house with mixed Colonial Revival styling; stone foundation, wood clapboard/shingle, asphalt roof. Bay window below overhanging front gable, large Palladian influence window and framing. Oriel window below pedimented gambrel dormer on secondary elevation. 1/1 double hung wood windows, corner boards, brackets.

*GRENWAY ALLEY INTERSECTS*

**636 Breckenridge Street**

**ca. 1920**

2 1/2-story front gable frame house with vernacular styling; stone foundation, wood clapboard/shingle, asphalt roof. Hipped entrance hood with brackets. Angular oriel window. Steep pyramidal dormer on secondary elevation. 1/1, 9/1, 12/1 double hung wood windows. Decorative shingle in flared gable.

**640 Breckenridge Street**

**ca. 1892**

2 1/2-story front gable frame house with Queen Anne influence; stone foundation, wood clapboard siding, asphalt roof.

*ELMWOOD AVENUE INTERSECTS*

**BRYANT STREET – NORTH SIDE (Odd)**

*ELMWOOD AVENUE INTERSECTS*

**289 Bryant Street**

**ca. 1900**

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Name of Property

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2 ½-story front gable frame modest Queen Anne mixed-use building; stone foundation, asphalt siding, asphalt roof. Full width commercial storefront with recessed entrance. Pedimented front gable with paired window. 1/1 double hung wood windows.

**291 Bryant Street** **ca. 1930**

2 ½-story mansard roof masonry mixed-used building with mixed period styling, stone foundation, brick lower/frame upper, asphalt roof. 1-story full width commercial storefront addition, decorative buff brick detailing. 1/1 double hung wood windows.

**295 Bryant Street** **ca. 1905**

2 ½-story frame front gambrel multi-family house with vernacular Colonial Revival styling, stone foundation, wood clapboard, asphalt roof. Partial window front entry porch. Hipped roof dormers. 1/1 double hung wood windows. Contains contributing flat roof secondary building (garage).

**305 Bryant** **1906**

2 ½-story cross gable frame house with Italianate details, stone foundation, mineral fiberboard siding, asphalt roof. Engaged corner tower, to bay oriel on side elevation. 1-story masonry commercial extension with cast stone detail, recessed arched entry. Contains contributing flat roof secondary building (garage).

**309-311 Bryant Street** **309 – 1899; 311 - ca. 1886**

**Former Jehle Grocery Store and Residence**

**Built for Fred Jehle**

**Architect: Bethune, Bethune and Fuchs**

2-story brick commercial building with front-gable gable and flat roof portions. 1<sup>st</sup> floor has historic storefront with cast-iron pilasters, paneled bulkhead and glass with and egg and dart molding in capitals. 2<sup>nd</sup> level features flat arched windows with voussoirs and stone sills. Gable has round arched tripartite window and stone sill. Wood double doors with multi-light windows. Non-historic front canopy extends over sidewalk with simple column supports.

*ASHLAND AVENUE INTERSECTS*

**319 Bryant Street** **ca. 1900**

2 ½-story hipped roof frame Foursquare house; stone foundation, asbestos shingle siding, asphalt roof. Full width flat roof open enclosed front porch, single recessed entry bay, 6/1 double hung wood windows. Tripartite windows in hipped roof dormers, pilasters. 1/1 double hung wood windows typical.

**323 Bryant Street** **ca. 1898**

2-story hipped roof frame Colonial Revival house; altered 2-level porch, vinyl siding. Non-contributing primary building.

**325 Bryant Street** **ca. 1900**

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2 ½-story cross gable frame Queen Anne house, stone foundation, wood clapboard and asphalt siding, asphalt roof. Full width porch, Doric columns, turned balustrade; brackets. 2-story bay window on secondary elevation. Bow window below front pediment with elongated 1/1 windows, modillions at eaves.

**331 Bryant Street** **ca. 1900**

2 ½-story frame style house; front gable roof with dormers; clapboard siding. Altered front porch, bays on second level. Non-contributing primary building.

**333 Bryant Street** **ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, clapboard siding, asphalt roof. Full width flat roof open front porch, paired paneled posts atop brick bases. Palladian-inspired window in pedimented front gable. Single and paired 1/1 double hung wood windows with cornice heads; oriel on secondary elevation. Contains contributing front gable frame secondary building (garage).

**335 Bryant Street** **ca. 1891**

2 ½ -story front gable frame vernacular house, stone foundation, clapboard siding, asphalt roof. Full width flat roof open front porch, square posts, frieze. Projecting 2-story bay on secondary elevation with central oriel. 1/1 double hung wood windows. Framing and corner boards. Contains contributing front gable frame secondary building (garage). Similar styling to 337 Bryant Street.

**337 Bryant Street** **ca. 1891**

2 ½-story frame vernacular house with modest Queen Anne elements, stone foundation, clapboard siding, asphalt roof. Full width shed roof open front porch, pediment at entry. Projecting bay with oriel at secondary elevation. 1/1 flat top and segmental arched windows typical. Framing and corner boards. Contains non-contributing secondary building (shed). Similar styling to 335 Bryant Street.

**339 Bryant Street** **ca. 1900**

2 ½-story frame cross gable Queen Anne house with Shingle detailing; stone foundation, clapboard and rusticated shingle siding, asphalt roof. Full width hipped roof open front porch, scrolled pediment at entry, slender columns. Paired window in each gable, 1/1 double hung wood windows typical. Frieze, wide belt course, shingle corner brackets.

**349 Bryant Street** **ca. 1900**

2 ½-story hipped roof frame Foursquare house; stone foundation, clapboard siding, asphalt roof. Full width porch with Craftsman detailing and deck above, rusticated stone foundation and tapered supports, wide-plank balustrade. Hipped roof dormer; rusticated shingle; band of 6/1 windows. 9/1 double hung windows typical. Cornice, fluted pilasters. Contains contributing side gable frame secondary building (garage).

**353 Bryant Street** **ca. 1920**

2 ½-story frame front gable Prairie Style house; stone foundation, rusticated shingle and clapboard siding, asphalt roof. Full width pent roof open front porch, brick piers, closed panel rail. Projecting bays on secondary

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elevation. Shed roof dormer. Tripartite window in front gable. 1/1, 6/1, 9/1 double hung wood windows. Belt course.

*NORWOOD AVENUE INTERSECTS*

**373 Bryant Street** **ca. 1900**

2 1/2-story front gable frame Queen Anne house; stone foundation, vinyl siding, asphalt roof. Full width porch, square supports, plain balustrade. Shed roof dormer. Palladian style window in front gable. 1/1 double hung and single-light with fixed transom wood windows. Vergeboard, frieze, corner boards.

**379 Bryant Street** **ca. 1900**

2 1/2-story cross gable frame Queen Anne house, vinyl siding, modified porch, altered windows. Non-contributing primary building.

**383 Bryant Street** **ca. 1855**

2 1/2-story cross gable vernacular Victorian house, stone foundation, masonry envelope, asphalt roof. 1/1 round top wood windows with stone bracketed sills, keystones. Verge board, paneled frieze and scrollwork in tympanum. Contains non-contributing secondary building (garage).

**385 Bryant Street** **ca. 1930**

3-story brick Colonial Revival apartment building with a flat roof. Symmetrical facade; central entrance with stone surround of engaged pilasters and entablature; paneled wood door; sidelights. 6/1 double hung windows; primarily paired or grouped in three. Curved bays at east and west facades. Roof line parapet; blind balustrade detailing.

*AT RICHMOND AVENUE*

**BRYANT STREET - SOUTH SIDE (Even)**

**296 Bryant Street** **ca. 1892, pre-1920 addition**

**Former Bell Telephone Company Bryant Exchange Building**

2-story, L-plan brick building with flat roof. Rusticated stone foundation; red brick masonry; horizontal corbel brick beltcourse; corbelled brick cornice. 4/4 double hung windows; transoms over 1/1 windows at 2<sup>nd</sup> floor; stone sills; flat headed arches. Located behind 298 Bryant Street.

**298 Bryant Street** **ca. 1920**

2-story front gable frame vernacular Queen Anne house, stone foundation, vinyl siding, asphalt shingle roof. 2 story polygonal bay, gable dormer; patterned vinyl. Pair of paneled entrance doors; simple shaped trim to windows. 1/1 double hung windows; paired window on 1<sup>st</sup> floor; decorative trim. Flared eaves; coved soffits; vergeboard.



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**302 Bryant Street**

**ca. 1900**

2 ½ -story symmetrical front gable masonry Queen Anne building, brick, clapboard and patterned shingle, asphalt roof. Full width enframed commercial storefront; recessed entry; full width sign board. Upper story with polygonal oriels. Gable dormers. 6/1, 8/1, 1/1 double hung windows.

**306 Bryant Street**

**ca. 1900**

2-story frame vernacular Queen Anne house; cross-gabled roof; asbestos shingle siding, altered porch. Non-contributing primary building.

**310 Bryant Street**

**ca. 1898**

**The Catherine Flats**

4-story symmetrical brick apartment building with flat roof. Front entry porch has Doric columns. Non-historic metal entry door with paneled sidelights with pilasters, entablature. Two 4-story full-height polygonal bays with paired double hung 1/1 windows. Corbelling below windows. Center bay on second and third floor has double hung 1/1 windows with sandstone lintels and sill. Compound arched windows on fourth floor. Wood entablature above windows. Dentils under crowning cornice.

**312 Bryant Street**

**ca. 1870**

3-story brick mixed-use commercial and residential building in a Commercial Italianate style. Full width cast iron storefront; recessed entrance; pair of paneled doors; transom above. Storefront windows with segmented transom above wood bulkheads, panel above for signboard with consoles. Windows 1/1 double hung wood sash with segmental arched headers. Corbelling under modillioned cornice with prominent consoles at building corners.

*ASHLAND AVENUE INTERSECTS*

**322 Bryant Street**

**2006**

1 ½ -story frame vernacular house; gable roof with shed dormers; clapboard and corrugated metal siding. Non-contributing primary building.

**326 Bryant Street**

**ca. 1880**

2-story frame house with front gable roof; vinyl siding, altered windows. Non-contributing primary building.

**328 Bryant Street**

**ca. 1880**

2-story frame house with front gable roof; asbestos shingle siding, vinyl windows. Full width non-historic front porch. 1/1 windows; Eastlake trim. Non-contributing primary building.

**330 Bryant Street**

**ca. 1877**

2 ½ -story front gable frame Colonial Revival house, clapboard siding. Full width porch with Craftsman detailing, slightly tapered posts, latticed rail. Gambrel dormer. 6/1, 1/1 double hung windows; plain trim; paneled shutters at gable end. Paneled entrance door.

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**334 Bryant Street** **1895 both buildings**  
**The Pembroke and The Haverford**  
*Parcel contains 2 contributing apartment buildings.*

*334-338 Bryant (The Pembroke):* 4-story brick Classical Revival apartment building with flat roof. Two front porticos each with Tuscan columns, bracketed flat roof porch. Four clapboard-sheathed 2-story bay windows flank entry doors. Windows 1/1 double hung typical throughout. Paired round headed windows at 3<sup>rd</sup> story, each with sandstone sill, brick keystone and decorative carved panel in arch above flat-headed window. Decorative brickwork with corbelling at shaped parapet.

*342-346 Bryant (The Haverford):* 4-story brick Classical Revival apartment building with flat roof. Two front porticos each with Tuscan columns, bracketed flat roof porch. 4-story clapboard sheathed bay windows, flat-headed 1/1 double hung windows typical. Third floor has round arched window with decorative carved panel. Decorative brickwork with corbelling at shaped parapet.

**352 Bryant Street** **ca. 1910**  
2 ½ -story cross gable frame Queen Anne house, mineral fiberboard siding. Polygonal tower, bell roof. Half width gable roof front porch, metal supports. 2<sup>nd</sup> floor wall extension to West. 2-story polygonal bay on secondary elevation. 1/1 double hung windows.

**354 Bryant Street** **ca. 1878**  
2-story brick cross-gabled house with Folk Victorian styling, stone foundation, asphalt shingle roof. Primary elevation features prominent front gable, 1<sup>st</sup> floor with paired wood paneled entry doors, small entry porch, square projecting bay. Broadly overhanging eaves shelter 2<sup>nd</sup> story porch with elaborate woodwork including bracketed wood columns, balustrade, pierced screen-like spandrels at eaves with quatrefoils. Paired, narrow windows 6/6 wood double hung windows with heavy stone lintels throughout. Left wing has clipped gable roof. Four horizontal light windows in gabled wall dormer. Clipped gable at side elevation, gabled wall dormers. Contains non-contributing secondary building (garage).

*NORWOOD AVENUE INTERSECTS*

**364 Bryant Street** **ca. 1910**  
2 ½ -story cross gable frame Queen Anne house, wood clapboard, asphalt roof. Full width enclosed front room, square supports, turned rail. 2-story bay window on secondary elevation. Gable dormers. 1/1 double hung wood windows, oriel. Corner brackets, simple framing.

**368 Bryant Street** **ca. 1910**  
2 ½ -story cross gable frame Queen Anne house, wood clapboard. Half width hipped roof front porch, metal rail. Shed roof dormer.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

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**370 Bryant Street**

**ca. 1920**

2 ½ -story front gable frame Queen Anne house, clapboard siding. Full width hipped roof front porch, stone piers, carved pediment at tympanum. Pedimented window in pent gable frame front gable, paneled detailing, finial. 16/1, 1/1 double hung wood windows; Contains contributing flat roof frame secondary building (garage).

**372 Bryant Street**

**ca. 1900**

2 ½ -story frame Colonial Revival house; hipped roof; clapboard siding. Half width porch, metal supports and rail. 2=story polygonal bays. 1/1 double hung wood windows, corniced. Hipped roof dormers. Brackets, fluted corner posts. Contains contributing hipped roof frame secondary building (garage).

**374 Bryant Street**

**ca. 1900**

2 ½ -story frame Queen Anne house, aluminum siding, altered 2-story porch, modified windows. Contains non-contributing secondary building (garage). Non-contributing primary building.

**376 Bryant Street**

**ca. 1888**

2 ½ -story hipped roof frame Queen Anne house, clapboard siding. Polygonal turret with pyramidal roof. Full width open front porch, turned posts; shingled balustrade, spindle frieze. Shed roof and gable dormers. 1/1 double hung windows. Contains non-contributing secondary building (garage).

*AT RICHMOND AVENUE*

**CLAREMONT AVENUE – WEST SIDE (Even)**

*AT WEST DELEVAN AVENUE INTERSECTS*

**6 Claremont Avenue**

**ca. 1900**

3-story side gambrel frame Colonial Revival house, stone foundation, wood clapboard/shingle, asphalt roof. 2<sup>nd</sup> and 3<sup>rd</sup> floors are contained in steep gambrel, slight overhand at 2<sup>nd</sup> story. Full width flat roof open front porch, square supports. Large flared front gable dormer. 1/1, 5/1 double hung and multi-light casement wood windows; round top windows at gambrel peak. Contains contributing front gable frame secondary building (garage) access from West Delavan.

**10 Claremont Avenue**

**ca. 1894**

2 ½ -story side gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch, slender Ionic columns. 2-story bay window at secondary elevation. Tripartite window in hipped roof dormer. 1/1 double hung wood windows.

**12 Claremont Avenue**

**ca. 1895**

2 ½ -story side gable frame Colonial Revival style house, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch, ionic columns atop paneled bases. 2-story bay window. Tripartite window in hipped roof dormer. 1/1 double hung wood windows.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State

**16 Claremont Avenue**

**ca. 1892**

2 ½-story side gable frame house with mixed Queen Anne and Colonial Revival styling, stone foundation, wood clapboard, asphalt roof. Partial width shed roof open front porch, square supports. Engaged full-height polygonal tower at front elevation, leaded casements and conical roof. Contains contributing hipped roof frame secondary building (garage).

**18 Claremont Avenue**

**1894**

**Built for Gustave P. Miller**

2 ½-story hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Partial width flat roof open front porch, Doric columns, turned balustrade. Paired hipped roof dormer with multi-light casements. 1/1 double hung wood windows. Frieze, corner boards.

**22 Claremont Avenue**

**1895**

**Built for G. C. Carscadin**

2 ½-story hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Partial width flat roof open front porch, Ionic columns. Pedimented dormer, foliate carvings with paired window. Frieze, fluted corner boards. 1/1 double hung wood windows.

*DORCHESTER ROAD INTERSECTS*

**46 Claremont Avenue**

**1897**

**Built for Joseph Kittinger**

2 ½-story flared hipped roof frame house with Colonial Revival styling, stone foundation, wood clapboard, asphalt roof. Partial width hipped roof open front porch, wide pediment, Doric columns. Oriel. Hipped roof dormer has central arch, pilasters.

**50 Claremont Avenue**

**1900**

**Built for Emma H. Mead**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch, Doric columns, turned balustrade. 2-story bay window. Paired window in pedimented front gable dormer. Frieze, corner posts. Contains contributing hipped roof frame secondary building (garage).

**54 Claremont Avenue**

**1895**

**Built for Charles F. Guyett**

2 ½-story front gable frame house with Queen Anne and Victorian styling, stone foundation, wood clapboard, asphalt shingle. Full width hipped roof open front porch, turned columns; partial width 2<sup>nd</sup> story porch with pediment. Tripartite window in gable, sunburst above. Bay window with fixed leaded transoms, elsewhere 1/1 double hung wood windows. Scallop shingle, corner posts. Contains contributing front gable frame secondary building (garage).



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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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**58 Claremont Avenue**

**1896**

**Built for Joseph Kittinger**

2 1/2-story side gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Partial width pediment at entry, heavy frieze, modillions, dentils, fluted columns and pilasters. Tripartite window with fixed leaded windows in hipped roof dormer. Overhanging eaves, modillions. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**62 Claremont Avenue**

**ca. 1900**

2 1/2-story front gable frame house, stone foundation, mineral fiberboard siding, asphalt shingle. 2-story projecting bay below dormer on secondary elevation. 1/1, with diamond traced upper sash, wood windows. Contains non-contributing secondary building (garage).

**66 Claremont Avenue**

**ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt shingle. Central partial width pedimented front porch, Ionic columns, foliate carving. Pedimented dormer. Tripartite window with engaged columns in front gable. 1/1 double hung wood windows typical. Contains contributing hipped roof frame secondary building (garage) access from Potomac Avenue.

*POTOMAC AVENUE INTERSECTS*

**74 Claremont Avenue**

**ca. 1900**

2 1/2-story side gable frame Queen Anne house with engaged polygonal corner tower; stone foundation, aluminum siding, asphalt roof. Partial width front porch, metal supports. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**80 Claremont Avenue**

**ca. 1892**

2 1/2-story front gable frame Queen Anne building, stone foundation, wood clapboard, asphalt siding. Partial width pedimented entry way, arched opening with grouped square supports. 2-story bay window and pediment dormer. Tripartite window below foliate tympanum. Contains contributing flat roof frame secondary building (garage).

**84 Claremont Avenue**

**ca. 1900**

2 1/2-story side gable frame Colonial Revival house, stone foundation, mineral fiberboard, asphalt shingle. Partial width flat roof open front porch. Projecting bay below pedimented dormer of secondary elevation. Paired hipped roof dormers. Contains contributing side gable frame secondary building (garage).

**88 Claremont Avenue**

**1902**

**Built for William A. McIntyre**

2 1/2-story truncated hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt shingle. Pull width flat roof open front porch, pediment at entry bay, Doric columns atop branded brick base.

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ELMWOOD HISTORIC DISTRICT (WEST)

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Name of Property

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Hipped roof dormers. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**92 Claremont Avenue** **ca. 1900**

2 ½-story cross gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. 2-story, flat roof, open front porch, square columns. Bay windows. Tripartite window in gable. Contains contributing 1 ½-story side gable frame secondary building (carriage house, now residence).

**96 Claremont Avenue** **1906**

**Built for William G. Staniland**

2 ½-story hipped roof frame house with Colonial Revival and Craftsman detailing, stone foundation, wood clapboard, asphalt shingle. Full width hipped roof open front porch, pediment at entry bay, banded square supports. Hipped roof dormers. Central circular window. 1/1 double hung wood windows. Open eaves, rafter tails, corner boards.

**100 Claremont Avenue** **ca. 1910**

2 ½-story front gable frame house with modest Queen Anne styling, stone foundation, mineral fiberboard siding, asphalt shingle. Full width flat roof open front porch, metal supports. 2-story bay window below pedimented dormer. Paired window, cornice header in gable. Contains contributing front gable frame secondary building (garage).

**102 Claremont Avenue** **ca. 1900**

2 ½-story front gable frame modest Queen Anne house, stone foundation, wood clapboard and mineral fiberboard siding, asphalt shingle. Full width flat roof open front porch, square columns. Bay windows. 1/1 double hung wood windows.

**104 Claremont Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, wood clapboard with some vinyl siding in gable, asphalt shingle roof. Full-width hipped roof open front porch with metal supports and rail, modillioned cornice. Front entry door with sidelights; tripartite window at 1<sup>st</sup> floor. 2<sup>nd</sup> story features half-width open front porch with flat roof and metal supports, polygonal bay window. Large front-gabled dormers at side elevation.

**108 Claremont Avenue** **1903**

**Built for H. H. Lanctot**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width hipped roof front porch, paired Doric columns atop stone piers; partial width 2-story flat roof porch. Tripartite window in scalloped front gable. 1/1 double hung wood windows.

**110 Claremont Avenue** **1910**

**Built for John F. Klopp**

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

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2 ½-story front gable frame vernacular Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, banded square columns, paneled rail. 2-story bay window at secondary elevation. Bow window. Tripartite window, diamond tracery, in front gable. 1/1 double hung wood windows. Box eaves, modillions, corner boards.

**114 Claremont Avenue** **ca. 1900**

2 1/1-story front gable frame vernacular Queen Anne house, stone foundation, vinyl siding, asphalt shingle. Full width flat roof open front porch, modillions, metal supports. Bay windows. 1/1 double hung wood windows, fixed leaded transoms. Tripartite window in front gable. Contains contributing hipped roof frame secondary building (garage).

**118 Claremont Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full width flat roof open front porch, metal supports. Bay windows. Recessed tripartite window in scalloped front gable. 1/1 double hung wood windows. Modillions at eaves, fluted corner posts. Contains contributing front gable frame secondary building (garage).

**122 Claremont Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, square posts. 2-story bay window, pedimented dormer on secondary elevation. Tripartite window in front gable. 1/1 double hung wood windows, fixed leaded transoms. Corner posts. Contains contributing hipped roof frame secondary building (garage).

**126 Claremont Avenue** **ca. 1900**

2 ½-story hipped roof frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt shingle. 2-story, partial width open front porch alongside 2-story bay window. Tripartite window in hipped roof dormer. 1/1, 6/1, 8/1 double hung wood windows, fixed leaded transoms. Contains contributing front gable frame secondary building (garage).

**130 Claremont Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard/shingle, asphalt roof. Full width low hipped open front porch, central pediment with foliate. Bay window, bow window, oriel window, Palladian-style window in front gable, scallop shingle. Corner posts.

**134 Claremont Avenue** **ca. 1900**

3-story steep cross gable frame building of Queen Anne styling with engaged cylindrical tower, conical roof; stone foundation, mineral fiberboard siding, asphalt shingle. Partial width shed roof open front porch, pediment with foliate carving, balcony atop. 1/1 double hung wood windows. Contains contributing flat roof frame secondary building (garage) on Bird Avenue.

*BIRD AVENUE INTERSECTS*

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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**144 Claremont Avenue**

**1911**

**The Claremont Apartments**

3 1/2-story brick masonry apartment building with modest Classical Revival styling. Entrances on east and south elevation feature entry door with sidelights and arched glass transom with "Claremont" surrounded by stone round headed arch with keystone and pilasters. Stone beltcourse above raised basement. 1/1 double hung windows typical, some paired or tripartite, each with flat-arched header with keystone, simple stone sill. Non-continuous corner quoins.

**152 Claremont Avenue**

**c. 1916**

2-story front gable frame house with vernacular bungalow styling, stone foundation, wood shingle, asphalt roof. Full width hipped roof open front porch, tapered posts atop stone base. 1/1 double hung wood windows. Corner boards.

**156 Claremont Avenue**

**ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt shingle. Full width flat roof open front porch, metal supports. Bay window. Tripartite window in pent roof gable. 1/1 double hung wood windows. Corner posts. Contains contributing hipped roof frame secondary building (garage).

**158 Claremont Avenue**

**ca. 1900**

2 1/2-story hipped roof frame house with Craftsman styling, stone foundation, mineral fiberboard siding, asphalt shingle. Full width flat roof open front porch, stone piers. Tripartite window in hipped roof dormer. 1/1, 9/1, 12/1 double hung wood windows. Contains contributing hipped roof frame building (garage).

**162 Claremont Avenue**

**ca. 1900**

2 1/2-story hipped roof frame house with rock-faced concrete block foundation, vinyl siding, altered porch and Contains non-contributing hipped roof frame secondary building (garage). *Non-contributing primary building.*

**164 Claremont Avenue**

**1914**

**Built for Ernest S. Fenwick Co.**

2 1/2-story front gable frame house with Queen Anne and Craftsman styling, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, tapered supports. Bay window. Tripartite window in gable. 1/1 double hung wood windows. Fluted corner boards, belt course.

**168 Claremont Avenue**

**1915**

**Built for the Ernest S. Fenwick Co.**

2 1/2-story hipped roof frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Bay window. Grouped windows hipped roof dormer. 1/1, 4/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).



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ELMWOOD HISTORIC DISTRICT (WEST)

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**170 Claremont Avenue**

**ca. 1900**

2 ½-story side gable frame house with modest Queen Anne styling, stone foundation, vinyl siding, asphalt shingle. Partial width pent roof front porch, tapered columns; shed roof entry bay. Grouped windows in shed roof dormer. 1/1, 6/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**174 Claremont Avenue**

**ca. 1900**

2 ½-story front gable frame house with vernacular Queen Anne styling, stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch, metal supports. Bay window. Recessed grouped windows in pedimented front gable. 1/1, 9/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**178 Claremont Avenue**

**ca. 1900**

2 ½-story front gable masonry house with modest Tudor styling, poured foundation, masonry envelope with timber framing, asphalt roof. Full width enclosed front room, wood windows betwixt brick piers. Shed roof dormer. Paired window in gable, vergeboard. 6/1 double hung wood windows, stone sills. Contains contributing hipped roof frame secondary building (garage).

**182 Claremont Avenue**

**ca. 1880**

2 ½-story front gable frame Queen Anne house, mineral fiberboard and permastone sheathing, altered porch, modified fenestration. Contains contributing front gable frame secondary building (garage). Non-contributing primary building.

**186 Claremont Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, mineral fiberboard siding, altered windows, modified 2-level porch. Contains non-contributing secondary building (garage). Non-contributing primary building.

**188 Claremont Avenue**

**ca. 1900**

2 ½-story hipped roof frame modest Queen Anne house, vinyl siding, modified 2-story front porch, altered windows. Non-contributing primary building.

**192 Claremont Avenue**

**ca. 1900**

2 ½-story, front gable frame Queen Anne house, stone foundation, mineral fiberboard and some vinyl siding, asphalt roof. Full width flat roof open front porch. 2-story bay window, pedimented dormer, on secondary elevation. Tripartite window in front gable. Contains contributing hipped roof frame secondary building (garage).

**194 Claremont Avenue**

**ca. 1900**

2 ½-story hipped roof frame modest Queen Anne house, aluminum siding, modified windows, altered 2-story porch. Non-contributing primary building.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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**198 Claremont Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, aluminum siding, asphalt roof. Full width flat roof open front porch, slender columns. Bay window. Tripartite window in front gable.

**200 Claremont Avenue**

**ca. 1880**

2 ½-story front gable frame Queen Anne building, stone foundation, wood clapboard and shingle, asphalt roof. Full width flat roof open front porch, square supports. 2-story bay window below pedimented gable dormer. Palladian-style window in front gable, scallop shingle. Contains contributing hipped roof frame secondary building (garage).

*AT FOREST AVENUE*

**CLAREMONT AVENUE – EAST SIDE (Odd)**

*AT WEST DELAVAN AVENUE*

**9 Claremont Avenue**

**c. 1905**

2 ½-story frame front gambrel Queen Anne house with engaged cylindrical tower, conical roof at side elevation, stone foundation, brick lower/wood shingle upper, asphalt roof. Recessed corner entry below roof eaves; 2<sup>nd</sup> story is enclosed in gambrel. Bay window. Arched dormer with scrollwork in pediment. Palladian style window in upper gambrel. Contains non-contributing secondary building (garage).

**15 Claremont Avenue**

**c. 1892**

2 ½-story side gable frame house with vernacular Colonial Revival and Tudor styling, stone foundation, wood clapboard, asphalt shingle. Partial width flat roof enclosed sunroom, five 1/1 double hung wood windows, as elsewhere; widened bay window with door assembly, multi-light French doors, sidelights atop. Hipped roof dormer. Framing. Contains contributing secondary building (garage).

**17 Claremont Avenue**

**ca. 1895**

2 ½-story front gable frame Queen Anne house, stone foundation, wood shingle, asphalt roof. Partial width flat roof open front porch, square supports. 2-story bay window below pedimented gable with accent window, diamond tracery. 1/1 double hung wood windows.

**19 Claremont Avenue**

**ca. 1890**

2 ½-story frame front gable Colonial Revival house with engaged corner tower, polygonal roof, stone foundation, wood shingle and mineral fiberboard siding, asphalt roof. Full width pent roof open front porch, paneled piers atop stone bases. Inset pedimented gable with accent window. Tympanum with foliate carvings. Contains contributing flat roof frame secondary building (garage).

**23 Claremont Avenue**

**1895**

**Built for Fred W. and John Hudson**

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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2 1/2-story truncated hipped roof frame house with Colonial Revival styling, stone foundation, wood clapboard, asphalt shingle. Contemporary partial width 2-story shed roof porch. Oriel beneath pediment on secondary elevation, Pedimented dormers with diamond light casements. Frieze, bracketing. Contains contributing side gable frame secondary building (garage).

*DORCHESTER ROAD INTERSECTS*

**61 Claremont Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard/vinyl siding, asphalt roof. Partial width flat roof open front porch, Doric columns. Bay window. Grouped window with simple enframement in pedimented front gable. 1/1 double hung wood windows.

**63 Claremont Avenue** **ca. 1900**

2 1/2-story hipped roof frame Queen Anne house, stone foundation, wood clapboard/vinyl siding, asphalt roof. Full width flat roof open front porch, Doric columns. Paired bay windows on secondary elevation. Grouped windows with simple enframement in gable front dormer. 1/1 double hung wood windows.

*POTOMAC AVENUE INTERSECTS*

**83 Claremont Avenue** **ca. 1900**

2 1/2-story hipped roof frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, wide square supports, turned balustrade. Paired bay windows with ionic pilasters at 2<sup>nd</sup> floor. Hipped roof dormers with 2/2 square wood windows, elsewhere 1/1 double hung wood windows. Contains contributing flat roof frame secondary building (garage).

**87 Claremont Avenue** **1896**

**Built for F. Sullivan**

2 1/2-story complex hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Ell-shaped, full width hipped roof open front porch, Doric columns atop brick base, wide central pediment. Project front gable, paired multi-light window, foliate carving, brackets, atop bow window at 2<sup>nd</sup> floor. Hipped roof and shed roof dormers on secondary elevation. 1/1, 8/1 double hung wood windows. Corner boards, brackets. Contains contributing side gable frame secondary building (garage).

**91 Claremont Avenue** **1907**

**Built for Frontier Improvement Co.**

2 1/2-story hipped roof frame modest Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Full width flat roof open front porch, paneled square supports. Full height bay window below pediment at secondary elevation. Hipped roof dormer with tripartite window. 4/1, 3/1, 1/1 double hung wood windows. Corner board, brackets. Contains contributing hipped roof frame secondary building (garage).

**95 Claremont Avenue** **1900**

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

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**Built for Daniel Boosing**

2 ½-story cross gabled frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, frieze. 2-story bay window below pediment at secondary elevation. Tripartite window with cornice header in front gable, decorative shingle, modillions, corner brackets, Ionic corner posts. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**99 Claremont Avenue**

**1907**

**Built for H. H. Lanctot**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Full width flat roof open front porch. 2-story bay window below front gable dormer with. Palladian window, scallop shingle, corner brackets, Ionic corner posts. Contains contributing hipped roof frame secondary building (garage).

**103 Claremont Avenue**

**ca. 1900**

2 ½-story hipped roof Queen Anne house with engaged polygonal corner tower, stone foundation, wood clapboard, asphalt roof. Single bay entry with pedimented vestibule. Projecting front gable, 2-story bay window, multi-light casements in gable. Frieze, belt course, brackets. Contains contributing hipped roof frame secondary building (garage).

**107 Claremont Avenue**

**ca. 1900**

2 ½-story front gable frame simple Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width banded square posts. 2-story bay window front gable. Tripartite window, cornice head, in front gable. 12/1, 9/1, 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**111 Claremont Avenue**

**ca. 1910**

2 ½-story hipped roof frame Queen Anne house, stone foundation, wood clapboard and mineral fiberboard siding, asphalt siding. Full width flat roof open front porch columns atop stone piers, turned balustrade. Tripartite window in hipped dormer. 1/1 double hung wood windows. Contains non-contributing secondary building (garage).

**115 Claremont Avenue**

**ca. 1910**

2 ½-story front gable frame Queen Anne house, stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch, ionic columns, turned balustrade. Bay window. 1/1 double hung wood windows. Tripartite window in pent roof gable. Contains non-contributing 2-story flat roof secondary building (apartments).

**119 Claremont Avenue**

**ca. 1910**

2 ½-story truncated hipped roof frame Colonial Revival house, stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch, square supports. Bay window and projecting bay on secondary elevation. Hipped roof dormer with paired window, pilasters. 1/1 double hung wood windows. Frieze, fluted corner posts. Contains contributing hipped roof frame secondary building (garage).



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ELMWOOD HISTORIC DISTRICT (WEST)

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**121 Claremont Avenue** **ca. 1900**

**William L. Schmolle House**

**Architect: William L. Schmolle**

2 ½-story gable frame simple Queen Anne house, stone foundation, wood clapboard, asphalt roof. Partial width hipped roof open front porch, pediment, foliate carving. Corner bay window. Paired window below cornice header, wood shingle fan detailing. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**125 Claremont Avenue** **ca. 1900**

2 ½-story front gable frame simple Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, metal supports. Bay window. Tripartite window in pent roof gable. 1/1 double hung wood windows. Contains non-contributing flat roof secondary building (garage).

**129 Claremont Avenue** **1895**

**Built for F. J. Barron**

2 ½-story side gable frame Colonial Revival styled house, stone foundation, wood clapboard, asphalt shingle. 2-story bay window below gable dormer, vergeboard, tripartite window with wood fan detail. 1/1 double hung wood windows, cornice headers.

**133 Claremont Avenue** **1895**

**Built for F. J. Barron**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Full width hipped roof open front porch, pediment at entry. Curved light bow window with swagged cornice, and Palladian styling window in front gable. Projecting bay, Palladian window, and oval window on secondary elevation. 1/1 double hung wood windows typical.

*BIRD AVENUE INTERSECTS*

**143 Claremont Avenue** **1894**

**Built for Horatio C. Oliver**

2 ½-story hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Segmented semi-circular partial width corner porch. Front elevation, Palladian style window at 2<sup>nd</sup> story, arched top tripartite window in engaged hipped roof dormer. Projecting 2<sup>nd</sup> story below front gable on secondary elevation, tripartite window. 1/1 double hung wood windows. Frieze.

**147 Claremont Avenue** **1921**

**Built for William Owens**

1 ½-story extended side gable frame Craftsman bungalow, stone foundation, wood clapboard and shingle, asphalt roof. Full width front porch tapered square piers. Tripartite window in front gable dormer, vergeboard. Contains contributing side gable frame secondary building (carriage house, now garage and residence).

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ELMWOOD HISTORIC DISTRICT (WEST)

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**151 Claremont Avenue**

**1922**

**Built for Alice B. Hoyler**

2 1/2-story hipped roof frame Craftsman house, stone foundation, brick clad porch and wood clapboard, asphalt shingle. Full width partially enclosed front porch, 1/1 windows with Craftsman muntins betwixt brick columns, recessed entry. Ribbon 1/1 windows with Craftsman muntins at 2<sup>nd</sup> story. Hipped roof dormer. Contains contributing hipped roof frame secondary building (garage).

**155 Claremont Avenue**

**ca. 1900**

2 1/2-story hipped roof frame Craftsman house, stone foundation, brick clad porch and vinyl siding, asphalt roof. Full width partially enclosed sun room, 4/8 paired casements, stone sill, betwixt brick columns, recessed entry. Same fenestration ribboned along 2<sup>nd</sup> floor. Hipped roof dormers. Contains contributing hipped roof frame secondary building (garage).

**159 Claremont Avenue**

**ca. 1900**

2 1/2-story hipped roof frame Craftsman house, stone foundation, vinyl siding, asphalt roof. Full width partially enclosed sunroom, 4/8 casements betwixt brick columns, recessed entry. 8-light casements with leaded transoms at 2<sup>nd</sup> story. Hipped roof dormers. Contains contributing hipped roof frame secondary building (garage).

**163 Claremont Avenue**

**ca. 1922**

2 1/2-story hipped roof frame modest Craftsman house, mineral fiberboard siding, modified and infilled 2-level porch, altered fenestration. Contains non-contributing front gable frame secondary building (garage). Non-contributing primary building.

**165 Claremont Avenue**

**ca. 1922**

2 1/2-story front gable frame Craftsman house, stone foundation, wood shingle, asphalt roof. Recessed entry along side enclosed front room, tapered square supports. Dual inset gables in main front gable, tripartite window. 1/1, 9/1 double hung wood windows.

**169 Claremont Avenue**

**ca. 1920**

2 1/2-story hipped roof frame Craftsman house, stone foundation, mineral fiberboard siding, asphalt shingle. Recessed entry, enclosed sunroom with 1/1 windows, leaded transoms, tapered square columns. Tripartite window in hipped roof dormer. 3/1 double hung wood windows.

**173 Claremont Avenue**

**ca. 1920**

2 1/2-story hipped roof frame house with modest Craftsman styling, vinyl siding, infilled front porch, modified windows. Contains non-contributing flat roof frame secondary building (garage). Non-contributing primary building.

**175 Claremont Avenue**

**ca. 1900**

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State

2 1/2-story clipped front gable frame house with Craftsman styling, stone foundation, mineral fiberboard siding, asphalt shingle. Recessed entry, single column support. 3/1 double hung wood windows. Tripartite window in gable. Contains non-contributing flat roof frame secondary building (garage).

**179 Claremont Avenue**

**ca. 1900**

2 1/2-story front gable frame house with modest Craftsman styling, aluminum siding, infilled and modified porch. Contains contributing front gable frame secondary building (garage). Non-contributing primary building.

**183 Claremont Avenue**

**1922**

**Built for Morris Gevertzman**

2 1/2-story clipped front gable frame Craftsman house, vinyl siding, infilled and modified porch, altered fenestration. Non-contributing primary building.

**185 Claremont Avenue**

**1922**

**Built for Morris Gevertzman**

2 1/2-story front gable frame Craftsman house, stone foundation, wood clapboard, asphalt roof. Full width flat roof partially enclosed front room, recessed entry with single square post; enclosure has tripartite single-light casements, multi-light transoms. Front gable dormer. Tripartite window in front gable. Contains contributing flat roof frame secondary building (garage).

**189 Claremont Avenue**

**1922**

**Built for Morris Gevertzman**

2 1/2-story clipped front gable frame house with Queen Anne and Craftsman styling, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, recessed entry with single square post; enclosure has tripartite single light windows below transoms with Craftsman muntins. Tripartite window in pent roof front gable. 1/1 double hung wood windows.

**193 Claremont Avenue**

**1922**

**Built for Morris Gevertzman**

2 1/2-story hipped roof frame Craftsman house, stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch, recessed entry with single tapered square post; enclosure has paired 1/1 windows below 14-light transoms. Tripartite window in hipped roof dormer. Contains contributing flat roof frame secondary building (garage).

**197 Claremont Avenue**

**ca. 1900**

2 1/2-story side gable frame Queen Anne house, vinyl siding, modified 2-level porch, altered fenestration. Contains contributing hipped roof frame secondary building (garage). Non-contributing primary building.

**199 Claremont Avenue**

**ca. 1900**

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State

2 1/2-story hipped roof frame Queen Anne house, stone foundation, vinyl siding/wood paneling, altered porch and fenestration, large commercial addition at rear along Forrest Ave. Contains non-contributing 1-story flat roof rear secondary building (store). Non-contributing primary building.

AT FOREST AVENUE

**COLONIAL CIRCLE (general)**

**Colonial Circle**

**1868-1876, ongoing rehabilitation**

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

**USN 02940.000023**

Previously named Bidwell Place. Contributing element to the Delaware Park-Front Park system. 510-feet by 465-feet square shaped traffic circle with treed central island with equestrian statue of Gen. Bidwell. For additional description, refer to Section 7 narrative.

**COLONIAL CIRCLE – EAST SIDE (Odd)**

AT RICHMOND AVENUE

**3 Colonial Circle**

**1907**

**Built for Henry J. Brock**

**Architect: Green and Wicks**

2 1/2-story hipped roof frame high Colonial Revival house; stone foundation, wood clapboard, stucco. Partial width flat roof open front porch above entrance bay with Ionic columns and engaged pilasters; hipped roof dormers with 6/6 wood double hung windows; 8/8 wood double hung windows.

**9 Colonial Circle**

**1911**

**Built for James Crowe**

2 1/2-story side gable frame Colonial Revival house; stone foundation, brick first story, wood clapboard above. Full width flat roof enclosed front porch with brick piers, 6/6 wood casement windows with 4 light transoms; hipped roof dormer; two oriel windows; exposed rafter tails at overhanging eaves. Contains contributing hipped roof frame secondary building (shed).

**15 Colonial Circle**

**1910**

**Built for George H Kennedy**

2 1/2-story cross gable frame high Colonial Revival house; stone foundation, wood clapboard, stucco. Centered partial width flat roof enclosed front porch with engaged Doric columns; pedimented front gable dormers with 6/6 wood double hung windows; side entrance with sidelights and fanlight; 6/1 double hung wood windows. Contains contributing front gable frame secondary building (shed).

**21 Colonial Circle**

**1909**



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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State

**Built for Emily Swift**

2 ½-story hipped roof frame high Bungalow style house; stone foundation, wood shingle. Full width flat roof open front porch with brick piers; hipped roof dormers with 6/1 double hung wood windows, elsewhere 8/1 double hung wood windows; exposed rafter tails. Contains contributing hipped roof frame secondary building (shed).

**25 Colonial Circle**

**ca. 1898**

2 ½-story frame high Colonial Revival house with hipped roof with deck; stone foundation, wood clapboard. Full width flat roof open front porch with Ionic columns; pedimented dormers, center dormer with broken pediment and Palladian style window; 1/1 double hung wood windows; engaged exterior chimney stacks and corner pilasters. Contains contributing hipped roof secondary building (shed).

**29 Colonial Circle**

**ca. 1898**

2 ½-story hipped roof frame high Colonial Revival house with Queen Anne styling; stone foundation, wood clapboard siding. Full width flat roof enclosed porch with Tuscan columns and casement windows; flared front gable dormers with rounded double hung wood window with tracery; two engaged brick chimneys; 1/1 paired double hung wood windows with brackets; wide frieze.

**33 Colonial Circle**

**1904**

**Built for Anna A. Wooley**

Contributing primary house; 2 ½-story cross gambrel frame Colonial Revival building; stone foundation, wood clapboard siding. Centered partial width flat roof open front porch above entrance bay; hipped roof dormers with diamond tracery, elsewhere 6/6 and 8/8 double hung wood windows; corner round tower; Palladian style window in side gambrel. Contains contributing hipped roof frame secondary building (garage) accessed from Norwood Avenue.

*LAFAYETTE AVENUE INTERSECTS*

**COLONIAL CIRCLE – WEST SIDE (Even)**

*AT RICHMOND AVENUE*

**10 Colonial Circle**

**1898**

**Built for Philip Dohn**

2 ½-story hipped roof frame house with high Queen Anne styling and polygonal corner tower; stone foundation, wood clapboard. Full width flat roof open front porch with brick rail and Ionic columns; hipped roof dormers; oriel window. 1/1, 16/1 and 20/1 double hung wood windows. Contains contributing cross gable frame secondary building (garage and residences) access from Livingston Alley.

**12 Colonial Circle**

**ca. 1902**

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State

2 1/2-story hipped roof frame house with mixed Colonial and Neoclassical styling; stone foundation, vinyl siding, asphalt roof. 2-story full width flat roof open front porch with Tuscan columns. Contains non-contributing flat secondary building (garage) on Livingston Alley.

**20 Colonial Circle** 1909

**Built for Elmer Tewkesbury**

2 1/2-story side gable frame house with mixed Colonial, Queen Anne and Craftsman styling with rounded corner bay; rusticated stone foundation, wood clapboard and shingle. Partial width flat roof open front porch; front gable dormers with decorative vergeboard and bracketing; 1/1 double hung wood windows. Contains non-contributing secondary building (garage) on Livingston Alley.

**24 Colonial Circle** ca. 1910

2 1/2-story cross gable frame house with mixed Colonial Revival styling; stone foundation, wood clapboard siding. Centered partial width front gable open front porch with cornice return, Tuscan columns; flared front gable dormers with round 1/1 wood windows; 6/6 and 8/8 double hung wood windows; exposed rafter tails. Contains contributing hipped roof secondary building (garage) at Livingston Alley.

**28 Colonial Circle** 1906

**Built for George W. Puls**

2 1/2-story flared front gable building with Tudor Revival styling; stone foundation, brick first floor with half-timbering/stucco on upper floors. Partial width flat roof open front porch; 2-story shed roof side porch; 1/1 double hung wood windows. Contains contributing side gable frame secondary building (garage) on Livingston Alley.

**32 Colonial Circle** 1902-1903

**Built for Edwin F. A. Kurtz**

2 1/2-story hipped roof frame building with Colonial Revival and Queen Anne styling; stone foundation, vinyl siding. Polygonal bay window with pediment with cornice return; polygonal flat roof open side porch; hipped roof dormers. 6/1 double hung wood windows.

*LAFAYETTE AVENUE INTERSECTS*

**48 Colonial Circle** 1909

**Built for William McGlashen**

**Architect: McCreary, Wood, & Bradney**

2 1/2-story side gable frame building in Colonial Revival styling; stone foundation, vinyl siding, asphalt shingle roof. Front entry door flanked by large multi-lite sidelights. 4/4 and 8/8 double hung wood frame windows throughout, large paired 6/4 window at 2<sup>nd</sup> story above entry door. Side gable angled to irregular shape of parcel; features stacked stone chimney, closed gable with half-fan lights. Front gable dormers.

**56 Colonial Circle** 1909

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State

**Built for J. B. Wattles**

**Architect: Frank H. Chapelle**

2 1/2-story side gable house of high Colonial Revival style; stone foundation, wood shingle. Partial width hipped roof open front porch with brick foundation, cornice; pedimented front gable dormers; 6/1 double hung wood windows; exposed rafter tails at overhanging eaves; two engaged chimneys. Contains contributing flat roof secondary building (garage) access from Ardmore Place.

**62 Colonial Circle**

**1909**

**Built for Frank J. Hutchinson**

**Architect: McCreary, Wood, & Bradney**

2 1/2-story side gable masonry and frame house with Tudor Revival styling; poured foundation, brick water table, stucco finish. Central partial width flat roof open front porch; double steep gabled dormer with 15 light casement windows, elsewhere 1/1 double hung wood windows. Belt course, exposed rafter tails.

**68 Colonial Circle**

**1909**

**Built for Ray Davis**

**Architect: McCreary, Wood, & Bradney**

2 1/2-story side gable brick Colonial Revival house; poured foundation, brick walls. Centered front gable open front porch with; front gable dormers. 6/1 double hung wood windows. Contains contributing flat roof secondary building (garage) access from Ardmore Place.

**74 Colonial Circle**

**1908**

**Built for Ralph Connable**

**Architect: McCreary, Wood, & Bradney**

2 1/2-story cross gable house with Tudor Revival styling; flagstone foundation, brick watertable, half-timbering/stucco finish. Centered partial width shed roof open front porch with Tuscan columns; front gable roof dormers with 9 light wood windows, elsewhere 6/1 double hung wood windows.

*AT RICHMOND AVENUE*

**DORCHESTER ROAD – SOUTH SIDE (Even)**

*AT BIDWELL PARKWAY*

**14 Dorchester Road**

**1904**

**Built for Alice W. McLeod**

2 1/2-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Single entry bay, broken pediment entablature. Hipped roof dormer with multi-light casements. 6/1 double hung wood windows. Overhanging eaves. Contains contributing front gable frame secondary building (garage).

**16 Dorchester Road**

**1904**

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ELMWOOD HISTORIC DISTRICT (WEST)

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Name of Property

Erie County, New York

County and State

Separate tax parcel, contains portion of garage on the 14 Dorchester lot; contributing front-gable frame secondary building.

**20 Dorchester Road** **1904**

**The William H. Scott House**

**Built for William H. Scott**

**Architect: Green and Wicks**

2 ½-story side gable frame triangularly-shaped Tudor house, stone foundation, clapboard lower/timbered upper, asphalt roof. Semi-circular 2-story side extension. Single porch at entry bay, Doric columns. Wood windows are grouped, multi-light with latticed muntins. Curved elements in timbering.

**26 Dorchester Road** **1904**

**Built for Henry Colgrove**

2 ½-story side gable frame Colonial Revival house, stone foundation, wood shingle, asphalt roof. Particle width flat roof front sunroom, multi-light windows betwixt square columns, turned rail. Palladian styling window in side gable. 4/4, 6/6 double hung wood windows. Cornice return, frieze. Contains contributing flat roof frame secondary building (garage).

**32 Dorchester Road** **1905**

**Built for Emma Voltz**

**Architect: Thomas W. Harris**

2 ½-story side gable frame Colonia Revival house, stone foundation, wood shingle, asphalt roof. Single bay gable front porch, slender columns. Palladian window in side gable. 4/4, 8/8 double hung wood windows, cornice headers. Cornice return, frieze, modillions, paneled corner posts. Contains contributing front gable frame secondary building (garage).

**36 Dorchester Road** **ca. 1905**

2 ½-story side gable frame Colonial Revival house, stone foundation, mineral fiberboard siding, asphalt shingle. Partial width pedimented entry porch, Doric columns. Three pedimented dormers, cornice returns. 1/1, 4/1 double hung wood windows. Contains contributing front gable frame secondary building (garage) accessed from Claremont Avenue.

*CLAREMONT AVENUE INTERSECTS*

**48 Dorchester Road** **1905**

**Built for J. W. Ellis**

**Architect: George F. Townsend**

Contributing primary building, 2 ½-story side gable frame building with Colonial revival styling, stone foundation, mineral fiberboard siding, asphalt roof. Single bay pedimented entry porch/ front gable dormers. 9/1 double hung wood windows. Corner brackets. Contains non-contributing secondary building (garage) accessed from Claremont Avenue.



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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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**52 Dorchester Road** 1909

**Built for Woodward Construction Co.**

2 1/2-story side gable frame house with Colonial Revival and Craftsman styling, stone foundation, wood shingle, asphalt roof. Central partial width low hipped roof entry porch, shingled tapered supports. Low hip dormer, grouped multi-light casements. 12/1, 8/1 double hung wood windows.

**58 Dorchester Road** 1909

**Built for Charles P. Fox**

2 1/2-story side gable frame Tudor house, stone foundation, shingle lower/timbered upper, asphalt shingle. Partial width shed roof open front porch, square support, brackets. Projecting bay, multi-light casements. Shed roof dormers with paired windows, 8/8 double hung wood windows.

**64 Dorchester Road** 1906

**Built for Louis H. Wood**

2 1/2-story flared side gable frame Colonial Revival house, stone foundation, wood clapboard lower/timbered upper, asphalt shingle. Partial width flat roof open front porch, ionic columns, rafter tails. Paired gable dormer with shed roof hyphen. 12/1, 4/4 double hung wood windows.

**68 Dorchester Road** 1906

**Built for Bertha T. Wood**

**Architect: William L. Schmolle**

2 1/2-story side gable frame Colonial Revival house, stone foundation, wood shingle, asphalt roof. Flat roof rear extension. Central partial width pedimented front porch, Ionic columns. Low pitch shed roof dormer with tripartite window. 8/1 double hung wood windows. Cornice return. Contains non-contributing secondary building

**72 Dorchester Road** 1905

**Built for Kimball V. Clark**

2 1/2-story side gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch, square supports, paneled rail. Paired gable dormers. Cornice header at window enframements. Vergeboard, heavy brackets, corner boards.

*RICHMOND AVENUE INTERSECTS*

**86 Dorchester Road** 1908

**Charles S. Wood House**

**Architect: McCreary, Wood & Bradney**

2 1/2-story cross gable house with modest Craftsman influences, stone foundation, stucco lower/aluminum sided upper, asphalt roof. Recessed shingle bay entry, bracketed. Partial width hipped roof open front porch, tapered

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

**County and State**

supports. Gable dormer. 3/1, 1/1 double hung wood windows. Rear porch. Contains contributing flat roof frame secondary building (garage) access from Richmond Avenue.

**90 Dorchester Road** **1909**

**Built for F.N. Trevor**

**Architect: Stephen R. Berry**

2 ½-story hipped roof frame house with Craftsman influences, poured foundation, pebbledash finish, asphalt roof. Full width low hipped roof open front porch, aggregate stucco powers, solid shingle rail. Low hipped roof dormers. 1/1, grouped casement wood windows with Craftsman muntins.

**94 Dorchester Road** **1909**

**Built for Frank C. Hall**

**Architect: Jacob S. Hausauer**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, mineral fiberboard siding in common bond pattern, asphalt roof. Full width flat roof open front porch with semi-circular extension, square supports. Hipped roof dormers. 1/1 double hung wood windows, arched tracery. Contains contributing hipped roof frame secondary building (garage).

**96 Dorchester Road** **ca. 1910**

2 ½-story flared hipped roof frame house with Colonial Revival and Craftsman styling, stone foundation, wood shingle, asphalt roof. Full width hipped roof enclosed front porch, multi-light casements, fixed leaded transoms, betwixt wide paneled columns. Hipped roof dormers. 1/1, 3/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**100 Dorchester Road** **ca. 1910**

2 ½-story steep hipped roof frame Foursquare-styled house, stone foundation, wood clapboard/shingle, asphalt roof. Side entry with entablature, ionic columns. Central partial width front sun room, hipped roof, 3/3 elongated casements. Hipped roof dormers. 1/1 double hung wood windows. Contains contributing 1 ½-story side gable secondary building (carriage house, now garage).

**104 Dorchester Road** **1911**

**Built for James S. Chalmers**

**Architect: Jacob S. Hausauer**

2 ½-story hipped roof, masonry house with Foursquare styling, covered foundation, brick envelope, asphalt roof. Full width hipped roof partially enclosed front porch, recessed entry. Hipped roof dormers. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**108 Dorchester Road** **ca. 1915**

1 ½-story side gable frame Craftsman bungalow house, full width porch engaged at roof line, brick piers. Tripartite window in gable dormer. Knee-braces at gable and dormer. Contains non-contributing secondary building.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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**112 Dorchester Road** **ca. 1910**

2 ½-story side gable frame Colonial Revival house, stone foundation, wood clapboard/shingle, asphalt roof. Full width hipped roof open from porch, squat square columns atop brick base. Flared hipped roof dormers, modillions. Bay window. 1/1, 6/1 and fixed transom wood windows. Belt course, frieze. Contains contributing hipped roof frame secondary building (garage).

**116 Dorchester Road** **1908**

**Built for Sylvanus B. Nye**

**Builder: Charles G. Hudson**

2 ½-story hipped roof frame Colonial Revival house, full width hipped roof open front porch, pediment at entry bay, paneled square supports. Gable dormers. 6/1 double hung wood windows; multi-light casements. Contains contributing hipped roof frame secondary building (garage).

**120 Dorchester Road** **1914**

**Built for Leland L. Eaton**

2 ½-story flared hipped roof frame Colonial Revival house, stone foundation, wood plank and shingle, asphalt roof. Full width flat roof closed porch, multi-light casements betwixt square supports, frieze, brackets. Shed and hipped roof dormer. 8/1 double hung wood windows. Box eaves, modillions. Contains contributing hipped roof frame secondary building (garage).

**122 Dorchester Road** **1909**

**Built for the Dorchester Improvement Co.**

2 ½-story flared hipped roof masonry Colonial Revival house, stone foundation, brick envelope, asphalt roof. ¾ width hipped roof open front porch, Ionic columns atop brick piers. Gable dormers. 8/1, 4/1 double hung wood windows, stone sills. Contains contributing flat roof frame secondary building (residence).

**124 Dorchester Road** **1910**

**Built for the Dorchester Improvement Co.**

**Architect: Emerson C. Dell**

2 ½-story hipped roof frame house with Colonial Revival styling, stone foundation, wood clapboard/stucco, asphalt roof. Full width shed roof enclosed front room, stucco finish, frieze, brackets; recessed entry. Hipped roof dormers.

**130 Dorchester Road** **1910**

**Built for Clarence A. Wickser**

**Architect: William H. Boughton**

2 ½-story flared hipped roof frame Craftsman house, covered foundation, wood plank/stucco finish, asphalt shingle. ¾ width hipped roof sunroom; multi-light casements betwixt stucco finish piers. Tripartite windows in hipped roof dormers. 8/1, 1/1 double hung wood windows, stone sills; casements. Exposed rafter tails at eaves. Contains contributing hipped roof frame secondary building (garage).

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State

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**134 Dorchester Road** **ca. 1910**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch, ionic columns, frieze, turned rails. Hipped roof dormers. Paired bay window. Palladian window in front gable, scallop shingle, brackets, frieze, corner boards. Contains contributing 1 1/2-story side gable frame secondary building (carriage house, now residence)

**138 Dorchester Road** **1917**

**Built for John H. Zook**

2 1/2-story hipped roof frame house with Foursquare styling, stone foundation, wood clapboard/shingle, asphalt roof. Full width hipped roof open front porch, paneled piers. Hipped roof dormer. 6/1, 1/1 double hung wood windows, cornice header. Contains contributing hipped roof frame secondary building (shed).

**142 Dorchester Road** **1909**

**Built for Charles R. Phipps**

2 1/2-story gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Partial width hipped roof front porch, square supports atop paneled base; along side 2-story bay window. Gable and modified shed roof dormer. Oriel in gable, brackets. Frieze, brackets. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**146 Dorchester Road** **1913**

**Built for Frank C. Buso**

2 1/2-story flared hipped roof Craftsman house, stone foundation, brick lower/stucco upper, asphalt roof. Full width flat roof enclosed front room, 3/1 storm windows at 4x4 casements. Shed hood at side entry. 6/1, 3/1, 1/1 double hung wood windows. Contains contributing hipped and shed roof frame secondary building (garage).

**150 Dorchester Road** **1910**

**Built for John C. Pagels**

2 1/2-story flared hipped roof frame house with Colonial Revival and Foursquare styling, stone foundation, wood shingle, asphalt roof. Full width flat roof open front porch, fluted ionic columns, stone base. Tripartite windows in hipped dormers. 12/1, 6/1, 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**154 Dorchester Road** **1909**

**Built for the Dorchester Improvement Co.**

**Architect: Emerson C. Dell**

2 1/2-story front gable masonry Tudor house, poured foundation, brick lower/timber frame upper, asphalt roof. 3/4 width flat roof open front porch, brick piers, stone caps. Gable dormers. 6/1, 1/1 with lattice tracery double hung and multi-light casement wood windows, oriel.

**156 Dorchester Road** **1908**



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ELMWOOD HISTORIC DISTRICT (WEST)

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Name of Property

Erie County, New York

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**Built for Sylvanus B. Nye**

2 ½-story steep hipped roof frame house with mixed Foursquare styling, stone foundation, brick lower/wood shingle upper, asphalt roof. ¾ width flat roof open front porch, brick piers, arched openings, stone banding. Hipped roof dormers. 6/1, 4/1, 1/1 double hung wood windows, oriel. Contains contributing front gable frame secondary building (garage).

**160 Dorchester Road**

**1911**

**Built for the Buffalo Building Co.**

2 ½-story steep flared hipped roof frame house with mixed Foursquare and Prairie styling, covered foundation, wood shingle, asphalt roof. Projecting entry bay at side elevation. Full width flared hipped roof open front porch, shingles wide piers. Paired projecting bays. Hipped roof dormers. 1/1 double hung wood windows. Frieze. Contains contributing flat roof frame secondary building (garage).

**164 Dorchester Road**

**1909**

**Built for the Dorchester Improvement Co.**

2 ½-story flared hipped roof masonry house with Foursquare and Prairie styling, stone foundation, brick envelope, asphalt roof. ¾ width low hipped roof front room, 1/1 casements and door assembly between brick piers, stone caps. Hipped roof dormer, diamond latticed windows. 8/1, 3/1, 1/1 double hung wood windows, stone sills. Contains contributing hipped roof frame secondary building (garage).

**168 Dorchester Road**

**1919**

**Built for John A. Talty**

2 ½-story front gable frame house with mixed Craftsman styling, stone foundation, wood clapboard lower/aggregate stucco upper, asphalt roof. Full width gable enclosed front room, brick envelope with grouped casements, vergeboard, timbering in gable. 4/1, 3/1 double hung wood windows. Gable has vergeboard, timbering, brackets. Contains contributing front gable frame secondary building (garage).

**172 Dorchester Road**

**1910**

1 ½-story low hipped roof frame Craftsman house, stone foundation, wood shingle, asphalt roof. Full width flat roof open front porch, stucco piers, frieze. Elongated low hipped roof dormers, exposed rafter tails. 1/1 double hung wood windows, lattice tracery; oriel window.

**176 Dorchester Road**

**1908**

**Built for Charles G. Hudson**

2 ½-story flared hipped roof masonry Colonial Revival house, stone foundation, brick envelope, asphalt roof. ¾ width flat roof open front porch, square supports. Paired windows in gable dormers. 8/1, 6/1 double hung wood windows, stone sills. Contains non-contributing secondary building (garage) accessed from Baynes Street.

*AT BAYNES STREET*

**DORCHESTER ROAD – NORTH SIDE (Odd)**

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*AT BIDWELL PARKWAY*

**15 Dorchester Road** 1905

**Built for W. C. Barker**

**Architect: Simon Larke of Niagara Falls, NY**

2 ½-story front gable frame Queen Anne house, stone foundation, wood shingle, asphalt shingle. Full width hipped roof open front porch, metal supports, modillions. Paired bay windows. Palladian window in front gable. 1/1 double hung wood windows, fixed leaded transoms.

**17 Dorchester Road** 1909

**Built for Francis J. Tresise**

**Architect: Emerson C. Dell**

2 ½-story hipped roof brick masonry house with modest Craftsman styling, poured foundation, masonry envelope, slate tile roof. Full width hipped roof open front porch, brick piers, stone sill. Projecting 2-story bay that includes stone arch secondary side entry bay. Hipped roof dormers. Paired and tripartite windows, stone sills.

**19 Dorchester Road** ca. 1920

2 ½-story side gable masonry Colonial Revival house, poured foundation, brick envelope, asphalt roof. 2-story rear extension, shingle upper; masonry lower. Pedimented central entry bay. Front gable dormers. Stone window enframements with masonry arch detailing. Engaged side chimneys. Contains non-contributing secondary building (garage).

**23 Dorchester Road** 1908

**The H.C. Gerber House**

**Built for William H. Scott**

**Architect: Green and Wicks**

2 ½-story hipped roof frame house with Colonial Revival and Craftsman styling, stone foundation, masonry watertable and wood clapboard and shingle, asphalt roof. Partial width flat roof open front porch, brick piers, stone sill; recessed single bay entry, arched opening. 2-story semi-circular projection, curved multi-light windows. Elongated hipped roof dormers; shed roof dormer with slight arch, tripartite, at front. 6/6, 8/8, 1/1 double hung wood windows. Contains contributing pent roof frame secondary building (garage).

**27 Dorchester Road** 1907

**The H.S. Griffin House**

**Built for William H. Scott**

**Architect: Green and Wicks**

2 ½-story hipped roof masonry house with Colonial Revival and Craftsman styling, stone foundation, stucco finish envelop, asphalt roof. Single entry, arched enframement. 2-story multi-light bay window; single bay with casement at front. Elongated hipped roof dormers. Paired and single, 6/6 double hung wood windows. Open

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eaves with projecting frieze, exposed rafter tails and beams. Contains contributing hipped roof frame secondary building (garage).

**29 Dorchester Road**

**c. 1910**

2 ½-story hipped roof frame house with Queen Anne and Bungalow styling, stone foundation, wood shingle, asphalt roof. Partial width hipped roof open front porch, square columns, arched bracket supports. 2-story polygonal bay. Hipped roof dormer. 9/1, 6/1, 4/1 double hung wood windows.

**33 Dorchester Road**

**c. 1910**

2 ½-story flared hipped roof frame house with Colonial Revival styling, stone foundation, wood shingle, asphalt roof. Partial width hipped roof open front porch, Doric columns. Flared hipped roof dormers. 1/1, 6/6 double hung wood windows, cornice headers. Frieze, corner boards. Contains contributing hipped roof frame secondary building (garage).

**39 Dorchester Road**

**1905**

**Built for Herbert A. Pullen**

**Architect: Sidney H. Woodruff**

2 ½-story stepped hipped roof frame Craftsman-styled house, stone foundation, brick lower/clapboard upper, asphalt roof. Recessed entry. 1/1 and multi-light windows, diamond pattern, stone lentils/sills or stick banding. Gable dormers, vergeboard. Open eaves, elongated bracketing. Contains contributing hipped roof frame secondary building (garage).

***CLAREMONT AVENUE INTERSECTS***

**49 Dorchester Road**

**1910**

**The Fred Dullard House**

**Built for William H. Scott**

**Architect: Green and Wicks**

2 ½-story side gable masonry house with Tudor styling, stone foundation, roman brick/stucco envelope, slate roof. Central projecting gable bay, flat roof door hood, bracketing. 2-story sunroom, 25-light casements betwixt masonry frames; shed roof upper with wide 1/1 wood windows. Shed dormers. 8/8 and multi-light casements. Quoins, banding. Contains contributing front gable frame secondary building (garage and residence).

**57 Dorchester Road**

**ca. 1905**

2 ½-story hipped roof frame high Queen Anne house, engaged octagonal 3-story tower, stone foundation, wood shingle, slate roof. Partial width gable front porch, Doric columns, entry with broken pediment enframement. Pedimented dormer; pediments at roof line above 2<sup>nd</sup> floor windows, sunburst. 1/1 double hung wood windows, diamond upper sash and fixed with leaded transoms. Frieze, modillions.

**61 Dorchester Road**

**ca. 1910**

**Built for D.C. Bastian**

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**Architect: William L. Schmolle**

2 ½-story side gable frame house with late Queen Anne styling, stone foundation, wood clapboard and shingle, asphalt roof. Partial width hipped roof open front porch, paneled square columns. Large front gable with oriel, bracketing, along side pyramidal roof dormer. Hipped roof rear extension. 1/1 double hung wood windows, diamond upper sash. Vergeboard.

**65 Dorchester Road**

**1904**

**Built for Daniel C. Bastian**

2 ½-story flared hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, Doric columns, turned rail, brackets. Flared hip dormers. 12/1, 3/3, fixed with leaded transom wood windows; paired arched window. Box eaves, rafter tails, fluted ionic corner posts. Contains contributing hipped roof frame secondary building (garage).

**69 Dorchester Road**

**1909**

**Built for Willard T. Bushnian**

**Architect: Henry L. Spann**

2 ½-story hipped roof frame house with Bungalow styling, stone foundation, wood clapboard/stucco upper, asphalt roof. Full width flat roof open front porch, Doric columns. Oriel windows. Shallow hipped roof dormer, rafter tails. 1/1, 8/1 double hung and fixed with transom wood windows. Overhanging eaves.

**73 Dorchester Road**

**1909**

**The C.E. Mickler House**

**Built for William H. Scott**

**Architect: Green and Wicks**

2 ½-story hipped roof stucco finished house with modest Tudor Revival styling, stone foundation, asphalt roof. Full width flat roof enclosed sunroom with some stickwork. Projecting compound gable bay at secondary elevation with bracketed oriel. 6/6, 4/4, 1/1 double hung wood windows. Stuccoed chimney and beltcourse.

*RICHMOND AVENUE INTERSECTS*

**75 Dorchester Road**

**1909**

**Built for Henry W. Killeen**

**Builder: William C. McCormack**

2 ½ story hipped roof masonry Colonial Revival house, stone foundation, brick envelope, slate roof. Primary elevation on Richmond Avenue, central, 2-story porch, full height ionic columns, atop paneled base; door enframement below balcony, turned rail. Secondary elevation, full-width flat roof open front porch, ionic columns atop brick base, stone sill. Hipped roof dormers. 1/1 double hung wood windows, stone lintels/sills, wide frieze, dentils. Contains non-contributing secondary building (garage).

**91 Dorchester Road**

**ca. 1910**



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2 1/2-story front gable frame house with vernacular Queen Anne styling, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch, pediment at entry bay, Doric columns. Bay window. Oriel window. Exposed rafter tails, bracketing, corner boards. Contains contributing flat roof frame secondary building (garage).

**95 Dorchester Road**

**1909**

**Built for Charles Fox**

2 1/2-story hipped roof masonry house with Craftsman styling, stone foundation, masonry lower/rough stucco upper, slate roof. Partial width hipped roof enclosed front room, 9/1 double hung wood windows, betwixt brick piers. Recessed arched entryway with arched lights, wood paneled door. Shed and hipped roof dormers. Flared hipped roof dormer. 9/1, double hung wood windows. Contains contributing steep hipped roof frame secondary building (garage).

**97 Dorchester Road**

**1909**

**Built for Sylvanus B. Nye**

2 1/2-story flared hipped roof frame house with Craftsman styling, stone foundation, wood shingle, asphalt shingle. Full width hipped roof open front porch, 3/1 elongated wood windows, square base. Hipped roof dormers. Oriel. Paired projecting paired windows. 9/1, 1/1 double hung wood windows. Rafter tails. Contains contributing hipped roof frame secondary building (garage).

**101 Dorchester Road**

**1908**

**Built for Elizabeth Watkins**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard. Full width flat roof open front porch, brick piers. Pedimented dormer. Paired bow window. Tripartite window in front gable. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**105 Dorchester Road**

**1907**

**Built for Orin E. Foster**

**Architect: Frank H. Chappelle**

2 1/2-story hipped roof frame house with Craftsman styling, stone foundation, wood clapboard lower/stucco finish upper, asphalt roof. Partial width hipped roof open front porch, Doric columns, stone base. Hipped roof dormer. Paired, single, 1/1 double hung wood windows, diamond tracery. Frame belt and corner boards. Contains contributing hipped roof frame secondary building (garage).

**109 Dorchester Road**

**1908**

**Built for W. H. Lester**

2 1/2-story flared hipped roof frame house with modest Colonial Revival styling, stone foundation, brick 1<sup>st</sup> story with vinyl siding above, asphalt roof. 1<sup>st</sup> story with full width open front porch with closed brick balustrade and simple columns above, 2<sup>nd</sup> story features partial width open porch. Modified shed roof over entry bay. 6/1 double hung wood windows. Pedimented dormer, flared eaves.

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**111 Dorchester Road** **1909**

**Built for Louis G. Schoepflin**

**Architect: John H. Coxhead**

2 ½-story side gable frame house Colonial Revival house, stone foundation, wood shingle/mineral fiberboard siding, asphalt roof. Full width hipped roof open front porch, brick piers. Shed roof projecting bay, brackets, and oriel on secondary elevation. Paired bay windows below gable dormers, central oval window. 1/1 double hung wood windows.

**117 Dorchester Road** **ca. 1910**

2 ½-story hipped roof frame house with Colonial Revival styling, stone foundation, wood clapboard/shingle, asphalt roof. Central partial width hipped roof open front porch, ionic columns atop stone base. Hipped roof dormers. Bay window, cornice header. 1/1 double hung fixed light and diamond lattice windows.

**119 Dorchester Road** **1910**

**Built for Charles E. Harris**

**Architect: Frank M. Schurman**

2 ½-story hipped roof frame house with Craftsman styling, stone foundation, brick faced lower/wood shingle, asphalt roof. Full width flat roof open front porch, wide square piers. Low hipped roof dormers. Bow window. Oriel on secondary elevation. 1/1 double hung and fixed wood windows. Exposed raft tails. Contains contributing hipped roof frame secondary building (garage).

**123 Dorchester Road** **1907**

**Built for Orin E. Foster**

**Architect: Frank H. Chappelle**

2 ½-story side gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt shingle. Central partial width high-style, pedimented front porch, ionic columns, modillions, dentils. Pedimented front dormers, with multi-light arched windows. 9/1 double hung wood windows. Modillions at overhanging eaves, frieze. Contains contributing flat roof frame secondary building (frame).

**129 Dorchester Road** **ca. 1915**

2 ½-story side gable frame Colonial Revival house, stone foundation, masonry water table, wood clapboard, asphalt roof. Central partial width pedimented porch, taper supports. Pedimented dormers. 10/1 double hung wood windows. Cornice return, frieze. Contains contributing flat roof frame secondary building (garage).

**133 Dorchester Road** **1909**

**Built for Frank R. Johnson**

**Builder: Charles G. Hudson**

2 ½-story hipped roof masonry Colonial Revival house, stone foundation, masonry envelope, asphalt roof. Full width hipped roof open front porch, Ionic columns atop masonry piers, stone caps. Paired bay window, cornice headers with central accent window on 2<sup>nd</sup> floor. Tripartite window in hipped roof dormer. 1/1 double hung wood windows. Rafter tails.

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**137 Dorchester Road** 1914

**Built for Edmund Thomas**

**Architect: Green and Wicks**

2 ½-story steep flared hip roof frame house with modest Colonial Revival styling, stone foundation, stucco envelope, slate tile roof. Full width flat roof open front porch, slender columns, decorative wrought iron rail. Hipped dormers. 6/1, 4/1, 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**139 Dorchester Road** 1908

**Built for Sylvanus B. Nye**

2 ½-story hipped roof frame house with Craftsman styling, stone foundation, wood shingle/half-timbering, asphalt roof. Central partial width hipped roof front porch, paneled supports. Hipped roof dormer with tripartite window. Paired and single double hung wood windows, 8/1, 6/1, 4/1. Upper is timber framed. Contains contributing hipped roof frame secondary building (garage).

**145 Dorchester Road** ca. 1910

2 ½-story hipped roof frame Craftsman house, stone foundation, brick water table, timber framing, aggregate stucco. Partial width hipped roof open front porch, square support with lattice; recessed single bay arched entry. Hipped roof dormers. Angled oriel window. 6/1, 4/1, 1/1 double hung wood windows. Details include timber framing, belt course, exposed rafter tails. Contains non-contributing secondary building.

**151 Dorchester Road** 1910

**Built for the Dorchester Improvement Co.**

**Architect: Emerson C. Dell**

2 ½-story side gable house with Craftsman detailing, full width flat roof enclosed sunroom, 4/1 elongated sash casements and transom atop paneled solid rail; paneled square columns, brackets. Tripartite window in gable dormer, vergeboard. Paired projecting bay with paired windows. 1/1, 6/1, 9/1 double hung wood windows. Vergeboard, corner brackets. Contains contributing side gable frame building (garage).

**153 Dorchester Road** 1909

**Built for the Dorchester Improvement Co.**

2 ½-story hipped roof masonry house with Craftsman and Prairie styling, stone foundation, brick lower/stucco upper, asphalt shingle. Full width flat roof open front porch, brick piers. Hipped roof dormers with latticed casements. Paired projecting bays with paired windows. 8/1 double hung wood windows. Belt course. Contains contributing hipped roof frame secondary building (garage).

**155 Dorchester Road** 1912

**Built for Albert E. Burgers**

**Builder; Matthew J. Hudson**

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2 1/2-story steep hipped roof frame house with modest Craftsman detailing, stone foundation, wood shingle, asphalt roof. Full width hipped roof front porch, large corner paneled corner posts. Shallow hipped roof dormer. 8/1 double hung wood windows, leaded transoms. Contains contributing hipped roof frame secondary building (garage).

**161 Dorchester Road** **1911**

**Built for Clarence A. Wickser**

2 1/2-story side gable frame house with Craftsman styling, wood shingle/stucco upper, altered porch, modified windows. Contains non-contributing secondary building (garage). *Non-contributing primary building.*

**165 Dorchester Road** **1909**

**Built for William H. Burke**

2 1/2-story front gable frame Queen Anne house, stone foundation, brick lower/wood shingle, asphalt roof. Full width flat roof open front porch, square supports atop banded brick piers. 2-story bay window below pediment at secondary elevation. Paired bay windows. Oriel window in pent roof front table, scallop shingle. 9/1, 4/1 double hung wood windows. Flared belt course, polychrome banding at brick lower, modillions.

**169 Dorchester Road** **1909**

**Built for Dorchester Improvement Co.**

**Architect; Emerson C. Dell**

2 1/2-story hipped roof frame house with mixed period styling, stone foundation, wood clapboard and shingle, asphalt roof. Full width hipped roof open front porch, paneled columns. Front gable dormers, vergeboard. Paired bay windows. 1/1 double hung wood windows. Flared belt course, corner boards, modillions.

**171 Dorchester Road** **1909**

**Built for Charles G. Hudson**

2 1/2-story side gable frame Colonial Revival house, covered foundation, stucco finish lower/wood shingle upper, asphalt roof. Central partial width low hipped roof open front porch, ionic columns. Paired bay windows below gabled dormer. 1/1, 6/1, and latticed wood double hung wood window. Flared belt course. Contains non-contributing secondary building.

**175 Dorchester Road** **1909**

**Built for Charles G. Hudson**

2 1/2-story front gable frame Colonial Revival house, stone foundation, wood shingle/vinyl siding, asphalt roof. Side entry below gable porch, square supports on Baynes Avenue. 1-story flat roof partially enclosed front porch, square columns, arched brackets, 16-light casements. Shallow shed roof dormers. Paired bay windows. 4/1, 6/1 double hung wood windows. Contains contributing flat roof frame secondary building (garage) accessed from Baynes Street.

AT BAYNES STREET



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**ELMWOOD AVENUE - WEST SIDE (Even)**

*SUMMER STREET INTERSECTS*

**300 Elmwood Avenue** **ca. 1978**  
Non-historic 1-story commercial building. Non-contributing primary building.

**304 Elmwood Avenue** **ca. 1977**  
**Wilson Farms**  
Non-historic 1-story commercial building. Non-contributing primary building.

**312-314 Elmwood Avenue** **1915-1916 (original), later additions**  
**Buffalo Tennis and Squash Club**  
**Architect: Lansing, Bley and Lyman (1916); Bley and Lyman (1926, 1929) and Lyman & Associates (1968)**  
**Previously National Register listed: Ref. No. 08NR05897**  
2 1/2-story hipped roof recreation building with Tudor styling, covered foundation, stucco finish, asphalt roof. Central arched entry; wings with enclosed brick arches; rear block has hipped roof non-historic skylight assembly. 8/8 casements, 10/10 double hung wood windows. Tennis court at rear and equipment at rear of property (recreation).

**324 Elmwood Avenue** **ca. 1920, ca. 1940**  
**Former Acme Garage**  
2-story flat roof brick commercial/ automobile garage building with vague Classical Revival styling, flat membrane roof. 12/12 industrial sash paired metal windows, stone sills. Shaped parapet with stone detailing. Contains contributing secondary building, flat roof brick office building at front; simple openings with pilasters.

**326 Elmwood Avenue** **ca. 1900**  
3-story complex side gable masonry house with Tudor styling, stone foundation, masonry/timber framed/stucco/clapboard exterior, asphalt roof. Paired 2-story front gable dormers. Tripartite and shingle 1/1 double hung wood windows, diamond tracery. Rear extension with shed roof dormers.

**338 Elmwood Avenue** **ca. 1920**  
2 1/2-story side gable frame Queen Anne house with engaged corner tower, polygonal roof; stone foundation, brick lower/wood shingle upper, asphalt roof. Partial width porch, metal support, stone base. Recessed arch at 2-story bay on secondary elevation, fanned shingles. Pyramidal dormer. 1/1 double hung wood windows. Contains contributing flat roof frame secondary building (garage).

**340 Elmwood Avenue** **ca. 1892**

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2 1/2-story hipped roof frame Queen Anne house with cylindrical corner tower, conical roof; stone foundation, wood clapboard/shingle, asphalt roof. Full width hipped roof front porch, projecting center bay, ionic columns atop sandstone base. Hipped and shed dormers. Bow window. Flared belt course.

**342 Elmwood Avenue**

**ca. 1920**

**Behind 344 Elmwood**

1 1/2-story front gable brick building with front gable dormers. Once served as an auto garage for 344 Elmwood, now separate property.

**344 Elmwood Avenue**

**ca. 1892**

2 1/2-story cross gable frame house with Queen Anne styling, stone foundation, brick/lower wood shingle, asphalt roof. Full width hipped roof open front porch, pediment, foliate, Doric columns. Engaged corner bay. Tripartite window in recessed arch in gable, modillions. 1/1 double hung, fixed transom wood windows.

**346 Elmwood Avenue**

**ca. 1910**

2 1/2-story cross gable house with mixed Queen Anne styling, stone foundation, brick lower/wood clapboard upper, asphalt. 2-story bay window. Tripartite window in pedimented front gable. 1/1 and fixed transom wood windows, stone sills. Contains contributing hipped roof frame secondary building (garage).

**350 Elmwood Avenue**

**ca. 1890**

2 1/2-story side gable frame mixed Queen Anne house with engaged polygonal corner tower, stone foundation, brick lower/wood shingle, asphalt roof. 3/2 width hipped roof open front porch, metal supports atop brick base. 2-story bay and pediment dormer on secondary elevation. Pedimented dormer. Bow window. 1/1 double hung wood window.

**358 Elmwood Avenue**

**1969**

**Brent Manor Senior Apartments**

6-story non-historic apartment building constructed of steel with brick cladding. Numerous porches with metal rails, large sliding glass door units for each apartment. Non-contributing primary building.

**374 Elmwood Avenue**

**ca. 1900**

2 1/2-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt shingle. Full width flat roof open front porch, semi-circular extension, metal supports atop stone based. 2-story bay at secondary elevation. Paired bay window. Front gable dormer with Palladian-style window, cornice return. Heavy cornice, fluted ionic corner posts. 1/1 double hung wood windows.

**378 Elmwood Avenue**

**ca. 1900**

2 1/2-story hipped roof frame Colonial Revival house, stone foundation, mineral fiberboard siding, asphalt roof. Partial width flat roof open front porch, ionic columns. Pedimented dormers, carved crest detail. Paired bow window with cornice, swags. Contains contributing hipped roof frame secondary building (garage).

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**382 Elmwood Avenue**

**ca. 1890**

2 ½-story side gable frame house with Queen Anne styling, stone foundation, wood shingle, asphalt shingle. Engaged polygonal corner tower. ¾ hipped roof open front porch, Doric columns. Flared hipped and flared pedimented dormers. 1/1 double hung wood windows. Contemporary shed roof side entry extension. Contains contributing secondary side gable frame secondary building (carriage house, now garage).

**388 Elmwood Avenue**

**ca. 1890**

2 ½-story side gable frame Queen Anne house, stone foundation, brick lower/vinyl upper, asphalt roof. Full width shed roof open front porch, pediment at entry bay, ionic columns atop paneled bases. 3-story bay window emerges from eave, polygonal roof. Hipped roof dormer. Rear extension. 1/1 hung wood windows.

**390 Elmwood Avenue**

**ca. 1888**

2 ½-story side gable frame Queen Anne house, stone foundation, wood shingle/vinyl siding, asphalt roof. Full width shed roof open front porch, pediment at entry, turned slender supports. Bow window. Grouped casements in pediments gable, vergeboard. 1/1 double hung wood windows.

**394 Elmwood Avenue**

**ca. 1888**

2 ½-story complex hipped roof frame Queen Anne house, stone foundation, wood shingle, asphalt roof. Engaged cylindrical corner tower, conical roof. Full width hipped and flat roof open front porch, ionic columns atop stone base. Hipped and front gable dormer. Bow window. 1/1 double hung wood windows. Flared belt course atop swagged frieze, diamond shingling. Contains contributing flat roof masonry secondary building (garage).

**400 Elmwood Avenue**

**1924**

**Architect: Edward H. Moeller**

4-story, U-shaped reinforced concrete apartment building with modest Classical styling, poured foundation, non-structural brick walls between concrete piers, membrane roof. Central entrance at U alcove. Tripartite windows with stone sills. Cast pilasters with Corinthian columns.

**410 Elmwood Avenue**

**ca. 1900**

2 ½-story hipped roof masonry Colonial Revival building, stone foundation, brick envelope, asphalt roof. Partial width flat roof open front porch, square supports atop stone base. Bay window. Steep hipped roof dormers. 6/1, 1/1 double hung wood windows. Frieze.

**414 Elmwood Avenue**

**ca. 1892**

2 ½-story truncated hipped roof frame Colonial Revival building, masonry foundation, wood clapboard, asphalt shingle. 2-story pedimented side entry portico, Doric columns, frieze with triglyphs, fanlight in gable. Pedimented dormers. Rectangular and semi-circular sun room at secondary elevation. Tripartite 2/2 windows with 6/6 casements; 6/6 double hung wood windows. Grouped corner posts. Contains contributing secondary building with front gambrel frame building, 6/6 double hung wood windows, fanlight, cornice return, corner

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posts. Also contains contributing objects: 2 stone, 4-sided convex stone markers, possibly part of an entry gate, of 19<sup>th</sup> century origin.

**424 Elmwood Avenue** **ca. 1972**

**Rite Aid Pharmacy**

1-story non-historic masonry commercial building. Non-contributing primary building.

*BRYANT STREET INTERSECTS*

**448 Elmwood Avenue** **2011**

**Architect: The Frizlen Group**

Non-historic 3-story mixed-use commercial and residential building. Non-contributing primary building.

**456 Elmwood Avenue** **ca. 2003**

**Gas Station**

1-story non-historic masonry commercial building with related gas station islands. Non-contributing primary building.

*HODGE STREET INTERSECTS*

**478 Elmwood Avenue** **ca. 1920**

2-story pent and flat roof masonry commercial building, poured foundation, masonry exterior, asphalt roof. Multiple storefronts, wood and aluminum assemblies; 1/1 double hung wood windows at upper. Cast stone cornice, belt course.

**486 Elmwood Avenue** **ca. 1890s, later commercial addition**

2 1/2-story cross gable frame building with modest Queen Anne styling, vinyl siding. 1-story historic storefront extension. Non-contributing primary building.

**492 Elmwood Avenue** **ca. 2002**

2-story flat roof masonry commercial building with mixed period styling, brick envelope. Non-contributing primary building.

**494 Elmwood Avenue** **ca. 1930**

2-story flat roof masonry commercial building, poured foundation, brick primary elevation, flat roof. Center entrance to upper floors with entablature; paired storefronts. Tripartite windows, stone sills.

**500 Elmwood Avenue** **ca. 1890s, ca. 1920 commercial addition**

2-story side gable frame building with historic masonry storefront extension. Paired bay windows. Paneled entry door. Contemporary storefront.



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**502 Elmwood Avenue**

**ca. 1920**

1-story flat roof masonry commercial building, polychromatic brick. Single storefront, recessed center entrance. Terra cotta coping at flat roof parapet.

**506 Elmwood Avenue**

**ca. 2006**

3 1/2-story mixed-use commercial and residential building. *Non-contributing primary building.*

**510 Elmwood Avenue**

**ca. 1910**

1-story flat roof masonry commercial building, brick exterior, membrane roof. Three storefront assemblies. Center is arcaded, stone base, brick arches; contemporary storefront elsewhere.

**520 Elmwood Avenue**

**ca. 1920**

2-story flat roof masonry Classical Revival commercial building, terra cotta exterior, membrane roof. Corner entry with wood door, sidelights. Full-height Ionic pilasters divide the façade, with wood spandrels. Grouped windows, single light with 3-lite transom. Cornice entablature has dentils, rosettes.

**WEST UTICA STREET INTERSECTS**

**528 Elmwood Avenue**

**ca. 1890, ca. 1925 commercial addition**

**The Elmwood Lounge**

2 1/2-story hipped roof frame Queen Anne house obscured by 2-story flat roof masonry commercial building, brick lower/frame insets, membrane roof, clay coping tiles. Upper windows are fixed single light, multi-light transom and sidelights. Decorative pent roof, clay tiles, bracketing.

**534 Elmwood Avenue**

**ca. 1890, post-1950 porch addition**

2 1/2-story front gable frame building with Queen Anne styling, stone foundation, wood shingle, asphalt roof. Full width hipped roof partially enclosed front porch used as restaurant, brick base, contemporary glazing. Pedimented dormers. Arched tripartite window in front gable. 1/1 double hung wood windows. Belt course.

**538 Elmwood Avenue**

**ca. 1925**

1-story flat roof utility building, polychromatic brick. Projecting central entry, stone tile inset. Brick quoin detail. Similar styling to 554 Elmwood Avenue.

**554 Elmwood Avenue**

**1931, 1947 addition**

**Former New York Telephone Company, Lincoln-Grant-Garfield & Elmwood Telephone Exchange Building**

3-story five-rank flat roof office building with modest Art Deco styling, polychromatic buff brick, membrane roof. Fenestration of 1<sup>st</sup> and 2<sup>nd</sup> floor in continuous recess with decorative metal spandrel, 3<sup>rd</sup> story features paired multi-light windows above decorative brick spandrel. Brick relief decoration, banding, including quoins. Similar styling to 538 Elmwood Avenue.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

**County and State**

*ANDERSON PLACE INTERSECTS*

**576 Elmwood Avenue** **ca. 1890s**

2-story masonry commercial block in front of a 2 ½-story front-gable frame house, non-historic commercial façade. Non-contributing primary building.

**580 Elmwood Avenue** **ca. 1890**

2 ½-story side gable frame residential building now converted to commercial purposes. Modernized porch, windows, large front gable. Non-contributing primary building.

**582 Elmwood Avenue** **ca. 1900**

2 ½-story front gable frame residential building now converted to commercial purposes. Modernized porch, windows, large front gable. Non-contributing primary building.

**584 Elmwood Avenue** **ca. 1900**

2 ½-story hipped roof with deck frame Colonial Revival house, stone foundation, wood clapboard, asphalt shingle. Broken pediment entry, ionic columns at Elmwood Avenue elevation; semi-circular entry porch, Ionic columns at Lexington Elevation. Hipped roof dormers. 1/1 double hung and 1/1 fixed transom wood windows. Frieze.

*LEXINGTON AVENUE INTERSECTS*

**604 Elmwood Avenue** **ca. 1920**

***Parcel contains 8 contributing primary buildings, all similar.***

*Postal addresses: 606-608 Elmwood Avenue, 610-612 Elmwood Avenue, 195-197 Lexington Avenue, 199-201 Lexington Avenue, 203-205 Lexington Avenue, 207-209 Lexington Avenue, 211-213 Lexington Avenue, 215-217 Lexington Avenue*

*Each building: 2 ½-story 3-bay side gable masonry building with Colonial Revival styling, poured foundation, painted stucco or natural brick exterior, asphalt shingle roof. Dual side entrances, bonnet or pedimented hoods. Some buildings feature round arched hoods with keystones over central 1-story windows, others flat-arched with square recesses above. Multi-light casement windows; stone sills. Central brick chimney, gabled dormers at side elevations. Contributing 1-story secondary building (garage).*

*HIGHLAND AVENUE INTERSECTS*

**642 Elmwood Avenue** **ca. 1900**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard/vinyl siding, asphalt roof. Full width flat roof open front porch, Doric columns. Hipped and gable dormers. Fluted corner posts.

**646 Elmwood Avenue** **ca. 1900**

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Full width hipped roof front porch, pediment at entry, fluted ionic columns. Hipped roof dormer. Inset gable dormer in main gable. Frieze, corner boards. 1/1 double hung wood windows.

**650 Elmwood Avenue** **ca. 1900**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof partially-enclosed front room, buff brick. Hipped roof dormers. 1/1 windows, some with tracery, double hung wood windows. Frieze, fluted ionic corner posts. Contains contributing hipped roof frame secondary building (garage).

**654 Elmwood Avenue** **ca. 1900**

2 ½-story front gable frame Colonial Revival house, stone foundation, asphalt siding, asphalt roof. Full width hipped roof front porch, fluted Ionic columns. Paired bay windows. Tripartite window in front gable. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

*WEST FERRY STREET INTERSECTS*

**700 Elmwood Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard/mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, square supports, rafter tails. Bay window. Paired window in front gable, vergeboard. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**702 Elmwood Avenue** **ca. 1895**

2 ½-story cross gable frame vernacular Queen Anne house, stone foundation, aluminum siding, asphalt roof. Shed roof at entry bay. 1/1 double hung wood windows.

**704 Elmwood Avenue** **ca. 1930**

2-story flat roof masonry commercial building, stone foundation, brick exterior, membrane roof. Single storefront, dual central entrances, Gothic traced transom. Contemporary glazing in masonry openings, stone sills. Tile detailing in parapet. Contains contributing hipped roof frame secondary building (garage).

**708 Elmwood Avenue** **ca. 1890, ca. 1920 commercial addition**

2-story flat roof masonry commercial block in front of 2 ½-story front gable frame residential building. Non-historic materials and storefront design. Non-contributing primary building.

**712 Elmwood Avenue** **ca. 1890, ca. 1920 commercial addition**

2 ½-story hipped roof frame vernacular Queen Anne house with 1-story historic flat roof masonry commercial extension. Rear building retains 1/1 double hung wood windows, Craftsman muntins, vergeboard. Single storefront with dual central entry, wood bulkheads, banding in masonry. Contains contributing hipped roof frame secondary building (garage).

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ELMWOOD HISTORIC DISTRICT (WEST)

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**716 Elmwood Avenue** **ca. 1940**

**Former Post Office Sub-Station**

1-story concrete block with brick masonry veneer commercial building, altered for use as a restaurant. Non-contributing primary building.

**718 Elmwood Avenue** **Patio ca. 1940**

Patio lot with some non-historic shed structures in front of 716 Elmwood restaurant. Non-contributing primary building.

**720 Elmwood Avenue** **ca. 1890**

2 ½-story cross gable frame Queen Anne house, stone foundation, vinyl siding, non-historic storefront design. Hipped roof dormers. Palladian styling window in gable, cornice header. Scallop shingle in tympanum. Non-contributing primary building.

**BRECKINRIDGE STREET INTERSECTS**

**732 Elmwood Avenue** **ca. 1890, ca. 1900 commercial addition**

2 ½-story hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Hipped roof dormers. Paired bay windows. 1-story flat roof commercial extension. Central entrance to upper floors, flanked by storefronts, recessed entry, masonry bulkheads. Small 1-story flat roof commercial extension at rear with access on Breckinridge.

**736 Elmwood Avenue** **ca. 1890, ca. 1930 commercial addition**

2-story masonry commercial storefront extension of front gable frame building. Storefront has modest Art Deco styling, common and stacked brick, glazed brick detailing. Central arched entrance to upper floors, flanked by contemporary storefronts. 2<sup>nd</sup>-floor central window flanked by tripartite windows, running brick sill. Tile detailing at central parapet, copper coping.

**740 Elmwood Avenue** **ca. 1890, ca. 1940 commercial addition**

2-story stucco-finished masonry storefront extension in front of hipped roof frame building with clapboard sheathing. Central entrance with pediment, symmetrical storefronts. 2<sup>nd</sup>-floor grouped windows, 1/1 double hung with 3-light transoms.

**746 Elmwood Avenue** **ca. 1890, ca. 1916 commercial addition**

2-story stone clad Classical Revival commercial block in front of 2 ½-story side gable frame Queen Anne style house. Main commercial elevation features two segmental arched storefronts and round arched and segmental arched entry doors. Second level features tripartite, paired and single windows with shaped stone headers and sills. Parapet feature neo-Grec linenfold design with rosettes. Conical tower and gable of original house visible behind.



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**750 Elmwood Avenue**

**ca. 1892**

2 1/2-story front gable frame building with Queen Anne styling, stone foundation, wood clapboard and shingle, asphalt roof. Full width flat roof open front porch, Doric columns atop stone base. 2-story bay, hipped dormer on secondary elevation. Bay window. Tripartite window in pedimented gable, modillions. Contains contributing side gable frame secondary building (garage) accessed from Gren Way Alley.

**752 Elmwood Avenue**

**ca. 1890, non-historic commercial addition**

2-story frame and masonry commercial block in front of 2 1/2-story hipped roof frame residential building. Non-contributing primary building.

**758 Elmwood Avenue**

**ca. 1888, later addition**

2 1/2-story cross gable frame Queen Anne style house converted to commercial purposes, Engaged polygonal corner turret, slightly projecting 2<sup>nd</sup> floor, belt course. Gable and hipped roof dormers. Framing, corner boards, shingling. Contains large 2-story flat roof rear commercial addition with full-width front porch.

**776 Elmwood Avenue**

**1982**

**Wilson Farms**

1-story non-historic commercial building. Non-contributing primary building.

*AUBURN AVENUE INTERSECTS*

**798 Elmwood Avenue**

**ca. 1890, non-historic commercial addition**

2 1/2-story front gable frame Queen Anne house converted to commercial purposes. Wood clapboard and shingle sheathing. Large 1-story commercial block at Elmwood Ave elevation, connected to 802 Elmwood. Non-contributing primary building.

**802 Elmwood Avenue**

**ca. 1890, non-historic commercial addition**

2 1/2-story front gable frame Shingle Style house converted to commercial purposes. Wood clapboard and shingle sheathing. Large 1-story commercial block at Elmwood Ave elevation, connected to 798 Elmwood. Non-contributing primary building.

**806 Elmwood Avenue**

**ca. 1900**

2 1/2-story front gable frame house with modest Queen Anne styling now converted to commercial purposes. Mineral fiberboard sheathing, modified and vinyl replacement windows, altered porch. Non-contributing primary building.

**810 Elmwood Avenue**

**ca. 1890**

2 1/2-story front gable frame house now converted to commercial purposes with large 2-story addition. Non-contributing primary building.

**812 Elmwood Avenue**

**ca. 1950**

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**Behind 814 Elmwood**

1-story flat roof concrete block building. *Non-contributing primary building.*

**814 Elmwood Avenue**

**ca. 1900**

2 1/2-story front gable frame building with Queen Anne styling, stone foundation, wood clapboard/shingle, asphalt roof. Full width partially-enclosed front porch, square columns. Pedimented dormer. Grouped windows, column pilasters, cornice header in front gable, rafter tails, modillions, frieze.

**818 Elmwood Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne building now converted to commercial purposes. PermaStone, vinyl siding, porch removed, altered windows. Contains non-contributing 2-story flat roof secondary building (commercial). *Non-contributing primary building.*

**820 Elmwood Avenue**

**ca. 1890, ca. 1910 commercial addition**

2-story flat roof masonry commercial block in front of side gable frame Queen Anne style house with visible turret. Storefront has central door assembly, multi-light transom and side lights; storefronts flanked with brick piers, cast stone capitals. Paired 1/1 double hung wood window, stone sills. Diamond brick patterning.

**826 Elmwood Avenue**

**ca. 1905**

2 1/2-story flat roof frame Colonial Revival building, stone foundation, wood clapboard, asphalt shingle. Full width flat roof open front porch, square supports. Palladian styling window comprised of 1/1 window and fan carving; paneling above flanking windows, cornice headers. Cornice, rafter tails, corner boards.

**830 Elmwood Avenue**

**ca. 1900**

2 1/2-story front-gable frame Tudor Revival style house converted to commercial purposes. Feature partial width hipped and gable commercial block on main elevation, with stone and stucco and faux half-timbering detailing. Round arched entry door, large multi-lite storefront window. Small entry porch with wood columns and brackets. Second story gable features faux half-timbering (partially finished over), rustic wood clapboard at gable peak with small oriel. Brick portico with open porch above on secondary elevation. Contains large attached flat roof frame apartment block at rear.

**834 Elmwood Avenue**

**ca. 1900**

2 1/2-story side gable frame modest Queen Anne house, stone foundation, vinyl siding, asphalt shingle. Full width shed roof open front porch, pediment at entry bay. Hipped roof dormer. Bay window.

*LAFAYETTE AVENUE INTERSECTS*

**874 Elmwood Avenue**

**ca. 1900**

2 1/2-story side gable frame Colonial Revival house, stone foundation, brick lower/shingle upper, asphalt shingle. Full width flat roof open front porch, square columns. Hipped roof dormer. Tripartite window, leaded fixed transoms. Frieze, modillions. Contains contributing hipped roof frame secondary building (garage).

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**878 Elmwood Avenue**

**ca. 1895**

2 ½-story hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Large round tower, conical roof with pedimented dormer. Partial width flat roof open front porch, Doric columns. Hipped roof dormers. Bay window. 1/1 double hung wood windows.

**880 Elmwood Avenue**

**ca. 1890**

2 ½-story hipped roof frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, ionic columns atop stone base. Gable dormers with Palladian window. Contains contributing front gable frame secondary building (garage).

**884 Elmwood Avenue**

**ca. 1890**

2 ½-story front gable frame house with modest Queen Anne styling, altered porch, mineral fiberboard sheathing. Non-contributing primary building.

**888 Elmwood Avenue**

**ca. 1890**

2 ½-story truncated hipped roof frame Colonial Revival house, stone foundation, mineral fiberboard siding, asphalt shingle. Full width flat roof open front porch, Doric columns, stone base. Arched top dormer with tripartite window. Paired bay windows. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**892 Elmwood Avenue**

**ca. 1890, non-historic commercial addition**

2 ½-story front gable frame Classical Revival style house converted to commercial purposes. Polygonal 1-story modern commercial box added, with central recessed entry. Upper story features band of windows and doors with continuous dentil cornice. Non-contributing primary building.

**896 Elmwood Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Full width shed roof open front porch, paneled square supports. Paired bay window. Tripartite window in gable. Separate parcel behind house without address is non-contributing 2-story flat roof secondary building (commercial garage).

**900 Elmwood Avenue**

**ca. 1900**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Pedimented dormer. Paired bay window with elongated window openings. 1/1 double hung wood windows. Corner posts.

**904 Elmwood Avenue**

**ca. 1930**

2-story flat roof masonry commercial building, poured foundation, brick envelope, membrane roof. Paired storefronts with single cast stone cornice. Upper fenestration has stone still. Castellations and cornice at parapet.

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ELMWOOD HISTORIC DISTRICT (WEST)

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**908 Elmwood Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch, pediment at opening, Ionic columns. Pedimented dormer. Tripartite window in front gable, scallop shingle. Bay window. Rafter tails, corner boards.

**912 Elmwood Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house now used for commercial purposes. Vinyl siding, modified 2-story porch, numerous altered windows. Non-contributing primary building.

**914 Elmwood Avenue**

**ca. 1895**

3-story flat roof masonry mixed use Queen Anne style commercial building with residential units above, stone foundation, buff brick exterior, membrane roof. Contemporary store front at Elmwood Avenue, historic storefront at West Delavan Avenue, slender columns, paneled bulkheads. 2-story oriel bay windows, paneled spandrels, swags in cornice header; elsewhere 1/1 double hung wood windows with stone stills, lentils. Pressed metal cornice. Decorative brick reliefs, banding, quoins.

*WEST DELAVAN STREET INTERSECTS*

**932 Elmwood Avenue**

**ca. 1965**

1-story masonry commercial/office building with varied massing. Non-contributing primary building.

**936 Elmwood Avenue**

**ca. 1910**

2 ½-story flat roof masonry Tudor styled corner building, stone foundation, brick lower/timber framing upper, membrane roof. Shed roof enclosed dining area at Bidwell Parkway elevation. Corner entry below round top parapet; elsewhere engaged gable dormers. Multiple contemporary storefronts in historic openings; grouped windows in upper.

*BIDWELL PARKWAY INTERSECTS*

**976 Elmwood Avenue**

**ca. 1890 (houses), ca. 1900 commercial addition (north bldg),  
ca. 1930 addition (south bldg)**

*Parcel contains two historic houses, now joined as one contributing commercial building.*

*South building:* 2 ½-story hipped roof frame Queen Anne building, stone foundation, wood shingle, asphalt roof. Engaged corner tower, front gable dormers. 1-story commercial extension at front elevation continuous with 976 Elmwood Avenue (North).

*North building:* 2 ½-story frame Queen Anne house; 2 ½-story brick commercial block at front elevation. 1<sup>st</sup> floor storefront is continuation from 976 Elmwood Avenue (South), contains recessed central entry, cornice. Upper floors have 1/1 double hung wood windows, stone springers, brick relief and stone archway detail; attic story contains casements with continuous stone still. Center pediment at parapet. Ground floor storefront continuous with 976 Elmwood Avenue (South).



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**Name of Property**

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**County and State**

**980 Elmwood Avenue**

**ca 1900**

2 ½-story commercial building, red brick exterior. 1<sup>st</sup> floor has two contemporary storefronts within historic fluted corner posts; upper floor grouped 1/1 double hung wood windows, brick relief square surrounds, stone springers, central stone medallion; casements with Greek Revival muntins in attic story, continuous cornice acts as sill. Central pediment at parapet.

**982 Elmwood Avenue**

**ca. 1890 (houses), ca. 1910 commercial buildings**

***Parcel contains three contributing historic commercial buildings***

*North-east building fronting Elmwood:* 2-story masonry commercial building, stone foundation, brick exterior, flat membrane roof. Contemporary storefronts along ground floor. Upper story has 1/1 double hung wood windows in arched openings, stone sills. Corbelling as enframements and cornice. Stone chimneys. Recessed entry to upper floors center along Potomac Avenue elevation, cast iron detailing.

*South-east building fronting Elmwood:* 2 ½-story hipped roof frame house building with 2 ½-story brick commercial block at front elevation. Contains non-historic storefronts with pilaster and cornice surround, upper floors have 1/1 double hung wood windows, stone springers, continuous brick drip mold, central oval motif. Attic story with casements with patterned mullions and continuous stone sill above metal cornice. Central pediment at parapet. Similarly detailed as neighboring 976 Elmwood, and possibly built contemporaneously.

*West building fronting Potomac:* 2-story masonry commercial building, stone foundation, brick exterior, flat membrane roof. Continues patterning of 982 Elmwood Avenue (North) with paired 1/1 double hung wood windows in round top openings, corbelling as cornice detail. Historic raised storefront.

**POTOMAC AVENUE INTERSECTS**

**1000 Elmwood Avenue**

**ca. 1920**

2-story brick commercial building, flat membrane roof. Primary storefront wraps corner of building, granite tiling, aluminum window and door assemblies, corner entrance; secondary storefront to north of building, central recessed entry. Upper floor has tripartite windows, center single pane, 4/1 sidelights, stone sills. Pressed metal cornice, modest parapet at corner.

**1006 Elmwood Avenue**

**ca. 1900, ca. 1930 commercial addition**

2-story masonry commercial building obscuring hipped roof former frame house behind, brick envelope. Paired storefronts with central shared recessed entry, wood doors, plate glass glazing, brick bulkheads. Upper floors has central window, stone header, flanked by tripartite window, brick corbelled cornice. 1/1 double hung wood windows.

**1010 Elmwood Avenue**

**c. 1900, ca. 1930 commercial addition**

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1 and 2-story masonry commercial block in front of hipped roof frame Queen Anne styled house. Commercial block features non-historic entry doors at south end of primary façade, four large glazed openings across 1<sup>st</sup> story, with two four-unit windows with sill in 2<sup>nd</sup> story above. Terra cotta coping at parapet, flat roof. Continuous signboard.

**1020 Elmwood Avenue**

**ca. 1910**

2 ½-story front gable frame Queen Anne house, stone foundation, aluminum siding, asphalt roof. Full width hipped roof open front porch, pediment at entry bay, sunburst; partial width balcony at 2<sup>nd</sup> floor, pediment gable, slender supports. 2-story bay below pediment. 1/1 double hung wood windows.

**1024 Elmwood Avenue**

**ca. 1900**

2 ½-story hipped roof frame house with Queen Anne styling, rock-faced concrete block foundation, wood clapboard, asphalt roof. Non-contributing primary building.

**1028 Elmwood Avenue**

**ca. 1900, non-historic commercial addition**

1-story hipped masonry commercial block in front of 2 ½-story frame Queen Anne house. Non-contributing primary building.

**1030 Elmwood Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, brick facing/wood clapboard, asphalt roof. Dual central entry bays under full width flat roof open front porch. 2-story bays below pediment dormers. Paired bay windows. Palladian-influenced assembly in gable. 1/1 double hung wood windows.

**1034 Elmwood Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, brick facing/wood shingle, asphalt roof. Dual entries under full width flat roof open front porch. 2-bays below pediments. Paired bay windows. Tripartite window; center panel, diamond traced sidelights, cornice header, in pent roof front gable. 1/1 double hung wood windows.

**1040 Elmwood Avenue**

**ca. 1900**

2 ½-story hipped roof frame house with modest Queen Anne styling. Modified half-width porch, modified windows, altered siding materials. Non-contributing primary building.

**1042 Elmwood Avenue**

**ca. 1900**

2 ½-story front gable frame vernacular Queen Anne house, stone foundation, wood clapboard/shingle, asphalt roof. Recessed diagonal corner on south side. Full width flat roof open front porch. Central bay window. Large window in gable, pilasters. 1/1 double hung wood windows. Frieze, corner boards.

**1044 Elmwood Avenue**

**ca. 1900**

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2 ½-story front gable frame vernacular Queen Anne house, stone foundation, vinyl siding, asphalt roof. Recessed diagonal corner on south elevation. Partial width flat roof open front porch. Central bay window. Large window in gable, pilasters. 12/1, 8/1, 1/1 double hung wood windows.

**1046 Elmwood Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard/vinyl siding, asphalt roof. Full width enclosed front porch. Pedimented dormer. Paired bay window. Palladian window in front gable. 1/1 double hung wood windows. Fluted Ionic corner posts. Contains contributing 1-story flat roof secondary building (garage).

**1050 Elmwood Avenue**

**ca. 1899**

2 ½-story side gambrel frame mixed Dutch and Colonial Revival house, stone foundation, wood clapboard, asphalt shingle. Engaged in larger roof line, full width front porch, central semi-circular extension. Paired projecting bay windows, central multi-light round top window, sidelights, flat roof with pediment. Pedimented dormers. 1/1 wood windows, pilasters.

**1054 Elmwood Avenue**

**ca. 1890, ca. 1920 commercial addition**

2-story flat roof masonry Classical Revival commercial building, stone foundation, brick exterior, membrane roof fronting hipped roof frame Queen Anne house to rear of parcel. Rounded corner entry and storefront, plate glass betwixt paneled wood columns. Upper have paired and single 6/6, 1/1 double hung wood windows, stone sill and keystones. Cast stone cornice at parapet.

*BIRD AVENUE INTERSECTS*

**1064 Elmwood Avenue**

**ca. 1900, ca. 1920 commercial addition**

2 ½-story front gable frame Queen Anne house, stone foundation, vinyl siding, asphalt roof with 1-story flat roof masonry commercial extension. *Non-contributing primary building.*

**1066 Elmwood Avenue**

**ca. 1900, ca. 1920 commercial addition**

2-story masonry commercial storefront as extension of 2 ½-story hipped roof frame house. Storefront has central basket arched storefront, recessed central entry. 3 sets of paired windows at second level. Pent roof with simple cornice.

**1068 Elmwood Avenue**

**ca. 1900, ca. 1920 commercial addition**

2-story flat roof symmetrical masonry commercial extension of front gable frame house with wood shingles. Storefront has basket arched storefront with central entry, two flanking single bay entries to upper stories, each with arched sunburst panel; polychromatic brick arch. Paired windows, stone sill and lintel flank central arched window on 2<sup>nd</sup>-floor. Simple cornice at parapet.

**1074 Elmwood Avenue**

**ca. 1888**

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2 1/2-story side gable frame Queen Anne house, current commercial use, with polygonal corner tower, stone foundation, wood clapboard/shingle, asphalt roof. Partial width hipped roof front porch, shingled supports; 2<sup>nd</sup> story balcony under main roof eaves. Hipped roof dormer. 8/1, 1/1 double hung wood windows. Flared belt course. Contains contributing flat roof rear extension; contains contributing hipped roof frame secondary building (garage).

**1076-1078 Elmwood Avenue** **ca. 1910**

2 1/2-story front gable frame house, stone foundation, wood clapboard/shingle, asphalt roof. Side entry with entablature, Doric columns. 2-story flat roof open front porch, full height square posts. Paired shed roof dormers. 1/1 double hung wood windows. Corner posts. Contains contributing side gable frame secondary building (garage).

**1080 Elmwood Avenue** **ca. 1900**

2 1/2-story side gable frame Queen Anne house, aluminum siding, altered 2-story front porch, modified windows and doors. Non-contributing primary building.

**1084 Elmwood Avenue** **ca. 1900**

2 1/2-story hipped roof frame residential building now converted to commercial purposes. Features altered porch, asbestos shingle sheathing, modified and replacement windows. Contains non-contributing hipped roof frame secondary building with addition (garage). Non-contributing primary building.

**1088 Elmwood Avenue** **ca. 1920**

2-story flat roof masonry commercial extension of 2 1/2-story side gable frame house. Storefront has paired entrances, plate glass windows, with transoms, betwixt fluted pilasters. Elongated tripartite windows betwixt paneled pilasters along upper floor. Simple parapet cornice.

**1092 Elmwood Avenue** **ca. 1900**

2 1/2-story hipped roof frame Craftsman house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, Doric supports atop closed shingled base. Gable dormers, vergeboard. Oriel window. 8/1, 1/1 double hung wood windows, cornice headers. Exposed rafter tails at eaves.

**1094 Elmwood Avenue** **ca. 1900**

2 1/2-story front gable frame house with vague Queen Anne styling, now used for commercial purposes. Altered porch, modified windows, vinyl siding. Non-contributing primary building.

**1096 Elmwood Avenue** **ca. 1900, non-historic commercial addition**

1-story concrete block commercial extension at 2 1/2-story front gable frame house. House has 2-story bay window below pediment, vinyl siding, replacement windows. Storefront has aluminum door and window assembly. Contains non-contributing side gable frame secondary building (carriage house, now apartments). Non-contributing primary building.



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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

**County and State**

**1104 Elmwood Avenue**

**ca. 1900, ca. 1920 commercial addition, ca. 1970s commercial addition at south**

2-story masonry commercial building, stone foundation masonry exterior/stone tile facing, membrane roof with terra cotta coping tiles. Partial width flat roof porch, central entrance flanked by large arched plate glass windows. Pent roof with wood shingle. Contains non-contributing masonry addition with glass atrium and garage-style sliding door at south elevation.

**1108 Elmwood Avenue**

**ca. 1910**

2-story flat roof masonry commercial building, stone foundation, brick exterior, membrane roof with terra cotta coping tiles. Multiple plate-glass storefronts on 1<sup>st</sup> and grouped plate-glass aluminum windows at upper. Significant cornice at parapet.

**1116 Elmwood Avenue**

**ca. 1910**

2-story flat roof masonry commercial building, red brick exterior, flat membrane roof with terra cotta coping tiles. Paired contemporary storefronts. Tripartite and single 1/1 double hung wood windows with corresponding brick panels with geometric cast stone detailing. Heavy cornice of pressed metal.

**1122 Elmwood Avenue**

**ca. 1910**

Contributing primary building, 2 ½-story hipped roof frame building with Stick styling, masonry lower/clapboard upper, asphalt roof. Corner storefront, plate-glass windows, brick bulkheads, corner entry. Gable dormers, vergeboard. Contains non-contributing 1-story masonry building rear (west elevation) and side (south) elevation.

***FOREST AVENUE INTERSECTS***

**FERRY CIRCLE (general)**

**Ferry Circle**

**1868-1876, ongoing rehabilitation**

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

**USN 02940.000023**

Contributing element to the Delaware Park-Front Park system. One-lane vehicular traffic circle with central planted island, approximately 300-feet in diameter. For additional description, refer to Section 7 narrative.

**FERRY CIRCLE - SOUTHWEST CORNER**

***RICHMOND AVENUE INTERSECTS (SOUTH)***

**466 Ferry Circle**

**ca. 1886**

2 ½-story hipped roof frame building with vernacular styling, stone foundation, wood clapboard. Full width flat roof enclosed masonry sun room, stone sill at 10-light casement wood windows. Clipped hipped roof dormer

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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with tripartite window. 6/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**468 Ferry Circle**

**ca. 1895**

2 1/2-story front gable frame building with Georgian Revival styling, stone foundation, wood clapboard. Polygonal bay window. Palladian style window assembly in pedimented front gable with decorative shingling. Contains contributing hipped roof frame secondary building (garage).

**472 Ferry Circle**

**ca. 1889**

2 1/2-story side gable frame Queen Anne building, stone foundation, wood clapboard. Partial width pedimented open front porch. Projecting front gable bay with oriel window in pediment. Corner polygonal bay window. Shed roof dormer with tripartite window. Frame banding. 1/1 double hung wood windows.

*MASSACHUSETTS AVENUE INTERSECTS; WEST FERRY STREET INTERSECTS*

**FERRY CIRCLE - NORTHEAST CORNER**

**636 Ferry Circle**

**ca. 1910**

2 1/2-story front gable frame residence with Craftsman styling, raised pebbledash foundation, stucco finish, asphalt shingle roof. Features closed front sunroom with 6/1 wood double hung windows. Knee braces at pent above wood windows and door to upper porch. Grouped windows with 1/1 wood sash in gable.

**FERRY CIRCLE - NORTHWEST CORNER**

**638 Ferry Circle**

**ca. 1890**

2 1/2-story hipped roof frame Queen Anne style house, stone foundation, wood clapboard and shingle sheathing, asphalt roof. Full-width front entry porch with polygonal extension at south end, pediment above entry, closed shingle rail with turned columns. Bracketed projecting front gable with shingles. 1/1 double hung wood windows typical.

**640 Ferry Circle**

**ca. 1895**

2 1/2-story front gable frame Queen Anne style house, stone foundation, wood clapboard, asphalt roof. Partial width hipped open front entry porch with brick piers, entablature. 2-story ornate polygonal bay with decorative paneled spandrel, cornice. Frieze at eaves with dentils. Tripartite window in gable with pediment and engaged columns. Cornice returns.

**FOREST AVENUE - SOUTH SIDE (Odd)**

*AT RICHMOND AVENUE*

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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**501 Forest Avenue**

**ca. 1900**

2 ½-story side gable frame Queen Anne house; stone foundation, mineral fiberboard siding. Full width flat roof open front porch; hipped roof dormers; 1/1 wood double hung windows. Contains contributing hipped roof frame secondary building (garage).

**503 Forest Avenue**

**ca. 1900**

2 ½-story hipped roof modest Queen Anne house; stone foundation, aluminum siding. Full width flat roof open front porch; hipped roof dormers; tripartite windows with leading; 1/1 wood double hung windows.

*CLAREMONT AVENUE*

**565 Forest Avenue**

**ca. 1900**

2 ½-story front gable frame modest Queen Anne house; stone foundation, mineral fiberboard siding. Partial width flat roof open front porch; two polygonal bay windows; 6/1 wood double hung wood sash windows.

**567 Forest Avenue**

**ca. 1905**

2 ½-story front gable frame house with Queen Anne styling; stone foundation, wood clapboard and shingle. Partial width flat roof open front porch; 2-story polygonal bay window; decorative verge board.

*AT ASHLAND AVENUE*

**GILL ALLEY - EAST SIDE (Even)**

*AT BRECKENRIDGE STREET*

**32 Gill Alley**

**ca. 1900**

1 ½-story hipped roof frame former carriage house converted to residence; wood clapboard, aluminum siding, asphalt roof. Partial width enclosed entrance bay with hipped roof; front gable dormers. Mixed 3/1, 1/1 double hung wood windows and vinyl replacement windows. Likely the carriage house for 461 Norwood Avenue.

**44 Gill Alley**

**ca. 1900**

1 ½-story side gambrel roof frame vernacular former carriage house now converted to residence; wood clapboard and shingle with some vinyl siding. Front gable wall dormer with hay loft and hoist support. Likely the carriage house of 465 Norwood Avenue, now private residence.

**62 Gill Alley**

**ca. 1890**

2 ½-story front gable frame vernacular former carriage house building, now converted to residence; stone foundation, wood clapboard. Central paneled garage opening below polygonal bay window; cornice return. Located to the rear of 487 Norwood Avenue.

*AT AUBURN AVENUE*

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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**GILL ALLEY - WEST SIDE (Odd)**

*AT BRECKENRIDGE STREET*

**35 Gill Alley** **ca. 2010**

1-story side gable frame automobile garage building. Non-contributing primary building.

*AT AUBURN AVENUE*

**GRENWAY ALLEY - EAST SIDE (Odd)**

*AT BRECKENRIDGE STREET*

**5 Grenway Alley** **ca. 1910**

2-story brick apartment building with stucco finish and flat roof. Polygonal bays; 1/1 double hung windows. Non-contributing primary building.

*AT AUBURN AVENUE*

**HIGHLAND AVENUE - NORTH SIDE (Odd)**

*ELMWOOD AVENUE INTERSECTS*

**203 Highland Avenue** **ca. 1890**

2 ½-story cross gable frame house with vernacular Queen Anne and Craftsman styling; stone foundation, mineral fiberboard shingles. Full width front and side flat roof open front porch; tripartite windows in front gable with cornice and brackets. Contains contributing gable frame secondary building (garage) egress along Elmwood Avenue.

**207 Highland Avenue** **ca. 1900**

2 ½-story front gable frame house with vernacular Queen Anne styling; brownstone foundation, wood clapboard and shingle. Full width flat roof open front porch; polygonal bay window below pedimented gable roof dormer.

**211 Highland Avenue** **ca. 1900**

2 ½-story complex hipped roof frame house with modest Colonial Revival styling; rusticated stone foundation, wood clapboard. Full width flat roof open front porch with pediment above entrance bay and brick piers; front gable dormer with cornice return above polygonal bay window.

**215 Highland Avenue** **ca. 1900**



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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

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2-story low-pitched front gable frame house with modest Classical Revival details. Asbestos shingle sheathing and wood clapboard, modified windows. Roofline also appears to have been reduced or truncated. Paired full-height fluted pilasters at corners of building. *Non-contributing primary building.*

**217 Highland Avenue** **ca. 1900**

**Located behind 219 Highland Avenue**

1 ½-story side gable frame former carriage house now converted to residence, wood clapboard, asphalt roof. Steep front wall gable with hay loft doors above garage doors, smaller gabled dormers.

**219 Highland Avenue** **ca. 1892**

2 ½-story front gable frame Queen Anne house; rusticated stone foundation, wood clapboard siding. Full width hipped roof open from porch; front gable wall dormer; bay window with 4/4 double hung wood windows; tripartite window with round head windows in front gable. Contains contributing front gable frame, cornice return secondary building (garage).

**221 Highland Avenue** **ca. 1890**

2 ½-story side gable frame building with modest Queen Anne styling; rusticated stone foundation, aluminum siding. Full width shed roof enclosed front porch with pediment; hipped roof dormer; polygonal bay window. Contains contributing side gable frame secondary building (garage).

**225 Highland Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house; rusticated stone foundation, aluminum siding. Full width hipped roof front porch with central extension, Doric columns, turned rail. 2-story bay window on secondary elevation. Palladian style window in front gable. Heavy corner brackets.

**227 Highland Avenue** **ca. 1892**

2 ½-story cross gable frame Queen Anne house with polygonal corner tower; rusticated stone foundation, wood clapboard. Partial width pediment roof open front porch. 1/1 double hung wood windows; paired 12 light wood windows in tower.

**231 Highland Avenue** **ca. 1900**

2 ½-story hipped roof building with Colonial Revival styling; vinyl siding, vinyl replacement windows, modified front entry porch. *Non-contributing primary building.*

**235 Highland Avenue** **ca. 1900**

2 ½-story steep front gable frame building with modest Queen Anne styling; vinyl siding with some wood shingle, vinyl replacement windows, modified entry porch. *Non-contributing primary building.*

*ASHLAND AVENUE INTERSECTS*

**253 Highland Avenue** **ca. 1860**

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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2 ½-story complex gable frame building with modest Queen Anne styling; mineral fiberboard and vinyl siding, altered entry porch, some vinyl replacement windows. Non-contributing primary building.

**257 Highland Avenue** **ca. 1890**

2 ½-story front gable frame Queen Anne house; rusticated stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch with pediment over entrance bay, Ionic columns, decorative metal rail; half-width 2<sup>nd</sup>-story shed roof open porch. Engaged pedimented dormer. 1/1 double hung wood windows, elongated sashes.

**261 Highland Avenue** **ca. 1900**

2 ½-story front gable frame house with Queen Anne styling; stone foundation, wood clapboard, asphalt roof. 2-story bay windows below pedimented dormer on secondary elevation. Palladian style window and decorative wood work in front gable; wood shingle banding, frieze, corner boards.

**263 Highland Avenue** **c. 1888**

2 ½-story hipped roof frame house with vernacular Queen Anne styling; flagstone foundation, wood clapboard, asphalt roof. Non-original pedimented porch over single entrance bay. Four-part bay window below pedimented pent roof front gable. Decorative framing, corner boards.

**267 Highland Avenue** **ca. 1895**

2 ½-story side gable frame vernacular Colonial Revival style house; stone foundation, wood clapboard. Full width hipped roof open front porch, Doric columns. Exposed rafter tails

**269 Highland Avenue** **ca. 1891**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Pediment hood over entrance bay. Polygonal bay window. Grid of nine single pane wood windows and cornice in scalloped shingle front gable. Paired oriel windows on secondary elevation. Corner brackets at overhanging eaves. Contains contributing front gable frame secondary building (garage).

**275 Highland Avenue** **ca. 1890**

2 ½-story front gable frame modest Queen Anne house; covered foundation, wood clapboard/shingle, asphalt roof. Partial width pedimented open front porch, slender columns atop shingle closed rail. Polygonal bay window. Recessed tripartite 6/1 double hung wood windows in front gable.

**279 Highland Avenue** **ca. 1892**

2 ½-story front gable frame Queen Anne style house; rusticated stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch, ¾ slender columns atop shingled closed rail. Hipped roof dormer. Tripartite multi-light round top windows in front gable, 1/1 double hung wood windows typical. 2<sup>nd</sup>-story overhang, shingle corner brackets.

NORWOOD AVENUE INTERSECTS

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

**County and State**

**289 Highland Avenue**

**ca. 1888**

2 ½-story cross gable frame Queen Anne style house; stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch, square supports. Paired angular oriel windows in front gable; paired window with shallow balcony on secondary elevation. 2-story rounded wall dormer, curved corner windows, on secondary elevation. Bracketing at overhanging eaves.

**293 Highland Avenue**

**ca. 1888**

2 ½-story front gable frame Queen Anne house; covered foundation, wood clapboard/shingle, asphalt roof. Full width shed roof open front porch, pediment over entrance bay foliate carving, dentils. Palladian style window in front gable with leaded detail. Gambrel roof side dormers. Frieze and brackets. Contains contributing front gable frame secondary building (garage).

**297 Highland Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house; covered foundation, wood clapboard/shingle, asphalt roof. Full width shed roof open front porch with pediment over entrance bay, foliate carving. Recessed Palladian style window assembly in front gable. Bracketing, flared belt.

**299 Highland Avenue**

**ca. 1900**

2 ½-story hipped roof frame vernacular Colonial Revival house; stone foundation, wood clapboard, asphalt roof. Full width flat roof enclosed front porch, paired paneled door entry. 2-story bay window below front gable dormer on secondary elevation. Hipped roof dormer. Corner brackets. 1/1 double hung wood windows, multi-light casement (typical). Sunken garage beneath porch.

**303 Highland Avenue**

**ca. 1890**

2 ½-story front gable frame vernacular Colonial Revival house; brownstone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch, Doric columns, turned open rail. Paired polygonal bay windows. Hipped roof dormer. Paired window in large front gable, louvered window. Flared belt course, corner boards. Contains contributing hipped roof frame secondary building (garage).

**309 Highland Avenue**

**c. 1892**

2 ½-story side gambrel brick with frame house with Queen Anne styling; stone foundation with segmental arched windows with tabbed brick surrounds, red brick 1<sup>st</sup> and 2<sup>nd</sup> stories, wood clapboard and shingle. Recessed entry with flat roof porch, segmental arched 1/1 double hung wood windows. Large gabled dormer in mansard-type slate roof with paired casement windows, decorative shingles, cornice returns. Upper slope of roof has asphalt shingle. Secondary elevation features projecting pedimented gable frame bay above side entry door, large arched opening to front entry porch.

*AT RICHMOND AVENUE*

**HIGHLAND AVENUE – SOUTH SIDE (Even)**

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State

*ELMWOOD AVENUE INTERSECTS*

**204 Highland Avenue**

**ca. 1920**

3-story flat-roof with tiled pent, frame apartment building with modest Craftsman ornament, bracketed eaves. Features commercial block additions, vinyl siding, modified windows. Non-contributing primary building.

**208 Highland Avenue**

**ca. 1924**

2 1/2-story cross gable frame vernacular house, aluminum siding, vinyl replacement windows, modified porch. Non-contributing primary building.

**212 Highland Avenue**

**ca. 1892**

2 1/2-story cross gable frame vernacular Queen Anne house; stone foundation, vinyl siding, asphalt roof. Recessed entry at single bay flat roof side porch. Polygonal bay window below overhanging front pediment, corner brackets. 1/1 double hung wood windows (typical).

**214 Highland Avenue**

**ca. 1892**

2 1/2-story cross gable frame modest Queen Anne house, vinyl siding, altered porch, modified and replacement windows. Non-contributing primary building.

**218 Highland Avenue**

**ca. 1900**

2 1/2-story cross gable frame building with vernacular Queen Anne styling; stone foundation, vinyl siding, asphalt roof. Full width pent roof open wrap-around front porch, turned supports. 1/1 double hung and elongated wood windows typical.

**222 Highland Avenue**

**ca. 1932**

2 1/2-story front gable frame Colonial Revival house; aluminum siding with some wood shingle, modified and enclosed porch, altered windows. Non-contributing primary building.

**226 Highland Avenue**

**ca. 1892**

2 1/2-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt shingle. Full width hipped roof open front porch with pediment over entrance bay, banded square columns, turned rail. 2-story bay window below pedimented gable on secondary elevation. Paired bay and bow window, cornice headers, fluted pilasters. Palladian window in front gable, corner brackets.

**230 Highland Avenue**

**ca. 1897**

2 1/2-story front gable frame Colonial Revival house; rusticated stone foundation, wood clapboard, asphalt roof. Paired 1/1 double hung wood windows, enframements. Corner pilasters.

**232 Highland Avenue**

**ca. 1898**



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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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2 1/2-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with paired Doric columns atop stone piers, paneled frieze. Paired polygonal bay windows. Paired window with framing in front gable. Brackets.

**236 Highland Avenue**

**ca. 1902**

2 1/2-story front gable frame Queen Anne house; stone foundation, wood clapboard/shingle, asphalt roof. Full width hipped roof open front porch, wide square supports. Paired corner polygonal bay windows. Corbelled tripartite 1/1 wood windows in front gable.

*ASHLAND AVENUE INTERSECTS*

**254 Highland Avenue**

**ca. 1900**

2 1/2-story hipped roof frame Queen Anne house with central polygonal tower; stone foundation, wood clapboard, asphalt roof. Partial width flat roof front porch, 2/1 wood casements. 4-part corner bay window. Small hipped roof dormers; bracketing at overhanging eaves.

**258 Highland Avenue**

**ca. 1905**

2 1/2-story front gable frame vernacular Colonial Revival house; stone foundation, wood clapboard, asphalt roof. Recessed 2<sup>nd</sup>-story porch with single spindle. 4/4, 8/8 and 10/10 double hung wood windows. Pedimented front gable, frieze, corner boards. Contains contributing front gable frame secondary building (garage).

**262 Highland Avenue**

**ca. 1930**

2 1/2-story front gable, with gambrel roof inset, frame vernacular Colonial Revival house; stone foundation, mineral fiberboard siding, asphalt roof. Pediment over entrance. Fan light in gable, bracketing in eaves of flared 2<sup>nd</sup>-story. Contains large contributing side gable frame secondary building (garage).

**264 Highland Avenue**

**ca. 1888**

2 1/2-story front gable frame Queen Anne house; covered foundation, vinyl siding/wood shingle, asphalt roof. Full width hipped roof open front porch, pediment at entrance bay, square supports. Projecting bay and dormer on secondary elevation. Paired leaded wood windows in front gable with decorative shingle, heavy cornice as frieze, scrolled corner brackets, corner boards.

**268 Highland Avenue**

**ca. 1888**

2 1/2-story front gable frame Queen Anne house; wood clapboard/shingle, asphalt roof. Full width shed roof open front porch, pediment over entrance bay. 2-story bay window below pedimented dormer on secondary elevation. Paired round top wood windows in front gable, scalloped shingle bracketing and overhanging eaves, corner boards.

**270 Highland Avenue**

**ca. 1888**

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ELMWOOD HISTORIC DISTRICT (WEST)

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Name of Property

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2 1/2-story front gable frame Colonial Revival house; wood clapboard/shingle, asphalt roof, replacement vinyl windows. Projecting bay below dormer on secondary elevation. Pedimented door entablature; bay window. Corner brackets, corner boards, scallop shingle.

*NORWOOD AVENUE INTERSECTS*

**290 Highland Ave** **ca. 1888**

2 1/2-story front gable frame Queen Anne house with steep corner tower; stone foundation, wood clapboard/shingle, asphalt roof. Full width hipped roof open front porch, Doric columns atop shingled base. 2-story bay window below pedimented gable on secondary elevation. Engaged projecting gabled with balconet; circumscribing gable has multi-light casements, 1/1 double hung wood windows typical. Frieze, rafter tails, corner brackets. Contains contributing hipped roof frame secondary building (garage).

**294 Highland Avenue** **ca. 1900**

2 1/2-story hipped roof masonry and frame Colonial Revival house; poured foundation, masonry lower/aluminum siding, asphalt roof. Partial width pedimented open front porch, Doric columns atop masonry base, stone cap. Oriel window on secondary elevation. Pedimented dormers with paneled pilasters.

**298 Highland Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Partial width hipped roof open front porch, square supports. Bay window; tripartite window and bracketing in front gable. Flared belt course, corner boards.

**302 Highland Avenue** **ca. 1888**

2 1/2-story front gable frame house with Queen Anne and Craftsman styling, stone foundation, wood clapboard siding. Partial width hipped roof open front porch; hipped roof dormers. Leaded ribbon windows in front gable; paired 1/1 wood double hung windows. Corner brackets. Contains contributing hipped roof frame secondary building (garage).

**306 Highland Avenue** **ca. 1900**

2 1/2-story side gable frame Queen Anne house, stone foundation, wood clapboard. Partial width flat roof open front porch; flat roof dormer with engaged gable over tripartite leaded wood windows; polygonal roof dormer. Side oriel window. Contains contributing secondary building (garage).

**308 Highland Avenue** **ca. 1900**

2 1/2-story side gable frame house with Colonial Revival and Craftsman styling; stone foundation, wood clapboard, asphalt roof. Shed roof over entrance bay, 2-story bay windows; low pitch hipped roof dormer with tripartite 20-light ribbon windows, 1/1 double hung wood windows typical.

**312 Highland Avenue** **ca. 1888**

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

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2 ½-story hipped roof frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Partial width hipped roof open front porch, Doric columns; pedimented front gable dormers with paneling; 1/1 double hung wood windows. Frieze, corner brackets, wide belt course.

**314 Highland Avenue**

**ca. 1888**

2 ½-story front gable frame Colonial Revival house; stone foundation, wood clapboard, asphalt roof. Pediment over entrance bay, banded square supports; projecting bow window with bracketing; ribbon window with cornice in front gable, 12-light casements, 1/1 double hung wood windows typical. Flared belt course, frieze, pendant in gable.

*AT RICHMOND AVENUE*

**HODGE STREET - NORTH SIDE (Odd)**

*ELMWOOD AVENUE INTERSECTS*

**181 Hodge Street**

**ca. 1910**

2 ½ -story cross gable frame vernacular Victorian house, stone foundation, vinyl siding, asphalt roof. Full-width hemispherical porch, metal supports. Front gable dormer. 1/1 double hung wood windows; pair of entrance doors.

**183 Hodge Street**

**ca. 1910**

2 ½ -story cross gable frame Queen Anne house detailing, stone foundation, wood shingle, asphalt roof. 2-story shingled rail porch with arched openings. Pedimented gable dormers with decorative tympanum. 1/1 double hung wood windows. Contains contributing jerkin head frame secondary building (garage). Property contains contributing cast iron lamppost.

**187 Hodge Street**

**ca. 1900**

2 ½ -story front gable frame Queen Anne house with Shingle Style detailing, stone foundation, wood clapboard/shingle, asphalt roof. Bracketed pent roof hood at entry bay with entablature. Large gabled dormers. Palladian window with leaded round top central light, 1/1 double hung wood windows typical. Property contains contributing cast iron lamppost.

**191 Hodge Street**

**ca. 1900**

2 ½ -story side gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Partial width brick porch of Craftsman detailing with deck above. Large front gable dormer with tripartite window, multi-light casements. 30/1, 1/1 double hung windows.

**195 Hodge Street**

**ca. 1900**

2 ½ -story hipped roof frame Colonial Revival house, stone foundation, mineral fiberboard siding, asphalt roof. Half width flat roof open front porch, metal supports. Projecting bay on secondary elevation. Bay window with

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

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substantial cornice. Hipped roof dormer with central arch, tripartite window. 1/1 double hung windows typical. Wide frieze, corner posts.

**199 Hodge Street**

**ca. 1900**

2 ½ -story cross gable and gambrel roof frame Colonial Revival house, stone foundation, mineral fiberboard siding, asphalt roof. Partial width pent roof Medina Sandstone front porch with Tuscan columns and turned balustrades. 1/1, 11/1 double hung windows; Palladian window at gable end. Boxed eaves with modillions. Contains large contributing hipped roof frame secondary building (garage).

**203 Hodge Street**

**ca. 1910**

2 ½ -story front gable frame Colonial Revival house, stone foundation, layered shingle siding, asphalt roof. 2-story corner bay. Broken scroll pedimented dormers with ionic pilasters. 1/1 double hung corniced windows; Palladian window; curved oriel with leaded glass.

*AT ASHLAND AVENUE*

**HODGE STREET - SOUTH SIDE (Even)**

*ELMWOOD AVENUE INTERSECTS*

**184 Hodge Street**

**ca. 1888**

2 ½ -story hipped roof masonry Queen Anne house with Romanesque styling, buff and red brick envelope, asphalt roof, replacement vinyl windows. Polygonal bays bridged by relieving arch. Decorative terra cotta insets. Front gable dormer, brackets. Bracketed boxed eaves.

**186 Hodge Street**

**ca. 1910**

2 ½ -story, L-shaped hipped roof frame Stick Style house, stone foundation, clapboard siding, asphalt roof. Engaged chimney on secondary elevation. Front gable dormers, scalloped shingle, paneled vergeboard, corner brackets. Frieze, corner boards. Some replacement vinyl windows, some wood multi-lite windows.

**188 Hodge Street**

**ca. 1910**

2 ½ -story frame house with modest Queen Anne styling; front gable roof; clapboard and shingle siding. Full-width, 2-story shingled porch. Paired 1/1 double hung corniced windows. Pair of paneled wood entrance doors.

**190 Hodge Street**

**ca. 1878**

2 ½ -story hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch, square columns. Projecting bay with clipped hip roof, decorative wood work and pent roof paired window assembly with paneling. Overhang at 2<sup>nd</sup> story, brackets, corner boards. 1/1 double hung wood windows, fixed transoms.



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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

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**194 Hodge Street**

**ca. 1887**

2 ½ -story hipped roof masonry Queen Anne house, stone foundation, red brick envelope, asphalt roof. Single bay pedimented entry porch. Projecting bay on secondary elevation. Steep gable dormer. 1/1 double hung windows in segmental arched openings, stone sills. Corbelled and paneled chimney stacks. Horizontal bands of contrasting brick.

**200 Hodge Street**

**ca. 1880**

2 ½ -story hipped roof frame American Foursquare house; stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch, simple round columns with slight fluting. Tripartite window in hipped roof dormer. Oriel on side elevation. 1/1 double hung wood windows typical.

**204 Hodge Street**

**ca. 1900**

2 ½ -story frame Queen Anne house; pedimented front gable roof; clapboard siding. Full width porch, partially enclosed, with deck above; rusticated stone. 4/4, 6/6 double hung windows. Contains non-contributing secondary building (garage).

*AT ASHLAND AVENUE*

**LAFAYETTE AVENUE – SOUTH SIDE (Odd)**

*AT COLONIAL CIRCLE; AT NORWOOD AVENUE*

**495 Lafayette Avenue**

**1906**

**Built for Emma B. Wilkes**

**Architect: Martin C. Miller**

2 ½ -story side gable masonry house of Colonial design with Craftsman detailing, stone foundation, red brick envelope, asphalt roof. Half-width front gable open front porch, brick piers, stone cap. 3-window oriels with enframements. Paired front gable dormers with connecting shed roof. 8/1 and 6/1 double hung wood windows typical.

**497 Lafayette Avenue**

**1910**

**Built for M. Barron**

2 ½ -story truncated hipped roof frame house with Colonial Revival and Craftsman styling, brick foundation, masonry lower/wood shingle upper, asphalt roof. Central partial width pedimented open front porch, Doric columns, turned rail, medallions in frieze. Low pitch front gable dormer, verge board. 6/1, 1/1 double hung and multi-light casement wood windows.

**503 Lafayette Avenue**

**1903**

**Built for Antoinette Pleuther**

**Architect: William L. Schmolle**

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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2 1/2-story side gable frame house with Colonial Revival and Craftsman detailing, brick lower/wood shingle upper, asphalt roof. Half width flat roof open front porch, square supports, frieze. Projecting gable wall dormer and bay, front gable dormer, each with Palladian-style windows. Extensive framing, vergeboard, flared belt course. Contains contributing flat roof frame secondary building (garage).

**509 Lafayette Avenue**

**1947**

**Built for Donald Fraser**

3-story cross gabled apartment building with Tudor Revival styling; brick veneer. Front gable wall dormer, front gable roof dormer. 6/6 and 1/1 windows. Contains non-contributing secondary building (garage). Non-contributing primary building.

**515 Lafayette Avenue**

**ca. 1910**

2 1/2-story hipped roof frame house with Craftsman styling; stone foundation, brick lower/wood shingle, asphalt roof. 3/4 width hipped roof open front porch, pediment at entry bay, timber supports atop brick base, stone caps. Curved light bay window. Low pitch hipped roof dormers with tripartite windows. 8/1, 6/1, 1/1 double hung wood windows typical. Contains contributing flat roof masonry secondary building (garage).

**517 Lafayette Avenue**

**ca. 1910**

2 1/2-story hipped roof frame Colonial Revival house; stone foundation, wood clapboard, asphalt roof. Single bay open entry porch, gable entablature, slender square supports. Low pitch flared hipped roof dormers, tripartite windows, dentils. 2-story bay window. Heavy frieze, modillions, corner posts. Contains contributing hipped roof frame secondary building (garage).

**521 Lafayette Avenue**

**ca. 1910**

2-story cross hipped roof frame Colonial Revival building; stone foundation, wood clapboard/shingle, asphalt roof. Recessed entry under ell-shaped open front porch with pent roof. Projecting bay below pedimented dormer on secondary elevation. Tripartite multi-light window in gabled dormer at front, shingle. 1/1, 6/1 double hung wood windows typical. Flared belt course. Contains contributing side gable frame secondary building (garage).

**525 Lafayette Avenue**

**1909**

**Built for J. Herbert Thile**

2-story hipped roof frame Colonial Revival house; stone foundation, brick lower/wood shingle upper, asphalt roof. Partial width hipped roof open front porch, grouped Doric columns, turned rail atop masonry base, stone caps. 2-story bay window. Low pitch flared hipped roof dormers with tripartite windows. 8/1, 6/1 and 1/1 windows with sandstone sills typical. Frieze, modillions, flared belt course.

*ASHLAND AVENUE INTERSECTS*

**537 Lafayette Avenue**

**1894**

**Built for J. E. Kellar**

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ELMWOOD HISTORIC DISTRICT (WEST)

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2 1/2-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Partial width pent roof open front porch, Doric columns; alongside 2-story bay window. Oriel on secondary elevation. Front gable dormer, hipped roof dormer. Deeply pedimented front gable, tripartite window, louver window, modillions.

**541 Lafayette Avenue** 1907

**Built for Antoinette Pleucher**

2 1/2-story cross gable frame house with modest Craftsman detailing; stone foundation, wood clapboard/shingle, asphalt roof. Partial width hipped roof open front porch, square supports. Front gable dormer. 3-part oriel in front gable, cornice return. 8/1, 6/1, 1/1 double hung wood windows. Flared belt course. Contains contributing hipped roof frame secondary building (garage).

**545 Lafayette Avenue** 1904

**Built for Roger W. Graves**

2-story hipped roof masonry house with Prairie and Foursquare styling; stone foundation, stucco wall finish, asphalt roof. Hipped roof dormers. Oriel window on secondary elevation, scrolled brackets. 1/1 and 1/1 gothic sash wood windows. Belt course. Contains contributing flat roof frame secondary building (garage).

**551 Lafayette Avenue** 1905

**Built for W. H. Houck**

**Architect: Lansing & Beierl**

2-story hipped roof frame house of Colonial Revival and Craftsman styling; stone foundation, wood shingle, asphalt roof. Simple pedimented hood at entry bay on secondary elevation. Front gable dormers, vergeboard. Large rear enclosed extension with multi-light casements. 6/1 double hung and multi-light casement wood windows typical. Contains contributing hipped roof frame secondary building (garage).

**555 Lafayette Avenue** 1895

**Built for R. W. Graves**

2-story hipped roof frame Colonial Revival house; stone foundation, wood clapboard, asphalt roof. Partial width pedimented open front porch, metal supports. Pedimented oriel with paneled cornice on secondary elevation. Front and side hipped roof dormers, grouped windows betwixt fluted pilasters. 1/1 double hung wood windows typical. Frieze with triglyphs, fluted corner posts. Contains contributing front gable frame secondary building (garage).

**559 Lafayette Avenue** ca. 1890

2 1/2-story front gable frame Queen Anne style house; stone foundation, wood shingle, asphalt roof. Recessed corner entry with simple entablature. Projecting 2-story bay with grouped windows. Pedimented gable dormer on secondary elevation. Tripartite window in front gable, cornice return, scrolled corner brackets. 6/1, 8/1 double hung wood windows typical. Contains contributing steep side gable frame secondary building (garage).

**563 Lafayette Avenue** 1901

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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**Built for Alice A. Weisner**

**Architect: Charles R. Percival**

2-story hipped roof frame Colonial Revival house; stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, metal supports, Greek key detail in frieze. 2-story oriel with stained leaded glass transom. Hipped roof dormers, dentils. Heavy frieze, corner scroll brackets. 1/1 double hung wood windows typical, some gothic muntins.

**567 Lafayette Avenue**

**1902**

**Built for William G. Taylor**

**Architect: Robert A. Wallace**

2-story hipped roof frame Queen Anne house with polygonal corner tower; stone foundation, wood shingle, asphalt roof. Closed entry vestibule with pediment on secondary (Elmwood Avenue) elevation. Paired and shingle round top windows in front gable dormers, cornice return. 1/1 double hung wood windows typical. Modillions at eaves.

*ELMWOOD AVENUE INTERSECTS*

**LAFAYETTE AVENUE – NORTH SIDE (Even)**

*AT COLONIAL CIRCLE; AT NORWOOD AVENUE*

**500 Lafayette Avenue**

**ca. 1895**

2 1/2-story truncated hipped roof frame Queen Anne house with two polygonal corner towers; stone foundation, wood shingle, asphalt roof. Partial width flat roof open front porch, Doric columns atop stone base. Paired windows in hipped roof dormers, 1/1 double hung wood windows, side oriel. Frieze, flared belt course.

**506 Lafayette Avenue**

**1886**

**Built for Byron P. Angell**

**Architect: William W. Carlin**

2 1/2-story hipped roof frame Queen Anne building with multiple side towers and turrets; stone foundation, aluminum siding. Some replacement windows. Non-contributing primary building.

**510 Lafayette Avenue**

**1887**

**Built for Laura V. Mosher**

**Architect: William W. Carlin**

2 1/2-story cross gabled frame vernacular Queen Anne house; stone foundation, mineral fiberboard siding, asphalt shingle roof. Half width flat roof open front porch, slender square supports, frieze. Tripartite window in front gable. 6/6 double hung wood windows typical. Contains contributing flat roof frame secondary building (garage).

**512 Lafayette Avenue**

**1910**



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ELMWOOD HISTORIC DISTRICT (WEST)

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**Built for Adolf Weiss**

2-story flared hipped roof frame Colonial Revival house; stone foundation, brick lower/wood shingle upper. Full width flat roof open front porch, Doric columns atop brick piers, modillions. Paired bow windows. Flared hipped roof dormers. 1/1 double hung wood windows typical.

**516 Lafayette Avenue**

**1910**

**Built for Sol Morrison**

2-story flared hipped roof frame Craftsman style house, stone foundation, brick lower/wood shingle upper, asphalt roof. Recessed entry in full width enclosed porch with round top windows betwixt brick columns, pediment at entry bay. Low pitch flared hipped roof dormers. 9/1, 6/1, 1/1 double hung wood windows, diamond tracery. Contains contributing hipped roof frame secondary building (garage).

**522 Lafayette Avenue**

**ca. 1910**

2-story flared hipped roof house with modest Colonial Revival styling; stone foundation, wood clapboard, asphalt roof. Ell-shaped partial width hipped roof open front porch,  $\frac{3}{4}$  height columns atop stone piers, brackets. 2-story bay window on secondary elevation. Simple hipped dormers; flared hipped roof dormer with 4-part, 2/1 elongated sash wood windows. Eave with detailed bracketing, corner boards.

**530 Lafayette Avenue**

**ca. 1910**

2 1/2-story cross gable Tudor house; stone foundation, pebbled lower/half timbered upper, asphalt roof. Central partial width shed roof open entry porch, tapered pebbled supports that extend above roof line. Paired front gable timbered dormers. 12/1, 9/1, 1/1 double hung wood windows typical. Contains non-contributing secondary building (garage) accessed from Ashland Avenue.

*ASHLAND AVENUE INTERSECTS*

**536 Lafayette Avenue**

**ca. 1900**

2 1/2-story hipped roof frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch, Doric columns atop stone piers, pediment at entry bay. 2 1/2-story projecting bay with central chimney terminates in polygonal dormer on side elevation. Hipped roof dormers. Paired bay and bow windows. Contains contributing flat roof frame secondary building (garage) accessed from Ashland Avenue.

**542 Lafayette Avenue**

**1906**

**Built for Fred A. Heron**

2-story cross roof frame Tudor house with paired front gables; stone foundation, brick lower/half timbered upper, asphalt roof. Partial width front gable open front porch, square supports on masonry and stone base, vergeboard. 6/1 double hung and multi-light casement wood windows typical. Contains contributing front gable frame secondary building (garage).

**546 Lafayette Avenue**

**1892**

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

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**Architect: Edward A. Kent**

2 1/2-story overhanging side gabled and cross gable frame house with modest Colonial Revival influences; stone foundation and first story, wood shingle, asphalt roof. Half width raised stone entry. Steep hipped roof front dormer with grouped windows. Modillions at eaves, frieze, belt course. Contains contributing hipped roof frame secondary building (likely carriage house, now residence).

**550 Lafayette Avenue**

**1906**

**Built for Adolf Spangenthal**

2 1/2-story mansard roof brick Colonial Revival house; stone foundation, red brick walls, slate tile roof. Central partial width flat roof open front porch, fluted columns. Pedimented front gable dormers. Paired tripartite windows with continuous stone lentils, sills; stone quoins. Contains contributing flat roof secondary building (garage).

**556 Lafayette Avenue**

**1908**

**Built for Dean R. Nott**

**Architect: Colson & Hudson**

2-story flared hipped roof Craftsman house; stone foundation, brick foundation/wood shingle, asphalt roof. Partial width hipped roof enclosed brick front room with side-by-side 8/8 wood windows; single arched recessed entry bay. Front gable and clipped gable dormers, vergeboard, brackets. 6/1, 1/1 double hung and multi-light casement wood windows. Overhanging eaves, brackets, belt course. Contains contributing flat roof secondary building (garage).

**560 Lafayette Avenue**

**1908**

**Built for Frank P. Weidner**

2-story cross gable frame Colonial Revival house; stone foundation, brick lower/wood shingle, asphalt roof. Partial width flat roof open front porch, Doric columns atop masonry base with stone caps, modillions at eaves. Paired window in large front gable dormer, vergeboard. 1/1, 9/1 double hung wood windows typical, cornice header and corner brackets. Contains contributing hipped roof frame secondary building (garage).

**564 Lafayette Avenue**

**1909**

**Built for Mrs. J. C. Gager**

2-story hipped frame Colonial Revival house; stone foundation, stucco finish, asphalt roof. Partial width hipped roof open front porch, square supports, exposed rafter tails. Paired projecting bays. Flared hipped roof dormers, rafter tails. 6/1, 1/1 double hung wood windows are typical. High belt course. Contains contributing hipped roof frame secondary building (garage).

**568 Lafayette Avenue**

**1911**

**Built for Bernard Cohen**

2-story flared hipped roof frame Craftsman style house; stone foundation, wood shingle, slate roof. Partial width hipped roof open front porch, square columns atop closed aggregate rail, stone caps. Tripartite window in front

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gable dormers, vergeboard. 4/1, 6/1, 8/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage) accessed from Elmwood Avenue.

*ELMWOOD AVENUE INTERSECTS*

**LEXINGTON AVENUE – SOUTH SIDE (Even)**

*ELMWOOD AVENUE INTERSECTS*

**206 Lexington Avenue** **ca. 1900**

2 ½-story cross gable frame house with modest Queen Anne styling; stone foundation, wood clapboard/mineral fiberboard siding, asphalt roof. Full width shed roof open front porch with central decorative pediment. Front gable wall dormer. Corner brackets. Contains non-contributing secondary building (garage).

**208 Lexington Avenue** **ca. 1900**

2 ½-story front gable frame house with Colonial Revival styling; stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch, square columns. Front gable dormer over 2-story bay window on secondary elevation. Palladian style window in gable, elsewhere 6/1 double hung wood windows. Large modillions at eaves, frieze, corner boards. Contains non-contributing secondary building (garage).

**212 Lexington Avenue** **ca. 1890**

2 ½-story cross gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Half width hipped roof open front porch, square supports, turned rail. 6/1, 3/1, 1/1 double hung and multi-light casement wood windows. Palladian style window in front gable with shingle fan. Modillions, frieze, corner boards.

**216 Lexington Avenue** **ca. 1907**

2 ½-story cross gable frame modest Queen Anne house; stone foundation, wood clapboard, asphalt roof. Altered 3-level porch and paired French doors. Non-contributing primary building.

**218 Lexington Avenue** **ca. 1900, ca. 1920 commercial conversion**

2 ½-story front gable frame residential building with modest Craftsman styling, converted to commercial functions. 1<sup>st</sup> floor aluminum storefront with cast iron corner post. Grouped multi-light casement windows between fluted pilasters on 2<sup>nd</sup> floor. Grouped window with upper Craftsman muntins in front gable. Contains contributing flat roof frame secondary building (garage).

**220 Lexington Avenue** **c. 1905**

**The Lexington**

3-story flat roof brick commercial building with Queen Anne styling; sandstone foundation, yellow brick masonry. Contains 4 historic storefronts with wood bulkheads and transom windows divided with banded brick and sandstone piers. Two recessed entries feature sandstone arch with stone springers and prominent console

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ELMWOOD HISTORIC DISTRICT (WEST)

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keystone. Upper stories contain 2-story bay windows with decorative wood spandrels; other windows are paired 1/1 flat-arched windows with brownstone voussoirs and simple sill, tabbed brick work, flanked by diamond-shaped panels at 3<sup>rd</sup> level. Side elevation treated similarly. Building features simple cornice with brick parapet above.

*ASHLAND AVENUE INTERSECTS*

**248 Lexington Avenue** **ca. 1888**

2 1/2-story hipped roof frame Queen Anne house with some stickwork and Eastlake influence; stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch, open frieze, turned rails, pediment at entry bay. Front gable dormer with inscribed shed roof oriel, paired Craftsman muntin window, turned brackets. 1/1 double hung wood windows typical. Contains contributing secondary building (garage).

**252 Lexington Avenue** **ca. 1900**

2 1/2-story front gable frame house; covered stone foundation, wood clapboard, asphalt roof, replacement vinyl windows. Hipped roof porch over entrance bay. Contains contributing side gable frame secondary building (garage).

**258 Lexington Avenue** **ca. 1900**

2 1/2-story front gable frame house with Queen Anne styling, stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch, square supports. Polygonal bay window at corner. Front gable has vergeboard. 1/1 double hung wood windows with Craftsman muntins, typical; fluted pilasters surrounds. Corner boards.

**260 Lexington Avenue** **ca. 1900**

2 1/2-story side gable frame house with Queen Anne styling; stone foundation, wood clapboard, asphalt roof. Full width shed roof open porch with partial width pediment, scallop shingle. Pedimented dormer with balconet and polygonal dormer. Contains contributing front gable frame secondary building (garage).

**264 Lexington Avenue** **ca. 1900**

2 1/2-story cross gable frame house with Queen Anne styling; stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch with pediment at entry bay, Doric columns, turned rail, frieze, dentils; recessed 2<sup>nd</sup> floor porch, turned supports. Large 1/1 window, fanlight in front gable. 1/1 double hung wood windows typical. Contains contributing hipped roof frame secondary building (garage).

**266 Lexington Avenue** **ca. 1905**

2 1/2-story front gable frame Colonial Revival house; stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, Doric columns atop stone base. Pedimented front gable, modillions, dentils, includes paired window with pedimented entablature. 1/1 and 2/2 wood windows, diamond tracery in upper sash, typical.

**268 Lexington Avenue** **ca. 1892**



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2 1/2-story side gable frame Queen Anne house; covered foundation, wood clapboard, asphalt roof. Full width shed roof open front porch with partial width pediment, 3/4 height columns on shingle closed rail. Tripartite window in front gable pedimented dormer. 1/1 double hung wood windows typical.

**270 Lexington Avenue** **ca. 1892**

2 1/2-story side gable frame Queen Anne house; stone foundation, vinyl siding, replacement vinyl windows. Altered 2-level porch. Non-contributing primary building.

**274 Lexington Avenue** **ca. 1900**

2 1/2-story side gable frame Queen Anne house; stone foundation, asphalt shingle sheathing and roof. Full width flat roof open front porch, wide square supports, some replacement windows. Non-contributing primary building.

**NORWOOD AVENUE INTERSECTS**

**282 Lexington Avenue** **ca. 1910**

2 1/2-story front gabled frame house with Queen Anne styling; stone foundation, mineral fiberboard siding, asphalt roof, vinyl replacement windows. Full width shed roof open front porch, pediment with carving, fluted columns, turned balustrade. Pedimented front gable with recessed paired window, carving at peak. Frieze, corner boards, flared belt course.

**288 Lexington Avenue** **ca. 1900**

2 1/2-story front gabled double house with vernacular Queen Anne styling; stone foundation, wood clapboard, asphalt shingle. Full width shed roof open front porch with central pediment, banded square columns. 1/1 double hung wood windows typical. Contains contributing front gable frame secondary building (garage).

**290 Lexington Avenue** **ca. 1910**

2 1/2-story front gable frame house with mixed period styling; concrete block foundation, vinyl siding. Full width flat roof front porch with partial enclosure. 12-lite window and decorative shingle in front pediment.

**292 Lexington Avenue** **ca. 1890**

2 1/2-story hipped roof frame Queen Anne house; stone foundation, mineral fiberboard siding, asphalt roof, some replacement vinyl windows. Full width flat roof front porch, metal supports. Front gable and hipped roof dormers. Paired bay window. Frieze, paneled corner posts.

**298 Lexington Avenue** **ca. 1890**

2 1/2-story front gable frame house with vernacular Queen Anne styling; stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, banded square supports, turned rail. Projecting gable bay on secondary elevation. Paired 1/1 window in front gable with detailed cornice header, scallop shingle spandrel. 1/1 double hung wood windows typical. Simple framing, corner boards.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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**302 Lexington Avenue**

**ca. 1905**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch, wide square columns, turned rail. 2-story bay window on secondary elevation. Tripartite 1/1 window, cornice header in front gable with scalloped shingle. 1/1 double hung wood windows typical. Contains contributing side gable frame secondary building (garage).

**304 Lexington Avenue**

**ca. 1920**

2 ½-story front gable frame house with modest Queen Anne styling; vinyl siding, altered and enclosed porch.  
*Non-contributing primary building.*

**306 Lexington Avenue**

**ca. 1920**

2 ½-story side gable frame Queen Anne house with engaged polygonal tower; stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch, frieze, modillions. Pedimented front gable, with 6/6 wood casement. 1/1 double hung and Craftsman style casement wood windows typical. Frieze, modillions.

*AT RICHMOND AVENUE*

**LEXINGTON AVENUE – NORTH SIDE (Odd)**

*ELMWOOD AVENUE INTERSECTS*

**219 Lexington Avenue**

**c. 1900**

2 ½-story cross gable Queen Anne house; stone foundation, wood clapboard/shingle, asphalt roof. Full width hipped roof open front porch with pediment above entrance bay, grouped Doric columns. Tripartite widow with cornice in front gable end, carving in tympanum. 1/1 double hung wood windows typical, multi-light casements with fixed leaded glass transoms on 1<sup>st</sup> floor. Frieze, dentils, scrolled corner brackets, scalloped shingle in wide belt course. Contains 1 ½-story contributing front gable frame secondary building (residence).

**221 Lexington Avenue**

**ca. 1900**

2 ½-story cross gable frame Queen Anne house; stone foundation, wood clapboard siding, asphalt roof. 2-story front gable open front porch with pent roof pediment.

**225 Lexington Avenue**

**ca. 1878**

2-story front gable frame commercial building with modest Eastlake ornamentation; covered foundation, wood clapboard, asphalt roof. First floor storefront with paneled pilasters; side shed roof enclosed porch. 6/6 wood windows with detailed cornice headers in front gable. Cornice with dentils, corner boards.

*ASHLAND AVENUE INTERSECTS*

**241 Lexington Avenue**

**ca. 1888**

**The Hyatt**

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ELMWOOD HISTORIC DISTRICT (WEST)

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3-story flat roof brick commercial building with modest Commercial Italianate styling; stone foundation, red brick with rusticated Medina sandstone details. Altered storefront inset into intact cast iron pilasters and brick piers with sandstone sills; 4/4 wood windows with flat headed windows with sandstone lintels at 2<sup>nd</sup> story and round headed arches at 3<sup>rd</sup> story, sandstone sills; stone banding and decorative brick work throughout. Pressed metal cornice with dentils.

**245 Lexington Avenue** **ca. 1888**

2 1/2-story front gable frame Colonial Revival house; stone foundation, wood shingle, asphalt roof. Half width hipped roof open front porch, Doric columns, simple open rail. Pedimented front gable dormer. 6/1 double hung wood windows typical. Tripartite window in front gable with 2/2 wood windows, divided fixed transom. Frieze, paneled corner boards.

**247 Lexington Avenue** **ca. 1888**

2 1/2-story side gable frame house with mixed Queen Anne and Colonial Revival influences. Steeply pitched side gable contains upper two stories, presents broad expanse of roof to the street with recessed polygonal dormer with paired 8/1 wood double hung windows, pilasters. Stone foundation, wood clapboard, asphalt roof.. Full width open front porch below main roof extension, Doric columns, turned open rail. 6/1, 8/2 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**251 Lexington Avenue** **ca. 1895**

2 1/2-story side gable frame Queen Anne residential building with rusticated stone foundation, wood clapboard and mineral fiberboard sheathing, asphalt shingle roof. Symmetrical façade features full-width open front porch, central stair flanked by fluted columns on stone base with open balustrade, pediment above each side. Several historic wood paneled doors with vision lite. Upper level contains closed projection at center with basket arched wood multi-lite windows flanked by polygonal bays that continue through roof to become engaged polygonal towers. Some vinyl replacement windows and wood multi-lite double hung windows. Decorative shingle work in peak of side gables.

**255 Lexington Avenue** **ca. 1892**

2 1/2-story front gable frame Colonial Revival house; sandstone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open hemispherical front porch, Doric columns atop paneled bases, turned rail, wave-like swag carving in frieze. Pedimented dormers. Paired window in pent roof front gable. 1/1 double hung wood windows. Frieze, corner boards.

**259 Lexington Avenue** **ca. 1896**

2 1/2-story steep hipped roof frame Colonial Revival house; stone foundation, wood clapboard/shingle, asphalt roof, vinyl replacement windows. Full width flat roof partially enclosed front porch, single entry bay, scrolled brackets, foliate carving in frieze. Pedimented front gable dormer with tripartite window, diamond traced upper sashes. Frieze, corner boards.

**265 Lexington Avenue** **ca. 1896**

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

**County and State**

2 1/2-story hipped roof frame Colonial Revival building, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch. 2-story bay window on secondary elevation. Pedimented dormers, 6/1 double hung wood windows, pilaster framing. Frieze. 1/1 double hung wood windows typical.

*NORWOOD AVENUE INTERSECTS*

**289 Lexington Avenue** **ca. 1900**

2 1/2-story front gable frame former carriage house now converted to residential purpose; wood clapboard/vinyl siding, asphalt roof. Paneled wood garage door next to single bay entry door with transom. Central recessed round top window in gable. 1/1 double hung wood windows with Craftsman muntins typical.

**293 Lexington Avenue** **c. 1888**

2 1/2-story cross gable frame Queen Anne house; stone foundation, wood clapboard/shingle, asphalt roof. Full width hipped roof open front porch, slender columns, turned rail, pediment at entry bay. 2-story bay window on secondary elevation. Gables have grouped wood windows, upper sash diamond tracery, cornice header; cornice return, scallop shingle. 1/1 double hung wood windows typical. Scalloped shingle frieze, corner brackets, flared belt course.

**297 Lexington Avenue** **ca. 1895**

2 1/2-story cross gable frame vernacular Queen Anne house; stone foundation, wood clapboard/shingle, asphalt roof. Front gable with cornice return, fish scale shingle, tripartite window with upper sash diamond tracery. 1/1 double hung wood windows typical. Contains contributing hipped roof frame secondary building (garage).

**301 Lexington Avenue** **ca. 1904**

2 1/2-story front gable frame Queen Anne house; stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch, Ionic columns, turned rail. 2-story bay window on secondary elevation. Palladian-style window in front gable, 15/1, 6/1 double hung wood windows, elsewhere 1/1 double hung wood windows. Brackets, corner boards. Property contains contributing 19<sup>th</sup> century sandstone carriage block with inscription "B. Eberhardt." Contains contributing hipped roof frame secondary building (garage).

*AT RICHMOND AVENUE*

**NORWOOD AVENUE – WEST SIDE (Even)**

*AT SUMMER STREET*

**20 Norwood Avenue** **1890**

**Built for Chloe A. and John A. McCann**

2 1/2-story complex frame house with mixed Shingle Style and Craftsman influences, with engaged polygonal corner tower, stone foundation, sandstone lower and wood shingle upper, asphalt roof. Partial width polygonal



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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

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front porch with simple columns atop paneled wood bases, turned balustrade. polygonal hipped roof dormer. 1/1, 2/2 double hung wood windows, small diamond paned fixed windows in tower.

**In front of 20 Norwood Avenue** - Contributing ca. late 19<sup>th</sup> century historic rusticated Medina sandstone obelisk-style hitching post with iron ring at side.

**24 Norwood Avenue** **ca. 1896**

2 1/2-story front gable frame house with high Colonial Revival styling, stone foundation, wood clapboard, asphalt roof. Partial width semi-circular open front porch with Doric columns atop wood piers, turned rail. 2-story bay window, oriel window, pedimented dormer at secondary elevation. Recessed semi-circular bay at 2<sup>nd</sup> floor. Palladian window with ballonet in pedimented front gable, bracketing, decorative shingle, swags.

**28 Norwood Avenue** **ca. 1892**

2 1/2-story side gable frame house with Queen Anne and Colonial Revival styling, engaged polygonal corner tower, stone foundation, wood shingle, asphalt roof. Partial width flat roof open front porch, Doric columns. Bay window, steep flared front gable dormers with decorative shingle. Frieze with swags, paired brackets. 1/1 double hung and fixed, craftsman muntins.

**30 Norwood Avenue** **ca. 1890**

2 1/2-story side gable frame Shingle Style house, stone foundation, rock-faced sandstone on primary 1<sup>st</sup> floor facade and wood shingle upper, asphalt roof. Partial width recessed entry porch, stone pier. Bay window with swag frieze at 1<sup>st</sup> story, bow window, oriel with 1/1, fixed and diamond tracery at 2<sup>nd</sup> story. Hipped roof dormer.

**36 Norwood Avenue** **ca. 1900**

1 1/2-story hipped roof frame building with Craftsman influences, formerly used as a carriage house and now converted to residential purpose. Wood clapboard and shingle, asphalt roof. Features central projecting bracketed hipped roof dormer with paired hayloft doors, 2 smaller multi-lite hipped roof dormers. Paired carriage doors.

**46 Norwood Avenue** **ca. 1901**

2 1/2-story truncated hipped roof frame high Colonial Revival house with porte cochere, stone foundation and lower, mineral fiberboard siding, asphalt roof. Full width flat roof enclosed front porch, semi-circular extension with leaded windows, recessed entry with paneled wood columns, arches. Connecting balcony, turned rail, at main block to porte cochere. Front gable dormer with round top windows, paneled frieze. Property contains contributing sandstone masonry wall with wrought iron gate to entry walk.

**48 Norwood Avenue** **ca. 1892**

2 1/2-story steep side gable frame Queen Anne style house with some stickwork, stone foundation, wood clapboard, asphalt shingle. Partial window pedimented entry porch, square supports with arched brackets. Paired

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ELMWOOD HISTORIC DISTRICT (WEST)

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window, cornice header, in pedimented side gable. Steep front gable dormers with traced casements; 1/1 double hung wood windows. Brackets, modillions, corner boards.

**52 Norwood Avenue**

**ca. 1890**

2 1/2-story hipped roof frame house with removed porch, aluminum siding, altered porch. Contains contributing hipped roof frame secondary building (garage). Non-contributing primary building.

**56 Norwood Avenue**

**1891**

**Henry Harrison Little House**

**Architect: H.H. Little**

2 1/2-story side gable frame building with Queen Anne styling, stone foundation and lower, wood clapboard, asphalt roof. Full width shed roof open front porch, pediment over recessed entry bay, slender columns atop stone knee wall. At 2<sup>nd</sup> floor recessed corner porch, tripartite window with pilasters, balcony, below arched recessed porch in front gable dormer. Undulating roof cresting. Contains contributing hipped roof frame secondary building (garage).

**64 Norwood Avenue**

**ca. 1878**

2 1/2-story front gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. 2-story flat roof side projection, full height square banded columns, 2/1 elongated casement windows. Full width flat roof enclosed front porch, casement windows between square supports; rounded header at entrance bay. Hipped roof dormers. Tripartite window in front gable, frieze. Contains contributing low pitch gable frame secondary building (garage).

**68 Norwood Avenue**

**ca. 1885**

2 1/2-story front gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with semi-circular projects, Doric columns, turned rail. hipped roof dormers. Tripartite window in pedimented front gable. Bay windows with framing, corner posts, 1/1 fenestration. Contains non-contributing secondary building (garage).

**72 Norwood Avenue**

**ca. 1878**

2 1/2-story front gable frame Colonial Revival vernacular house, poured foundation, wood shingle, asphalt roof. Recessed entry bay with pediment, square supports. 2-story bay window below gable dormer on secondary elevation. Bay window with pressed metal flared roof. 1/1, 9/1 double hung wood windows. Scalloped vergeboard. Contains contributing hipped roof frame secondary building (garage).

**76 Norwood Avenue**

**ca. 1888**

2 1/2-story cross gable frame Shingle Style house, stone foundation, wood clapboard and shingle, asphalt roof. Partial width flat roof open front porch arched shingled piers. Recessed corner balcony. Paired window in front gable. Large flat roof 1-story extension at rear. 1/1 double hung wood windows.

**80 Norwood Avenue**

**ca. 1890**

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ELMWOOD HISTORIC DISTRICT (WEST)

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2 1/2-story front gable frame building with modest Queen Anne styling, covered foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch, square supports. 2-story projecting bay below gable dormer with engaged chimney on secondary elevation. Bay window. Paired window in front gable, verge board, scalloped shingle. 1/1 double hung wood windows. Frame and corner board detailing. Contains contributing front gable frame secondary building (garage).

**84 Norwood Avenue** **ca. 1888**

2 1/2-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Engaged pressed metal flared roof over single entry bay. Projecting wall dormer, scalloped shingle, decorative vergeboard. Flat roof rear extension. 1/1 double hung wood windows. Corner boards. Contains contributing front gable frame secondary building (garage).

**86 Norwood Avenue** **ca. 1890**

2 1/2-story complex hipped roof frame house with Queen Anne styling, stone foundation, wood clapboard and shingle, asphalt roof. Engaged polygonal corner tower. Full width open front porch, semi-circular projection, recessed entry, 2<sup>nd</sup> story balcony. 2-story wall dormer below flared pedimented gable. Hipped and shed roof dormers.

**90 Norwood Avenue** **ca. 1900**

**Built for F. Behn and Carl Behn**

**Architect: H.H. Little**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. 2-tier bay at front with polygonal bay 1<sup>st</sup> story and bow window at 2<sup>nd</sup> story, under closed pedimented gable with brackets. Main entry door features triangular pediment. Paired window 2<sup>nd</sup> story with arched shingled panel above. Paired segmental arched windows in decorative enframing in main gable. 1/1 double hung windows typical. Two contributing frame hipped roof secondary buildings (garages).

**96 Norwood Avenue** **ca. 1890**

2 1/2-story flared cross gable frame vernacular Queen Anne house, mineral fiberboard shingle, removed porch, altered windows. Contains non-contributing secondary building. Non-contributing primary building.

**100 Norwood Avenue** **1894**

**Built for John L. Kronenberg**

**Architect: H.H. Little**

2 1/2-story side gable frame high Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flat roof partially enclosed front porch, brick enclosure, slender column supports, turned rail. Multi-light windows, decorative enframements, detailed cornice headers. Large front gable dormer with grouped window, pilasters, bull's eyes design in gable. Eyelid dormer. Shed roof rear extensions. Modillions at eaves, heavy brackets, frieze with paneling.

**104 Norwood Avenue** **ca. 1900**

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ELMWOOD HISTORIC DISTRICT (WEST)

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2 ½-story cross gable frame Queen Anne house, stone foundation, vinyl siding/wood shingle, asphalt roof. Ell-shaped, partial width, flat roof open front porch with polygonal projection, Ionic columns atop closed brick balustrade. Bow window. Tripartite window with slender columns, fan shingling in front pedimented gable. Contains contributing front gable frame secondary building (garage).

**110 Norwood Avenue** **ca. 1900**

2 ½-story front gable frame house with vernacular Colonial Revival styling, stone foundation, wood clapboard, asphalt roof. Bow window on secondary elevation. Oriel window in front gable, decorative shingle. 1/1 double hung wood windows with pedimented headers. Frieze, corner boards.

**112 Norwood Avenue** **ca. 1878**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch with pediment at entry bay, Doric columns atop stone supports. Bay window. Enlarged Palladian style window assembly, slender columns, scrolled wood fan, in pedimented front dormer, frieze, corner brackets. 1/1 double hung wood windows.

**116 Norwood Avenue** **ca. 1890**

Contributing primary building, 2 ½-story front gable frame building with Queen Anne styling, stone foundation, wood clapboard and shingle, asphalt roof. Full width pent roof open front porch with square columns. 2-story wall dormer below pedimented dormer. Tripartite windows with transoms, enframement. Paired window with brackets in main gable, geometric framing in tympanum, scalloped shingle. 1/1 double hung wood windows. Fluted corner pilasters, decorative shingle belt course. Contains contributing 2-story flat roof secondary building with paired historic doors (former carriage house, now garage/residence).

**118 Norwood Avenue** **ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, vinyl siding, asphalt shingle. Full width hipped roof open front porch, banded columns atop brick supports. Front gable dormer. Palladian style window assembly in main gable. 1/1 double hung wood windows. Contains contributing 1-story flat roof masonry secondary building (garage).

**122 Norwood Avenue** **ca. 1878**

2 ½-story truncated hipped roof frame Queen Anne house, wood clapboard/shingle, asphalt roof. Full width front porch. Projecting 2-story bay, pedimented dormer at secondary elevation. Paired elongated windows, cornice header on front façade. Front gable has stick framing, decorative verge board, paired window. 1/1 double hung wood windows. Wide belt course, corner boards.

**126 Norwood Avenue** **ca. 1880**

2 ½-story front gable frame residence, with wood clapboard and shingle. Large 2-story addition on main elevation obscures building. Non-contributing primary building.

**128 Norwood Avenue** **ca. 1892**



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ELMWOOD HISTORIC DISTRICT (WEST)

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2 1/2-story front gable frame house with modest Queen Anne styling, stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof enclosed porch, recessed entry with sidelights, shingled supports, grouped windows. Bracketed oriel window as extension of gable dormer. 6/1 double hung wood windows, cornice headers. Paired window in main gable, vergeboard. Frieze, corner boards.

**134 Norwood Avenue** **ca. 1888**

2 1/2-story cross gable frame house with modest Queen Anne styling, stone foundation, wood clapboard, asphalt roof. Projecting central bay with hooded entry, slightly recessed corner and balcony at 2<sup>nd</sup>-floor. Paired casement in pent roof front gable. 1/1 double hung wood windows with headers.

*BRYANT STREET INTERSECTS*

**154 Norwood Avenue** **ca. 1900**

2 1/2-story front gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, paneled wood supports. Primary elevation has bay window with central door assembly. Tripartite window with pilasters, cornice header in pent roof main gable. 1/1 double hung wood windows. Heavy frieze, flared belt course. Contains non-contributing secondary building (garage) accessed from Bryant Street.

**160 Norwood Avenue** **ca. 1900**

2 1/2-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard and mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, metal supports, frieze. Pedimented gable dormer with paired 9/1 lights, paneled pilasters, decorative crest in tympanum. 1/1 double hung wood windows throughout. Heavy frieze, fluted corner pilasters.

**162 Norwood Avenue** **ca. 1905**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full width shed roof open front porch, ionic columns atop stone base. Gable dormer. Bay window, bow window. Recessed paired windows in pent roof main gable, decorative shingle. 1/1 double hung wood windows. Frieze, corner boards.

**166 Norwood Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Partial width pedimented entry porch, square supports. Gable dormer. Bay window, bow window. Paired window with cornice header in pent roof main gable, vergeboard. 1/1 double hung wood windows. Frieze, corner boards.

**168 Norwood Avenue** **ca. 1905**

2 1/2-story front gable frame Queen Anne house, stone foundation, vinyl siding, asphalt roof. Full width shed roof open front porch, slender columns, turned rail. Gable dormer. Bay window, bow window. Tripartite

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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window, cornice header in pent roof main gable. 1/1 double hung wood windows. Contains contributing front gable frame secondary building (garage).

**176 Norwood Avenue** **ca. 1900**

2 1/2-story complex front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Engaged polygonal corner tower. Pedimented gable dormers, shed roof dormer. 1/1 double hung wood windows. Frieze.

**178 Norwood Avenue** **ca. 1900**

2 1/2-story complex hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Contemporary partial width front porch. 2-story bay window below gable dormer on secondary elevation. Bow window, bay window below engaged pent roof dormer on primary elevation. Pedimented dormer, paired window. 1/1 double hung wood windows. Frieze, corner boards, gablet.

**180 Norwood Avenue** **ca. 1900**

2 1/2-story front gable frame house with large 2-story addition at main elevation. Contains contributing hipped roof frame secondary building (garage). Non-contributing primary building.

**182 Norwood Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof, vinyl replacement windows. Partial width shed roof entry porch, pediment, slender columns. Gable dormer. Bay window engaged at pent roof main gable, single window with wood fan detail in gable. Frieze, corner boards. Contains contributing front gable frame secondary building (garage).

**184 Norwood Avenue** **ca. 1900**

2 1/2-story complex hipped roof frame house with modest Queen Anne styling, stone foundation, mineral fiberboard siding, asphalt shingle. Full width flat roof open front porch, tapered square supports atop brick piers. Gable dormers. 1/1 double hung wood windows, some leaded. Contains contributing flat roof frame secondary building (garage) with framing details.

**190 Norwood Avenue** **ca. 1890**

2 1/2-story hipped roof frame Queen Anne styled house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, paneled wood supports. Bay window. Hipped roof dormer with tripartite window with pilasters. Frieze, paneled corner pilasters.

**194 Norwood Avenue** **ca. 1890**

2 1/2-story side gable frame Colonial Revival house, altered front porch, doors. Prominent non-historic masonry chimney added to primary façade. Non-contributing primary building.

**198 Norwood Avenue** **ca. 1890**

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ELMWOOD HISTORIC DISTRICT (WEST)

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Name of Property

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2 ½-story cross gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full width flat roof open front porch, metal supports. Tripartite window in pedimented front gable, cornice header with modillions. 1/1, 6/6, 9/1 double hung wood windows. Contains contributing side gable frame secondary building (likely carriage house, now residence); contains contributing side gable frame secondary building (garage).

**200 Norwood Avenue** **ca. 1890**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Pedimented hood at front entry. Bay window. Hipped roof dormer. 1/1 double hung wood windows. Corner boards.

**204 Norwood Avenue** **ca. 1890**

2 ½-story frame Queen Anne house, altered sheathing materials, modified porch and windows. Contains non-contributing side gable frame secondary building (garage). Non-contributing primary building.

**208 Norwood Avenue** **ca. 1890**

2 ½-story front gable frame Queen Anne building, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch, slender columns. Front gable dormer. Palladian style window in main gable. 1/1 double hung wood windows. Frame belt course.

**212 Norwood Avenue** **ca. 1895**

2 ½-story complex hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Full width shed roof open front porch, pediment with sunburst at entry bay, metal supports atop stone base. Engaged pediment with paired window, sunburst detailing atop bay window. 1/1 double hung wood windows. Frieze, fluted corner pilasters. Contains contributing flat roof frame secondary building (garage).

**214 Norwood Avenue** **ca. 1900**

2 ½-story hipped roof frame modest Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Tripartite window in hipped roof dormer. 6/6, 8/8 double hung wood windows. Corner boards.

**220 Norwood Avenue** **c. 1918**

2 ½-story hipped roof frame house with modest Craftsman styling, stone foundation, vinyl siding, asphalt roof. Central partial width flat roof porch. Shed roof and hipped roof dormers. 6/1, 9/1 double hung wood windows. Contains contributing side gable frame secondary building (garage).

**222 Norwood Avenue** **ca. 1890**

2 ½-story cross gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Central, partial width, hipped roof front porch, Doric columns, turned supports, paneled frieze. Bay windows. Paneled transoms and headers, decorative shingle. Contains contributing flat roof frame secondary building (garage).

**224 Norwood Avenue** **ca. 1890**

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2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full width shed roof open front porch, Doric columns, turned supports. Bay windows. Paired window with cornice header in front gable with pent roof, vergeboard, decorative shingle. 1/1 double hung wood windows. Similarly detailed to 226 and 232 Norwood.

**226 Norwood Avenue** **ca. 1890**

2 ½-story front gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt shingle. Full width flat roof open front porch, metal supports. Bay windows. Paired window below tympanum with brackets, decorative shingle. 1/1 double hung wood windows. Similarly detailed to 224 and 232 Norwood.

**232 Norwood Avenue** **ca. 1890**

2 ½ story hipped roof frame Colonial Revival house, stone foundation, wood clapboard and shingle, asphalt roof. Full width hipped roof open front porch, shingled supports at multiple arches, turned balustrade, carved frieze. Hipped roof dormers with paired windows. 1/1, 6/6 double hung wood windows. Frieze, corner boards. Similarly detailed to 224 and 226 Norwood.

*WEST UTICA STREET INTERSECTS*

**242 Norwood Avenue** **1894**

**Built for Thomas Jones**

**Architect: H.H. Little**

2 ½-story cross gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Partial width, ell-shaped, flat roof, open front porch with ionic columns, turned balustrade atop stone foundation. Project rectangular bay with balcony on secondary elevation. Tripartite window in pent roof front gable, brackets. 1/1, single light with transom, wood windows. Contains contributing flat roof frame secondary building (garage) accessed from West Utica Street.

**246 Norwood Avenue** **ca. 1904**

2 ½-story truncated hipped roof Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Entry at recessed corner bay, fluted square column, Doric supports. Oriel windows with bracketing. Pedimented front gable dormers, broken pediment at dormer on primary façade. Paired 1/1 double hung wood windows, framing and cornice headers. Overhanging eave with modillions, dentils, wide frieze; fluted square corner boards with ionic capitals.

**248 Norwood Avenue** **ca. 1900**

2 ½-story front gable frame building with simple Queen Anne styling, stone foundation, wood shingle, asphalt roof. Full width flat roof open front porch with stucco-clad closed balustrade, fluted columns. 2-story bay window below front gable dormer on secondary elevation. Tripartite windows with upper sash tracery in pent roof front gable, vergeboard, shingle. 1/1 double hung wood window. Contemporary parking in basement beneath porch.



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**252 Norwood Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard/shingle, asphalt roof. Full width hipped roof open front porch, pediment at entry bay, metal supports. Bay window. Tripartite window with pilasters, cornice header in front gable, modillions, vergeboard. Fluted corner pilasters with ionic capitals. 1/1 double hung wood windows.

**254 Norwood Avenue** **ca. 1900**

2 1/2-story front gable frame Colonial Revival house, stone foundation, wood shingle, asphalt roof. Full width flat roof open front porch, metal supports. Bay window. Palladian-style window with heavy paneled framing in front gable, modillions, vergeboard, fluted corner pilasters. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**258 Norwood Avenue** **ca. 1905**

2 1/2-story front gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt shingle. Full width hipped roof open front porch, pediment at entry bay, Doric supports, turned balustrade. Bay window. Paired window with paneled framing, cornice header in front gable, modillions, vergeboard. 1/1 double hung wood window. Paneled heavy corner pilasters. Contains contributing side gable frame secondary building (shed).

**262 Norwood Avenue** **ca. 1905**

2 1/2-story front gable frame modest Colonial Revival house, stone foundation, vinyl siding, asphalt roof. Full width shed roof open front porch, square columns. Shed roof dormer. Bay window. Recessed tripartite window in pent roof front gable, modillions. 1/1 double hung wood windows.

**266 Norwood Avenue** **ca. 1905**

**(51 Anderson Place mailing address)**

2 1/2-story side gable frame Queen Anne house with modified windows, altered porch and vinyl siding. Non-contributing primary building.

**ANDERSON PLACE INTERSECTS**

**286 Norwood Avenue** **ca. 1895**

2 1/2-story front gable frame Queen Anne house with polygonal tower, stone foundation, wood clapboard/shingle, asphalt roof. Full width shed roof open front porch, pediment with paneling at entry bay, projecting polygonal bay wrap around. Engaged front gable dormer. Bay window. Grouped windows with turned columns lead to brackets at tympanum with paneling.

**292 Norwood Avenue** **ca. 1888**

2 1/2-story side gable Queen Anne style house, stone foundation, masonry lower/wood shingle upper, asphalt roof. Single bay pedimented open front porch at entry bay, square supports. 2-story bay window, below

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pedimented gable, recessed porch with turned balustrade. Projecting bay along secondary elevation. 1/1, 2/2 double hung wood windows, stone headers and sills.

*LEXINGTON AVENUE INTERSECTS*

**310 Norwood Avenue** **ca. 1892**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Partial width hipped roof open front porch, turned supports and balustrade. Projecting 2-story bay window below front gable dormer with paired window and cornice return on secondary elevation; secondary entry porch. Tripartite window in pent roof front gable, wood fan work in tympanum. 1/1 double hung wood windows. Contains non-contributing secondary building (garage).

**314 Norwood Avenue** **ca. 1892**

2 1/2-story cross gable frame high Queen Anne house, brownstone foundation, wood clapboard/shingle, asphalt roof. Full width hipped roof open front porch, pediment with scrolling at central entry bay, ionic columns supports, turned balustrade, stone piers. Oriel window with festooned frieze. Palladian style window in pent roof front gable, decorative wood shingle in fan pattern, vergeboard, paired corner brackets, frame belt course. 1/1 double hung and fixed wood windows.

**318 Norwood Avenue** **ca. 1900**

2 1/2-story front gable frame modest Queen Anne house, stone foundation, vinyl siding, asphalt shingle. Full width flat roof open front porch, Doric columns, turned balustrade. Bay window, oriel window. Palladian styling window in pedimented front gable.

**322 Norwood Avenue** **ca. 1894**

2 1/2-story flared hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt shingle. Full width hipped roof open front porch, square supports, frieze. Bay window. Engaged hipped roof dormer with tripartite window. 1/1 double hung wood windows.

**324 Norwood Avenue** **ca. 1890**

2 1/2-story side gable frame modest Colonial Revival house, mineral fiberboard sheathing, modified windows and front porch. Non-contributing primary building.

*HIGHLAND AVENUE INTERSECTS*

**356 Norwood Avenue** **ca. 1890**

2 1/2-story front gable frame house with modest Queen Anne details, rubble stone foundation, masonry lower and frame upper with mineral fiberboard siding, asphalt roof. Partial width flat roof open front porch, brick piers, open wood balustrade. 2-story bay window with Palladian style window below front gable dormer. Recessed tripartite window in flared front gable. 1/1 double hung wood windows, stone headers and sills.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

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**360 Norwood Avenue** **ca. 1895**

2 1/2-story front gable frame Colonial Revival house, stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch. 2-story bay window below pedimented dormer on secondary elevation. Oriel window with upper sash tracery, swags in frieze. Tripartite window with banded framing, swags at cornice header, tympanum. Overhanging eaves, modillions, brackets, fluted corner pilasters. Contains contributing hipped roof frame secondary building (garage).

**364 Norwood Avenue** **ca. 1890**

2 1/2-story front gable frame Colonial Revival house, stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch, fluted columns, turned balustrade atop stone supports. 2-story bay window below pedimented front gable on secondary elevation. Curved light oriel window curved light oriel door assembly. Fixed panel stained glass into front gable. Contains contributing 2-story cross gable frame secondary building (likely carriage house, now residence).

**366 Norwood Avenue** **c. 1898**

2 1/2-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof, some replacement vinyl windows. Full width hipped roof open front porch with wide pediment at entry bay, Doric columns. Hipped roof dormer. Overhanging eaves, corner pilasters. Contains contributing hipped roof frame secondary building (garage).

**368 Norwood Avenue** **ca. 1890**

2 1/2-story complex gable frame house with Queen Anne styling, stone foundation, wood clapboard and shingle, asphalt roof. Partial width front gable enclosed entry porch, picture window with sidelights, paneling in gable. Projecting bay with polygonal roof at secondary elevation. Projecting bay at primary elevation below pent roof pediment with tripartite multi-light casements. Pedimented dormer with paired multi-light casements, corner brackets. Gablet. 1/1 double hung wood windows. Raked shingles at slightly projecting second story, corner brackets. Contains contributing front gable frame secondary building (former carriage house, now residence).

***WEST FERRY STREET INTERSECTS***

**410 Norwood Avenue** **ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Partial width shed roof open front porch. Tripartite window, single sash with fixed leaded transom in front gable. 1/1 double hung wood windows. Flared belt course. Contains contributing side gable frame primary building (carriage house, now residence).

**412 Norwood Avenue** **ca. 1890**

2 1/2-story front gable frame modest Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full width pent roof open front porch, brick piers. Bracketed pent roof at front gable, single window with cornice header. 1/1 double hung wood windows. Corner boards. Contains contributing hipped roof frame secondary building (garage).

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**416 Norwood Avenue** **1888**

**Built for George J. Herlan**

**Architect: William W. Carlin**

2 1/2-story front gable frame Shingle Style house, stone foundation, wood clapboard/shingle, asphalt roof. Full width porch, partially enclosed with grouped windows, paneled corner supports at open area. Front dormer with cornice return on secondary elevation. Paired window in front gable with flared cornice returns. 1/1, 6/6 double hung wood windows. Contains contributing side gable frame secondary building (garage).

**420 Norwood Avenue** **1902**

**Built for John C. Grezinger**

**Architect: Rudolph M. Gram**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, swags in frieze. Front gable dormer; large oval window on secondary elevation. Oriel window with curved lights, frieze, below pent roof front gable with Palladian styling window, tracery, wood shingle fan, vergeboard. 1/1 double hung and fixed transom windows. Fluted corner pilasters. Shed roof rear extension. Contains contributing hipped roof frame secondary building (garage).

**424 Norwood Avenue** **ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Single bay pedimented entry porch, shed roof, squared columns, sunburst. Oriel window with brackets, scallop shingle. 2-story bay window below pedimented gable dormer on secondary elevation. Tripartite window in recessed front gable, sunburst in tympanum. Contains non-contributing 2-story hipped roof frame secondary building (residence).

**428 Norwood Avenue** **ca. 1890**

2 1/2-story complex side gable frame house with Colonial Revival styling, stone foundation, wood clapboard, asphalt roof. Full width flat roof enclosed front room, stone piers, casement windows with transoms, wood door with large transom and fanlight. 2-story bay window below pediment at secondary elevation. Shed roof dormer with four grouped windows. Modillions at eaves. 1/1 double hung wood windows. Contains contributing flat roof frame secondary building (garage).

**432 Norwood Avenue** **ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width hipped roof open front porch with scrollwork in pediment at entry bay, Doric columns atop solid base. Flared hipped roof dormer on secondary elevation. Tripartite window in large front gable, corner brackets.

**434 Norwood Avenue** **ca. 1890**

2 1/2-story side gable frame Colonial Revival house with engaged polygonal corner tower, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch, pediment at entry bay, slender columns



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supports atop stone piers. Hipped roof dormer. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage) accessed from Breckenridge Street.

*BRECKENRIDGE STREET INTERSECTS*

**444 Norwood Avenue** **ca. 1890**

2 1/2-story cross gable frame house with modest Queen Anne styling, stone foundation, wood clapboard and mineral fiberboard siding, asphalt roof. Partial width hipped roof front entry porch, slender columns. Small pedimented dormer with corner windows. Tripartite window in front gable. 1/1 double hung wood windows. Overhanging eaves, corner brackets, wide frame belt course. Contains non-contributing flat roof frame secondary building (garage) accessed from Breckenridge Street.

**446 Norwood Avenue** **ca. 1890**

2 1/2-story front gable frame modest Queen Anne house, stone foundation, vinyl siding, asphalt roof. Bay window. Tripartite window of 6/1 wood windows in gable, modillions. Contains contributing flat roof frame secondary building (shed).

**448 Norwood Avenue** **ca. 1890**

2 1/2-story side gable frame Colonial Revival house, stone foundation, wood clapboard and shingle, asphalt roof. Partial width flat roof open front porch, square supports. Engaged polygonal tower with leaded casements above bay window. Small hipped roof dormer. Frame belt course and corner board.

**456 Norwood Avenue** **ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Hipped roof dormer. Bay window. Tripartite window with 6-light casements, large wood fan, in front gable.

**460 Norwood Avenue** **ca. 1892**

2 1/2-story steep front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch, pediment with foliate carvings at entry bay, slender columns. 2-story bay window below pedimented gable dormer on secondary elevation. Tripartite window with engaged columns, wood fan work, in front gable, ribbed vergeboard, modillions. Contains contributing steep hipped roof frame secondary building (garage).

**464 Norwood Avenue** **1896**

**Built for M. H. Killeran**

2 1/2-story side gable frame Colonial Revival house stone foundation, wood clapboard, asphalt roof. Single bay entry with gable roof, vergeboard. Continuous curved oriel window at 2<sup>nd</sup> story below gable dormer, cornice return. Oriel windows on secondary elevation. Pedimented gable dormer. 1/1 double hung wood windows, round top windows, leading; cornice headers. Contains contributing hipped roof frame secondary building (former carriage house, now garage/residence).

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**468 Norwood Avenue** **1894**

**Built for E. M. Collins**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, slender columns. Hipped roof dormers. Bay window. Palladian style window, multi-light casements with wood fan work in front gable. Flared belt course, corner brackets. 1/1 double hung wood windows.

**470 Norwood Avenue** **1895**

**Built for M. H. Sturdy**

2 ½-story truncated hipped roof frame Queen Anne house, brownstone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, Doric columns atop stone piers, brackets. Pedimented gable dormers with paired windows on secondary elevation; gable dormer with tripartite arched window at primary façade, brackets. Bay window, bow window. Brackets at eaves, fluted corner boards. 1/1 double hung wood windows, fixed transoms. Contains contributing flat roof frame secondary building (garage).

**476 Norwood Avenue** **1905**

**Built for M. F. Malin**

**Architect: Louis P. J. Eckel**

2 ½-story front gable frame modest Queen Anne house, stone foundation, aluminum siding, asphalt roof. Colonial revival pediment at entry bay. 2-story bay window below pedimented dormer on secondary elevation. Bay window, curved bow window. Palladian-style window in pedimented front gable. Contains contributing frame side-gable secondary building (former carriage house, now garage/residence.)

**480 Norwood Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Full width shed roof open front porch, pediment at entry bay with foliate carving. Oriel window on secondary elevation. Recessed tripartite window in pedimented front gable, scallop shingle.

**484 Norwood Avenue** **ca. 1890**

2 ½-story front gable frame Colonial Revival house, aluminum siding, modified and enclosed porch, altered windows. Contains contributing side gable frame secondary building (likely carriage house, now garage). Non-contributing primary building.

**488 Norwood Avenue** **ca. 1890**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Recessed single bay entry. Paired bay windows. Hipped roof dormer. Tripartite pictures window with single pane, fixed transom, elsewhere 1/1 double hung wood windows. Frame belt course, frieze, corner boards.

**490 Norwood Avenue** **ca. 1890**

2 ½-story complex gable frame Queen Anne house with engaged square corner tower, stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch, square columns, upper closed rail. Projecting

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bays at secondary elevation and corner. Pedimented front gable with tripartite window with central paneling, foliate carving in gable. Wide belt course with scalloped shingle, frieze, corner brackets. 1/1 double hung wood windows, and single pan, fixed transom.

**496 Norwood Avenue** **1895**

**Built for Edwin P. Bacon**

2 1/2-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, fluted Doric columns, turned balustrade. Polygonal dormer with diamond traced casements. Paired and single 1/1 double hung wood windows throughout. Frieze, paneled corner boards.

**498 Norwood Avenue** **ca. 1890**

2 1/2-story front gable frame house with Queen Anne design, stone foundation, wood clapboard and some aluminum siding, asphalt shingle. Full width hipped roof enclosed front porch, pediment with foliate. Oriel window and hipped roof dormer on secondary elevation. Tripartite window with craftsman-style muntins in pedimented gable, dentils, corner brackets.

*AUBURN AVENUE INTERSECTS*

**506 Norwood Avenue** **ca. 1890**

2 1/2-story hipped roof frame Colonial Revival house, wood clapboard, asphalt roof. Altered porch, significantly altered fenestration. Non-contributing primary building.

**508 Norwood Avenue** **ca. 1890**

2 1/2-story side gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch with pediment at entry bay, square supports. Bay window. Hipped roof dormer. 1/1, 6/1 double hung wood windows. Brackets at over hanging eaves.

**516 Norwood Avenue** **1895**

**Built for Edwin Gaskin**

2 1/2-story complex hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width semi-circular front porch, slender columns, turned balustrade. Oriel window at secondary elevation below pedimented dormer. Hipped roof dormer, casements with diamond tracery. 1/1 double hung wood windows. Front pediment atop bay window, center oval window in gable, modillions. Contains contributing 2-story front gambrel frame secondary building (likely carriage house, now residence).

**520 Norwood Avenue** **1892**

**Built for W. M. Citerley**

2 1/2-story cross gable frame Queen Anne house, stone foundation, vinyl siding, altered porch. Non-historic window configuration in front gable. Non-contributing primary building.

**524 Norwood Avenue** **1892**

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**Built for George Rice**

2 ½-story side gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Partial width hipped roof entry porch, square supports. 2-story bay window with engaged chimney, below pedimented dormer on secondary elevation; 2-story bay window with central diamond wood work below front gable with Palladian-style window. Hipped roof dormer. 1/1 double hung wood windows. Flared frame belt course, frieze, decorative shingling.

**530 Norwood Avenue**

**1895**

**Built for John W. Gibbs**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt shingle. Full width flat roof open front porch, ionic columns atop stone bases. Pedimented front dormers with geometric detail, Palladian style window. Window and doors enframements with cornice headers, swag detailing. Overhanging eaves, heavy corner boards with Corinthian capitals. Contains contributing flat roof frame secondary building (garage).

**532 Norwood Avenue**

**ca. 1890**

2 ½-story side gable frame house of modest Queen Anne styling with engaged polygonal tower on primary elevation, stone foundation, wood clapboard, asphalt shingle. Pedimented dormer. 1/1, 4/4 double hung wood windows. Colonial broken pediment entablature at front entry, flared belt course, heavy frieze, corner boards.

**536 Norwood Avenue**

**ca. 1905**

2 ½-story hipped roof frame residence with Queen Anne styling, stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof enclosed front porch with central recessed entry of two doors. Engaged cylindrical tower with conical roof at corner, curved glazing with leading. Dual paired windows in hipped roof dormer. 1/1, 9/1 double hung wood windows and fixed. Modillions at eaves.

**538 Norwood Avenue**

**ca. 1892**

2 ½-story steep side gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with paneled square columns. Paired engaged bay windows with polygonal hoods flank central window on 2<sup>nd</sup> floor, slight overhang. Steep front gable dormer. 1/1, 2/1, 4/1, 6/1 double hung wood windows. Belt course.

**540 Norwood Avenue**

**ca. 1899**

**Built for John W. Gibbs**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, paneled square supports. Paired polygonal bay windows with cornice headers. Pedimented gable dormer on secondary elevation. Shaped parapet on gable dormer with framed Palladian window, arched muntins. 1/1 double hung wood windows. Heavy frieze, corner pilasters.

**542 Norwood Avenue**

**1899**

**Built for John W. Gibbs**



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2 ½-story side gable frame Queen Anne house with some stickwork, stone foundation, wood clapboard, asphalt roof. Full width hipped roof front porch with pediment at entry bay, brackets. Bay window below front gable pedimented, brackets, sunburst. Front gable dormer, vergeboard, at multi-light casement. 1/1, 6/1 double hung wood windows.

*AT LAFAYETTE AVENUE*

**NORWOOD AVENUE - EAST SIDE (Odd)**

*AT SUMMER STREET*

**23 Norwood Avenue** **ca. 1896**

2 ½ story cross gable frame Queen Anne house, stone foundation, wood clapboard/shingle, asphalt roof. 2-story, ¾-width flat roof open front porch, paneled square supports, frieze. Large front gable dormer above projecting bay on secondary elevation. Single and tripartite window in front gable, detailed cornice header, decorative shingle. Paneled corner pilasters. Contains contributing flat roof frame secondary building (garage).

**27 Norwood Avenue** **ca. 1885**

2 ½-story hipped roof frame house with Queen Anne, stone foundation, wood clapboard, asphalt roof. Recessed shingle entrance bay, slightly recessed polygonal bay window on 1<sup>st</sup> floor. Pedimented front gable dormer on secondary elevation. Multi-light tripartite window with decorative shingle fan in front gable. 1/1 double hung wood windows, leaded transoms, throughout. Contains contributing secondary hipped roof frame building (garage).

**31 Norwood Avenue** **ca. 1900**

2 ½-story deeply cross gabled frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Slightly projecting flared 2<sup>nd</sup> story. Partial width flat roof open front porch, square supports. Pedimented front gable with paired window. 1/1 double hung wood windows, diamond tracery. Contains contributing hipped roof frame secondary building (shed).

**33-35 Norwood Avenue** **ca. 1890**

2 ½-story side gable frame residential building with modest Tudor Revival influences. Stone foundation, some wood shingle, asphalt shingle roof. Large 2-story enclosed porch with central recess dominates main façade.  
*Non-contributing primary building.*

**37 Norwood Avenue** **ca. 1900**

2 ½-story front gable frame house with modest Queen Anne elements. Altered small front-gabled porch, vinyl siding, large garage built on side elevation. *Non-contributing primary building.*

**43 Norwood Avenue** **ca. 1900**

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2 ½-story hipped roof frame house with modest Queen Anne styling. Stone foundation, vinyl siding, altered porch, modified and replacement windows. Non-contributing primary building.

**47 Norwood Avenue**

**ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. 2-story bay window below pedimented front gable dormer, shed roof dormer on secondary elevation. Polygonal bay window on 1<sup>st</sup>; polygonal bay window and square projecting tripartite window on 2<sup>nd</sup>. Tripartite window, cornice header in pedimented front gable.

**51 Norwood Avenue**

**ca. 1888**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch, pediment, paneled square supports, turned balustrade. 2-story bay window below pedimented dormer on secondary elevation. Single bay porch alongside projecting front gable, tripartite window, fixed panes; paired window in large gable.

**57 Norwood Avenue**

**ca. 1900**

2 ½-story front gable frame building with Queen Anne styling, stone foundation, wood shingle, asphalt roof. Full width hipped roof open front porch, pediment at entry bay, slender columns, turned balustrade. Bracketed bay window below pedimented dormer on secondary elevation. Paired window with pilasters, cornice header in pedimented front gable, rafter tails, decorative shingle. 1/1 double hung wood windows. Heavy corner brackets.

**61 Norwood Avenue**

**ca. 1892**

2 ½-story front gable frame building with Colonial Revival styling, stone foundation, wood clapboard, asphalt roof. 2-story bay window below large pedimented dormer with Palladian window on secondary elevation. Recessed entry with paneling. 3/6, 8/12, 12/13 double hung wood windows, diamond paneled headers. Frieze, heavy brackets, corner boards. Contains contributing side gable frame secondary building (carriage house, now garage).

**63 Norwood Avenue**

**ca. 1878**

2 ½-story front gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt shingle. Single bay front gable entry porch. Projecting bay, hipped roof at secondary elevation. Paired wood windows, cornice headers. Pedimented front gable. 1/1, 4/4 double hung wood windows, oval and leaded. Contains contributing hipped roof frame secondary building (garage).

**67 Norwood Avenue**

**ca. 1892**

2 ½-story hipped roof frame Queen Anne house with some Eastlake detailing, stone foundation, wood clapboard, asphalt roof. Projecting bay with pedimented gable on secondary elevation and primary elevations. 1/1, 2/2 double hung wood windows, cornice heads; paired window in front gable, decorative shingle. Frame belting, corner boards.

**71 Norwood Avenue**

**ca. 1900**

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2 1/2-story cross gable Queen Anne house with engaged polygonal corner tower, stone foundation, wood clapboard, asphalt roof. Partial width shed roof open front porch with Doric columns. 1/1 double hung wood windows, pedimented front gable with multi-light windows. Contains non-contributing secondary building (garage).

**73 Norwood Avenue**

**ca. 1890**

2 1/2-story side gable frame complex Queen Anne house, stone foundation, wood shingle, asphalt roof. Full width shed roof enclosed front porch with grouped fixed windows in round arches, paneled entry. 2-story bay window with conical roof on secondary elevation. Rounded bay window below conical roof dormer; hipped roof dormer.

**79 Norwood Avenue**

**ca. 1892**

2 1/2-story gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width open front porch, pediment at entry, square supports. Front gable dormer, cornice return on secondary elevation. Tripartite window with header brackets in front gable. 1/1, 6/1 double hung wood windows. Contains contributing flat roof masonry secondary building (garage).

**83 Norwood Avenue**

**ca. 1910**

2 1/2-story complex gable house with modest Craftsman influences, stone foundation, stucco finish, asphalt roof. Full width flat roof open front porch with Doric columns on square bases. 2-story flat roof rear block with decorative rafters. Large front gable dormer above projecting bay on secondary elevation, fixed multi-light wood windows. Oriel window. Tripartite window in front gable. Contains non-contributing secondary building (garage).

**85 Norwood Avenue**

**ca. 1910**

2 1/2-story hipped roof frame Colonial Revival house, covered foundation, wood clapboard, asphalt roof. Recessed entry, projecting picture window with transoms. 2-story bay window below gable dormer; oriel window on secondary elevation. Paired round roof dormers. 6/1 double hung wood windows. Contains contributing flat roof frame secondary building (garage).

**89 Norwood Avenue**

**ca. 1890**

2 1/2 story cross gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch, pediment, shingled supports, turned sunburst detail. 2-story bay window below pedimented gable dormer on secondary elevation. Paired wood windows in front gable, cornice return, heavy frieze, corner brackets, decorative shingle.

**93 Norwood Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Partial width shed roof open front porch with pediment at entry bay, square supports on brick base. Bay window, front gable dormer at secondary elevation. Tripartite window in pedimented front gable, heavy verge board, bracketing. 1/1 double hung wood windows, fixed transom.

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**97 Norwood Avenue**

**ca. 1900**

2 ½-story cross hipped frame house Queen Anne and Colonial Revival influences, stone foundation, wood clapboard/shingle, asphalt roof. Partial width flat roof open front porch, square supports, paneled arch, turned balustrade. 2-story bay window. Twin peaked front gable, verge board, grouped brackets. 1/1 double hung and fixed transom wood windows.

**101 Norwood Avenue**

**ca. 1920**

2 ½-story frame hipped roof Colonial Revival multi-family building, stone foundation, wood clapboard, asphalt roof. 2-story front porch with full-height paneled square columns, turned balustrade, pediment with oval window atop. Dual entrances, front gable dormer with cornice returns, heavy brackets, central chimney. 1/1 double hung wood windows. Contains non-contributing secondary building (garage).

**105 Norwood Avenue**

**ca. 1920**

2 ½-story cross gable frame Queen Anne house, stone foundation, brick base, wood clapboard/shingle, asphalt roof. Partial width hipped roof open front porch with square supports; recessed entry. 2-story bay window. Ribbon single-light windows in pedimented front gable. 1/1 double hung wood windows, frame belting and corner boards. Contains contributing hipped roof frame secondary building (garage).

**109 Norwood Avenue**

**ca. 1900, 2011 façade modification**

2 ½-story front gable frame house with completely modernized brick-veneer front elevation. Contains contributing secondary building (garage). Non-contributing primary building.

**111 Norwood Avenue**

**ca. 1878**

2 ½-story front gable frame Queen Anne style house, stone foundation, wood clapboard, asphalt roof. Shed roof rear addition. 1/1 double hung wood windows, cornice headers, bracketed bay window, diamond tracery in single window in front gable, geometric paneling and decorative shingle. Contains contributing side gable frame secondary building (shed).

**115 Norwood Avenue**

**ca. 1900**

2 ½-story side gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch, square supports. Curved bay window. Paired steep gable dormers. Overhanging eaves with brackets. Contains large contributing front gable frame secondary building with shed roof porch (residence).

**117 Norwood Avenue**

**ca. 1907**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Full width shed and flat roof open front porch, Doric columns, turned balustrade. Front gable dormer with cornice return. Tripartite window in pedimented front gable. 1/1, 4/1, 6/1 double hung wood windows; octagonal and fan window on secondary elevation. Contains contributing 2-story hipped roof frame secondary building (residence).



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**119 Norwood Avenue** **ca. 1930**

**Located behind 121 Norwood Avenue**

1 ½-story flat roof masonry building. Paired 1/1 double hung wood windows with steel header, modified garage door.

**121 Norwood Avenue** **ca. 1900**

2 ½-story low front gable frame Queen Anne styled house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch with slender columns, turned balustrade. Projecting 2-story bay window below heavily pedimented front gable dormer on secondary elevation. Single window in recessed pedimented front gable, vergeboard, corner brackets. Frame belt and corner boards.

**123 Norwood Avenue** **ca. 1900**

2 ½-story cross gable frame house, vinyl siding, modified 2-level porch, altered and replacement windows. Non-contributing primary building.

**127 Norwood Avenue** **ca. 1900**

2 ½-story cross gable frame building with modest Queen Anne styling, rear shed roof extension, wood clapboard/shingle, asphalt roof. Particle width flat roof open front porch, banded square supports. Shed roof dormer. Bay window. 1/1 double hung wood windows.

**129 Norwood Avenue** **ca. 1930**

**Former Norwood Garage**

1-story front roof Z-plan brick masonry building, formerly used as an automobile garage and service building.

**131 Norwood Avenue** **ca. 1888**

2 ½-story cross gable frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Full width hipped roof open front porch, banded square supports. Tripartite window in pedimented front gable, overhanging eaves, rafter tails. Frame belt and corner boards.

**135 Norwood Avenue** **ca. 1892**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch with pediment at entry bay. 2-story bay window below pedimented gable dormer on secondary elevation. Hooded tripartite window with brackets in pedimented front gable, corner brackets. 1/1 double hung wood windows.

*BRYANT STREET INTERSECTS*

**169 Norwood Avenue** **ca. 1904**

2 ½-story front gable frame Queen Anne house, stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch, square supports. Front gable dormer, engaged oriel. Palladian window in front gable. 1/1

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double hung wood windows. Contains contributing 1-story flat roof frame secondary building (garage) conjoined with similar building at 171 Norwood Avenue.

**171 Norwood Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full width hipped roof open front porch, square supports, turned balustrade. Engaged oriel and front gable dormer on secondary elevation. 1/1 double hung wood windows, paired in front gable with decorative shingle. Contains contributing 1-story flat roof frame secondary building (garage) conjoined with similar building at 169 Norwood Avenue.

**177 Norwood Avenue** **ca. 1905**

2 1/2-story front gable frame house with Queen Anne styling, stone foundation, wood clapboard and shingle, asphalt shingle. Full width flat roof open front porch with grouped Ionic columns, turned balustrade. Polygonal bay window. Paired window, pilasters, in flared pedimented front gable, decorative shingle. Hipped roof and front gable dormers on secondary elevation. Contains contributing flat roof frame 3-bay secondary building (garage) and non-contributing front gable frame secondary building (garage).

**179 Norwood Avenue** **ca. 1910**

2 1/2-story front gable frame modest Queen Anne house, stone foundation, wood clapboard with some wood shingle and mineral fiberboard, asphalt roof. Full width flat roof partially enclosed front porch with recessed entry porch, historic wood entry doors. Paired window in flared front pediment.

**183 Norwood Avenue** **ca. 1910**

2 1/2-story front gable frame modest Queen Anne house, wood clapboard, asphalt roof. 2-story bay window. Altered front porch. Paired window in flared pedimented front gable. 1/1 double hung wood windows.

**185 Norwood Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood shingle and mineral fiberboard siding, asphalt roof. Full width flat roof open front porch with slender columns atop stone piers. 2-story bay window below gable dormer. Paired window with pilasters in flared pedimented front gable, decorative scale shingle. 1/1 double hung wood windows.

**189 Norwood Avenue** **ca. 1900**

2 1/2-story front gable Queen Anne frame house with corner polygonal tower, stone foundation, wood clapboard, asphalt roof. Full width open front porch with ionic columns, enclosed upper with 6/1 ribbon casement windows. Gable dormer. Paired window in front gable, scrolled tympanum. 1/1, 6/1 and diamond traced wood windows.

**193 Norwood Avenue** **ca. 1900**

2 1/2-story front gable frame house with vinyl siding, altered porch and altered windows. Non-contributing primary building.

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**197 Norwood Avenue**

**ca. 1901**

2 1/2-story front gable frame Colonial Revival house, stone foundation, vinyl siding, asphalt roof. Full width shed roof open front porch, Tuscan columns. Paired bay windows. Gable dormer with cornice return. Palladian window with tracery in flared pedimented front gable. 1/1 double hung wood windows. Contains contributing flat roof frame secondary building (garage).

**201 Norwood Avenue**

**ca. 1900**

2 1/2-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with banded square supports. Front gable dormers, cornice returns. Multi-light pictures windows. Overhanging eaves, frieze, corner boards with ionic capitals. Contains contributing flat roof frame secondary building (garage).

**203 Norwood Avenue**

**ca. 1900**

2 1/2-story side gable frame house modest Queen Anne style, mineral fiberboard siding, altered 2-level front porch, modified windows. Contains contributing flat roof frame secondary building (garage). Non-contributing primary building.

**205 Norwood Avenue**

**ca. 1900**

2 1/2-story side gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof enclosed front room, brick wall and piers, ribbon 1/1 windows, Craftsman muntins, recessed entry. Pyramidal dormer, gable dormer. 1/1, 6/1 double hung wood windows. Contains contributing flat roof frame secondary building (garage).

**211 Norwood Avenue**

**ca. 1900**

2 1/2-story front gable frame Queen Anne house, aluminum siding, altered porch, some replacement windows. Non-contributing primary building.

**215 Norwood Avenue**

**ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width open front porch, metal supports. Bay window. Paired window in flared pediment gable, decorative wood shingle. 1/1 double hung wood windows. Corner boards. Contains non-contributing secondary building (garage) accessed from West Utica Street. Similarly designed as 211 Norwood.

**217 Norwood Avenue**

**ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full width open front porch, pediment at 2<sup>nd</sup> story, metal supports. Paired 2-story bay windows on secondary elevation. Palladian window with framing in pedimented front gable, decorative shingle. Contains non-contributing secondary building (garage) accessed from West Utica Street.

**221 Norwood Avenue**

**ca. 1900**

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2 1/-story front gable frame house with modest Queen Anne detailing. Modified front porch, vinyl siding with some original shingle on rounded 2-story bay. Modified windows and doors. Similarly designed as 215 Norwood. *Non-contributing primary building.*

**225 Norwood Avenue**

**ca. 1905**

2 1/2-story hipped roof frame building with Colonial Revival styling, stone foundation, wood clapboard and shingle, asphalt roof. Engaged polygonal bay at corner. Pedimented front gable dormers. Overhanging eaves with exposed rafter tails. 1/1, 6/1, 12/1 double hung wood windows. Corner pilasters.

**227 Norwood Avenue**

**ca. 1910**

2 1/2-story complex roof Queen Anne house, ashlar stone foundation, aluminum siding, asphalt roof. Full width flat roof open front porch, square supports atop stone piers. Engaged polygonal tower, hipped roof dormer. 2-story bay window below front gable dormer. Contains non-contributing secondary building (garage) accessed from West Utica Street.

**231 Norwood Avenue**

**c. 1892**

2 1/2-story cross gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Partial width flat roof porch, square supports. Central window in large fanlight with sidelights, sunburst carving, in gables. Front gable dormers. Decorative diamond shingling. 1/1 double hung wood windows.

*WEST UTICA STREET INTERSECTS*

**241 Norwood Avenue**

**ca. 1924**

2 1/2-story Craftsman house, poured and masonry foundation, aluminum siding, asphalt shingle roof. Partial width shed roof open front porch, brick piers, pediment at entry bay. Grouped windows in front gable, 1/1 double hung wood windows.

**247 Norwood Avenue**

**ca. 1900**

2 1/2-story side gable frame house with mixed Queen Anne and Craftsman style influences. Stone foundation, vinyl siding with some wood shingle, asphalt shingle roof. Half-width front porch with closed shingle balustrade, brackets. 2-story polygonal bay under projecting closed gable. Small triangular dormer. Contains non-contributing flat roof frame secondary building (garage).

**249 Norwood Avenue**

**ca. 1900**

2 1/2-story hipped roof frame house with Colonial Revival styling, stone foundation, wood shingle, asphalt roof. Central partial width pedimented enclosed entry porch, side entry, 9 light wood windows, square supports. Flared hipped roof dormers with tripartite windows, recessed craftsman framing. 6/1, 8/1 double hung wood windows. Fluted corner pilasters.

**251 Norwood Avenue**

**ca. 1900**



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2 1/2-story front gable frame house with modest Queen Anne styling, stone foundation, wood clapboard and shingle, asphalt roof. Full width flat roof enclosed front room, shingled pier, paired windows. Pedimented gable dormer. Bay window. Paired window in recessed pedimented front gable, decorative shingle. Overhanging eaves, frieze, corner boards.

**255 Norwood Avenue** **ca. 1905**

2 1/2-story hipped roof frame house with modest Queen Anne styling, stone foundation, wood clapboard, asphalt shingle. Full width flat roof open front porch, fluted columns, turned rail. Hipped roof dormer, tripartite window with craftsman influenced framing. Over hanging eaves, frieze, fluted corner boards. Contains contributing flat roof frame secondary building (garage).

**259 Norwood Avenue** **ca. 1878**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Full width shed roof open front porch, pediment at entry bay, grouped slender columns atop stone piers. Front gable dormer. Bay window. Paired windows in pedimented front gable. 1/1 double hung wood windows. Corner boards.

**263 Norwood Avenue** **ca. 1894**

2 1/2-story front gable frame Queen Anne house, stone foundation, vinyl siding, asphalt rood. Full width shed roof open front porch, pediment at entry bay, metal supports. Front gable dormer. Bay window. Paired window in pedimented front gable. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**265 Norwood Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, mineral fiberboard shingle, asphalt roof. Full width shed roof open front porch, pediment at entry bay, slender supports atop paneled piers. Front gable dormer. Bay window. Paired window in pedimented front gable, decorative shingle trim. 1/1 double hung wood windows. Contains non-contributing secondary building (shed) accessed from Anderson Place.

*ANDERSON PLACE INTERSECTS*

**285 Norwood Avenue** **ca. 1900**

2 1/2-story hipped roof frame house with modest Colonial Revival elements. Modified porch with garage bay under house, infill on second story. Similarly designed as 215 Norwood. Non-contributing primary building.

**287 Norwood Avenue** **ca. 1892**

2 1/2-story side gable frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Full width flat roof open front porch with square columns. Bay window. Pedimented front gable dormer with recessed balcony, sunburst in gable. 1/1 double hung wood windows. Contains contributing front gable frame secondary building (shed).

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**291 Norwood Avenue** **ca. 1900**

2 ½-story side gable frame house with modest Queen Anne design, stone foundation, vinyl siding, asphalt roof. Full width shed roof open front porch, pediment, slender grouped supports. Tripartite window in front gable dormer, sunburst in gable. 1/1 double hung wood windows.

*LEXINGTON AVENUE INTERSECTS*

**309 Norwood Avenue** **ca. 1896**

2 ½-story hipped roof frame Queen Anne house, stone foundation and base, wood clapboard and shingle, asphalt roof. Full width shed roof open front porch with Tuscan columns. Engaged pyramidal corner. Bay window at secondary elevation. Hipped roof dormers. 1/1 double hung wood windows.

**313 Norwood Avenue** **ca. 1895**

2 ½-story front gable frame Queen Anne style house. Modified porch, vinyl siding, some vinyl replacement windows. Non-contributing primary building.

**317 Norwood Avenue** **ca. 1900**

2 ½-story flared hipped roof frame building with Colonial Revival styling, stone foundation, wood clapboard, asphalt shingle. Rounded bay window. Hipped roof dormer with cornice. 1/1 double hung wood windows.

**319 Norwood Avenue** **ca. 1896**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Partial width pedimented entry porch, grouped slender columns on stone piers. Tripartite window, cornice header in front pedimented gable, decorative shingle. 1/1 double hung wood windows. Frieze, rafter tails, corner boards. Contains contributing flat roof frame secondary building (garage).

**323 Norwood Avenue** **ca. 1898**

2 ½-story flared hipped roof frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Side port-couture with square columns, between arches. Projecting central bay below pedimented flared roof dormer. Wood windows with diamond tracery. Contains contributing side gable frame secondary building (carriage house, now garage).

**329 Norwood Avenue** **ca. 1888**

2 ½-story front gable frame house with modest Queen Anne styling, stone and masonry foundation, wood clapboard, asphalt roof. Porch removed, now small recessed entry bay. Single bay recessed entry, square columns. Grouped windows, tripartite and paired window on primary façade. Corner boards.

**331 Norwood Avenue** **ca. 1888**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Full width shed roof open front porch, pediment at entry bay, square supports. Paired window in pedimented front gable, decorative shingling. 1/1 double hung wood windows, corner boards.

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**333 Norwood Avenue** **ca. 1888**

2 1/2-story side gable frame house with modest Queen Anne styling, stone foundation, wood clapboard and shingle, asphalt roof. Rear shed roof block on rear elevation, single bay flat roof vestibule on side elevation, central partial width flat roof open front porch on primary elevation. Pedimented front gable, single light window, Craftsman muntins. 1/1 double hung wood windows. Contains contributing flat roof frame secondary building (garage) accessed from Highland Avenue.

*HIGHLAND AVENUE INTERSECTS*

**353 Norwood Avenue** **ca. 1892**

2 1/2-story front gable frame Queen Anne and Colonial Revival house, stone foundation, wood clapboard and shingle, asphalt roof. Full width shed roof open front porch with Ionic columns, frieze with medallions. Front gable dormer. Paired window in front gable, overhanging eaves, frieze with dentils. 1/1 double hung wood windows. Contains non-contributing flat roof frame secondary building (apartment).

**357 Norwood Avenue** **ca. 1920**

2 1/2-story front gable masonry house with Craftsman styling, stone foundation, brick lower with stucco finish upper, asphalt roof. Full width flat roof open front porch with paneled columns atop stone bases, exposed rafter tails. Front gable dormer. Bay window. Tripartite window in faux half-timbered gable, vergeboard, overhang. Contains non-contributing secondary building (garage).

**359 Norwood Avenue** **ca. 1905**

2 1/2-story hipped roof frame modest Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, Doric columns, turned rail. bay windows. Tripartite window in hipped roof dormer, rafter tails. 1/1 double hung wood windows. Eave brackets, corner boards. Contains contributing hipped roof frame secondary building (garage).

**363 Norwood Avenue** **ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, vinyl clapboard and mineral fiberboard siding, asphalt roof. Full width pent roof open front porch, metal supports. 2-story bay window below pedimented gable dormer. Curved bay window. Tripartite window, engaged frame columns, scrolled tympanum in front gable, brackets. Contains contributing front gable frame secondary building (back house/residence).

**365 Norwood Avenue** **ca. 1890**

2 1/2-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch with ionic columns, Polygonal bay window on secondary elevation. Hipped roof engaged dormer with tripartite window. 1/1 double hung wood windows, oval window.

**369 Norwood Avenue** **ca. 1890**

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2 1/2-story front gable frame modest Queen Anne house, stone foundation, wood clapboard and mineral fiberboard siding, asphalt roof. Partial width hipped roof enclosed front room. Bay window. Recessed tripartite window, columns in pedimented front gable, exposed rafter tails.

*WEST FERRY STREET INTERSECTS*

**407 Norwood Avenue** **ca. 1890**

2 1/2-story side gable frame house with Queen Anne styling, stone foundation, wood shingle, asphalt roof. Full width pent roof enclosed front room, brick piers, recessed entry; upper ribbon casement windows with square supports. Hipped roof dormer. Contains contributing hipped roof frame secondary building (garage).

**411 Norwood Avenue** **1906**

**Built for George C. Bingham**

2 1/2-story side gable frame house with Queen Anne styling, stone foundation, wood clapboard, asphalt roof. Full width flat roof enclosed front room, brick piers, recessed entry, frieze. Engaged large front gable dormer with group window, sunburst detail; small pedimented dormer with scroll work. 1/1 double hung wood windows. Bracketing. Contains contributing flat roof frame secondary building (garage) that faces Gill Alley.

**415 Norwood Avenue** **1893**

**Built for William A. Gardner**

**Architect: Roberts & White**

2 1/2-story complex gable building with modest Queen Anne styling, stone foundation, vinyl siding, asphalt roof. Projecting entry bay. Bay window. Twin peaked dormer with tripartite window. 2/2, 6/6, 8/8, 12/12 double hung wood windows. Contains contributing hipped roof frame secondary building (garage) accessed from Gill Alley.

**419 Norwood Avenue** **ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Engaged polygonal tower central on secondary elevation. Tripartite window in front gable. Corner boards. Contains contributing flat roof frame secondary building (garage) accessed from Gill Alley.

**421 Norwood Avenue** **ca. 1890**

2 1/2-story side gable frame house with Queen Anne styling, stone foundation, wood clapboard, asphalt shingle. Engaged 3-story tower, polygonal roof. Full width flat roof open front porch, grouped slender columns, heavy frieze. Curved bay window below hipped roof dormer. 1/1 double hung wood windows, tracery. Exposed rafter tails, heavy frieze, frame belt.

**425 Norwood Avenue** **ca. 1890**

2 1/2-story side gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt shingle. Central curved bay window extends to hipped roof dormer. 1/1 double hung wood windows. Heavy frieze, flare at second floor. Contains contributing flat roof frame secondary building (garage) accessed from Gill Alley.



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**429 Norwood Avenue**

**ca. 1890**

2 ½-story side gable frame house with Queen Anne styling, stone foundation, wood clapboard and shingle, asphalt roof. Engaged polygonal tower. Full width pent roof open front porch, stone piers. Hipped roof dormer. 1/1, 9/9 casements, craftsman muntins. Rafter tails, scaled shingle, corner boards.

**431 Norwood Avenue**

**ca. 1890**

2 ½-story side gable frame Colonial Revival house, stone foundation, wood clapboard and shingle, asphalt roof. Large hipped roof dormer with paired window. Bay window with decorative shingling. Oriel window. 1/1 double hung wood windows. Overhanging eave, exposed rafter tails, corner boards.

**433 Norwood Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Recessed entry bay. 2-story bay window with arched recessed at 2<sup>nd</sup> story below hipped roof dormer with tripartite window on secondary elevation. Front gable has recessed arch, balcony.

*BRECKENRIDGE AVENUE INTERSECTS*

**445 Norwood Avenue**

**ca. 1890**

2 ½-story side gable frame Shingle Style house with stone foundation, wood shingle and asphalt shingle roof. Half-width front porch with closed shingle balustrade and square columns beneath extension of roof slope. Engages 2-story tower features fixed windows with transom, conical roof. Small polygonal gable above porch.

**449 Norwood Avenue**

**ca. 1890**

2 ½-story side gable frame house with mixed Queen Anne, stone foundation, wood clapboard, asphalt roof. Engaged polygonal tower. Pedimented front dormer. 1/1 double hung wood windows. Flared belt course, corner boards.

**451 Norwood Avenue**

**ca. 1890**

2 ½-story complex gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Projecting bay below pedimented dormer, recessed paired window, scrolling in tympanum. 1/1 double hung wood windows. Contains contributing secondary building (garage).

**453 Norwood Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle, asphalt roof. Full width shed roof open front porch, pediment at entry bay, square supports. Engaged gable dormer with paired window, scrollwork. Tripartite window in front gable, decorative shingle. 1/1 double hung wood windows.

**461 Norwood Avenue**

**1896**

**Built for A. W. Stone**

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2 ½-story front gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch, pediment at entry bay, slender columns, turned rail, rafter tails. Tripartite window with enframement in front gable, vergeboard, brackets. 1/1 double hung wood windows, oval window.

**465 Norwood Avenue**

**1894**

**Built for L. A. Willett**

**Architect: James Kimball**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt shingle. Central partial width flat roof open front porch. Pedimented front gable dormer with Palladian style window. 1/1 double hung wood windows with tracery, fixed. Frieze, paneled corner boards.

**467 Norwood Avenue**

**1891**

**Built for Frederick Snyder**

A two-and-one-half story, cross gabled, urban, frame residence of Queen Anne influenced styling. Altered and infilled front porch, aluminum siding. Contains non-contributing secondary building (garage) with access from Gill Alley. *Non-contributing primary building.*

**473 Norwood Avenue**

**ca. 1907**

**Located behind 475 Norwood, mailing address is 52 Gill Alley**

1-story flat roof brick masonry service building. Contains 2-panel historic sliding wood door with framing and multi-light wood casement windows in segmental arched openings with brick earned drip mold, stone sill. Formerly a garage, now converted to residential purposes.

**475 Norwood Avenue**

**1908**

**Built for Martin F. Malin**

2 ½-story front gable frame house with Queen Anne and Colonial Revival styling, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, fluted square columns, turned rail. 2-story bay window below pedimented gable dormer. Palladian window in front gable, brackets, fluted corner pilasters.

**477 Norwood Avenue**

**c. 1905**

**Built for John F. Klopp**

**Architect: William L. Schmolle**

2 ½-story side gable masonry house with Spanish Colonial Revival styling, poured foundation, buff brick, clay tile roof. Central partial width entry porch, paneled square columns. 8/1 double hung wood windows with stone keystones and voussoirs. Overhanging eaves with exposed rafter tails. Contains contributing flat roof masonry secondary building (garage) with access from Gill Alley.

**485 Norwood Avenue**

**1888**

**Built for J. N. Byers**

2 ½-story steep hipped roof frame Queen Anne house with engaged conical roof tower, stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch, metal supports. Curved bay window, cornice

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header. Hipped roof dormer with paired window. 1/1 double hung wood windows, cornice headers. Corner boards. Contains non-contributing front gable frame secondary building (garage) with access from Gill Alley.

**487 Norwood Avenue**

**1902**

**Built for George E. Weisner**

2 1/2-story hipped roof frame Craftsman-styled house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, square supports. 2-story bay window below gable dormer on secondary elevation. Hipped roof dormer. Heavy brackets at flared eaves. 1/1 double hung wood windows. Fared belt course, corner boards.

**489 Norwood Avenue**

**ca. 1890**

2 1/2-story side gable frame high Queen Anne house with engaged 3-story polygonal corner tower, stone foundation, wood clapboard/shingle and mineral fiberboard siding, asphalt roof. Partial width flat roof open front porch, metal supports on stone piers. Curved bay window below pedimented dormer with recessed round top window. 1/1, 6/1 and casement wood windows typical. Flared belt course.

**493 Norwood Avenue**

**1894**

**Built for George W. Reed**

2 1/2-story side gable frame house with modest Queen Anne styling. Stone foundation, aluminum siding, asphalt shingle roof. Features infilled and modified porch, windows. Contains contributing flat roof frame secondary building (garage). *Non-contributing primary building.*

**497 Norwood Avenue**

**1890**

**Built for William G. Staniland**

2 1/2-story complex cross gable frame Queen Anne style house with engaged rounded tower, bell roof, stone foundation, wood shingle, aluminum siding, asphalt paper and asphalt roof. Full width hipped roof open front porch with grouped columns, turned rail. Side entry, flat roof porch. 1/1 double hung wood windows. Frieze. Contains contributing hipped roof frame secondary building (garage) with access from Auburn Avenue.

*AUBURN AVENUE INTERSECTS*

**505 Norwood Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Central partial width pedimented entry vestibule. Engaged corner extension terminated in pedimented front gable. 2-story and 1-story projections along secondary elevation. Tripartite window in flared front gable, cornice header, decorative shingle.

**509 Norwood Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard/shingle, asphalt roof. Partial width shed roof open front porch, square supports. 2-story bay window below front gable dormer on secondary elevation, cornice return. Engaged gable dormer at recessed corner, paired window, cornice header, sunburst

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detailing. 1/1 double hung wood windows, fixed leaded transoms. Modillions at eaves, lattice work in tympanum, frame belt course, corner boards, and decorative shingle.

**511 Norwood Avenue** **ca. 1892**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch, pediment at entry bay, modillions at eaves. 2-story bay window below pedimented dormer. Bow window, leaded, cornice header. 1/1, 9/9 double hung wood windows. Tripartite window, scrolled tympanum in front gable, modillions, corner boards.

**517 Norwood Avenue** **1902**

**Built for John W. Gibbs**

2 1/2-story cross gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Partial width flat roof open front porch, wrought iron supports, modillions. Bay window with cornice. Central traced window with sidelights, cornice header, pilasters in pedimented front gable. 1/1 double hung wood windows typical. Contains contributing hipped roof frame secondary building (garage).

**525 Norwood Avenue** **c. 1890**

**Built for John A. Pirson**

**Architect: William L. Fuchs**

2 1/2-story steeply pitched side gable frame Queen Anne house with stone foundation, wood clapboard sheathing, asphalt shingle roof. Partial width open 2-level front porch with columns, spindle balustrade. Entry door features elaborate Palladian-style design with engaged columns, sidelights, broken pediment with fan panel above historic wood paneled door. Polygonal bay at 2<sup>nd</sup> story beneath gable with large non-historic fixed glazing and dentil molding. Hipped dormer with paired multi-lite wood sash window; multi-lite wood double hung windows typical. Contains non-contributing 2-bay hipped roof frame secondary building (garage).

**527 Norwood Avenue** **1902**

**Built for Caroline W. Behrends**

2 1/2-story front gable frame house with Queen Anne and Tudor styling, poured foundation, masonry lower and wood clapboard upper, asphalt roof. Partial width recessed entry, grouped square supports, dentils. Half timbering, ribbon windows at 2<sup>nd</sup> story. Tripartite window in pedimented, half timbered front gable. 1/1 double hung wood windows, fixed, stone sills. Contains contributing hipped roof frame secondary building (garage).

**529 Norwood Avenue** **ca. 1890**

2 1/2-story side gable frame mixed period building with engaged round corner tower, stone foundation, wood clapboard and shingle, asphalt roof. Partial width open front porch, paired Doric columns atop shingled posts. Engaged hipped roof dormer, balcony. Bay window at secondary elevation, leaded glass. 1/1 double hung fixed leaded, oval window.

**535 Norwood Avenue** **ca. 1900**



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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

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2 ½-story side gable frame Queen Anne house, vinyl siding modified 2-level porch, some vinyl replacement windows. Contains non-contributing flat roof frame secondary building (garage). Non-contributing primary building.

**537 Norwood Avenue 1904**

2 ½-story front gable frame Queen Anne house, aluminum siding, removed and altered porch, modified windows. Non-contributing primary building.

**539 Norwood Avenue 1904**

**Built for Elizabeth A. Stall**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch, metal supports. Bay window. Paired window, cornice header with fan, pilasters in pedimented front gable, vergeboard, frieze, corner pilasters with capitals. 1/1 double hung wood windows typical.

**541 Norwood Avenue 1904**

**Built for Elizabeth A. Stall**

2 ½-story front gable frame Queen Anne house, vinyl siding, modified 2-level porch. Non-contributing primary building.

*AT LAFAYETTE AVENUE*

**POTOMAC AVENUE – SOUTH SIDE (Odd)**

*RICHMOND AVENUE INTERSECTS*

**507 Potomac Avenue ca. 1900**

2 ½-story front gable frame Queen Anne house, with stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch, pediment at entry, Doric columns. Shed roof dormer on secondary elevation. Polygonal bay with decorative framing in central panel. Paired window in front gable with cornice. 1/1 double hung wood windows. Yard contains historic stone hitching post. Front yard contains contributing ca. late 19<sup>th</sup> century historic rusticated stone obelisk-style hitching post with iron ring at side. Contains contributing secondary building (garage).

**509 Potomac Avenue ca. 1920**

2 ½-story front gabled vernacular residence, altered fenestration, non-historic porch, mineral fiberboard sheathing. Non-contributing primary building.

**511 Potomac Avenue ca. 1900**

2 ½-story front gable frame Colonial Revival house, with stone foundation, wood clapboard, asphalt roof. Partial width pedimented front porch, square supports. 2<sup>nd</sup> floor polygonal bay with entablature. Paired window

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in low pitched gable. Oriel at side elevation. 1/1 double hung wood windows, fixed leaded transom. Frieze, wide partial width belt course, fluted corner pilasters.

*CLAREMONT AVENUE INTERSECTS*

**531 Potomac Avenue** **ca. 1902**

2 ½-story hipped roof Craftsman house, with stone foundation, pebbledash finish, asphalt roof. Full width flat roof open front porch, square posts on enclosed rail with balustrade above. 2-story bay window below pediment at secondary elevation. Raised side entry. Paired window in gable dormer, simple vergeboard. 1/1 double hung wood windows.

**535 Potomac Avenue** **1911**

**Built for B. P. H. Realty & Construction Co**

2 ½-story hipped roof frame house with transitional Queen Anne and Craftsman styling, with stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, fluted square supports atop raked brick piers. Paired polygonal bays 2<sup>nd</sup> story. Tripartite window in hipped roof dormer. Corner pilasters.

**537 Potomac Avenue** **ca. 1910**

**Built for B. P. H. Realty & Construction Co.**

2 ½-story side gable frame house with modest Queen Anne and Craftsman styling, with stone foundation, fiberboard siding, asphalt roof. Full width flat roof open front porch, square supports, turned rail. Paired polygonal bays. Engaged front gable dormer with single casement window. Front gable dormer with paired window, vergeboard set higher up roof line. 1/1 double hung wood windows.

**541 Potomac Avenue** **1910**

**Built for B. P. H. Realty & Construction Co.**

2 ½-story hipped roof frame Craftsman house, with stone foundation, wood shingle, asphalt roof. Full width flat roof open front porch, sculpted shingled columns. Broad hipped roof dormer clad with slate. Tripartite windows with 1/1 double hung wood sash, cornice headers.

**543 Potomac Avenue** **ca. 1902**

2 ½-story front gable frame simple Queen Anne house, with stone foundation, faux stone and aluminum siding, asphalt roof. Full width flat roof open front porch, square posts. Polygonal bay 2<sup>nd</sup> story. Grouped window in pediment. 1/1, 4/1 double hung wood windows. Contains contributing secondary building (garage).

**547 Potomac Avenue** **1896**

**Built for H. H. Lanctot**

2 ½-story complex hipped roof frame Queen Anne house with round corner tower with conical roof and finial; stone foundation, wood clapboard and decorative shingle, asphalt roof. Partial width hipped roof open front porch, Ionic columns. Shed roof dormer. Polygonal bay window. 1/1 double hung wood windows. Frieze, wide belt course featured diamond shingling, fluted corner pilasters.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**551 Potomac Avenue**

**ca. 1900**

2 ½-story hipped roof frame Colonial Revival house, with stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, fluted Ionic columns atop paneled bases, turned balustrade. Side entrance in projecting bay below pedimented dormer, corner posts. Gable dormer with leaded glass. 1/1 double hung wood windows. Fluted Ionic corner pilasters. Contains contributing hipped roof frame secondary building (garage).

**555 Potomac Avenue**

**ca. 1900**

2 ½-story front gable frame house with mixed Queen Anne details, with stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, square posts; partial width 2<sup>nd</sup> floor gable sleeping porch, square posts, with stickwork. Tripartite window in front gable. 1/1 double hung wood windows. Cornice return, paneled corner pilasters. Some similar details as 571 Potomac.

**557 Potomac Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, with stone foundation, fiberboard siding, asphalt roof. Partial width shed roof open front porch, pediment at entry bay with foliate tympanum. Polygonal bay below engaged gable dormer. Tripartite window in front gable. 1/1 double hung wood windows, oriel on secondary elevation.

**559 Potomac Avenue**

**ca. 1900**

2 ½-story front gable frame simple Queen Anne house, with stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch, square supports. Pedimented dormer, cornice return. Paired polygonal bays. Tripartite window in front gable. Some 1/1 double hung wood windows.

**563 Potomac Avenue**

**1897**

**Built for E. M. Spanner**

2 ½-story hipped roof frame Colonial Revival house, with stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch, metal supports atop substantial stone base. Hipped roof dormers with diamond-pane sashes. 1/1 double hung wood windows, oval window on 2<sup>nd</sup> story.

**567 Potomac Avenue**

**1897**

**Built for E. M. Spanner**

2 ½-story front gable frame simple Queen Anne house, with stone foundation, wood clapboard and shingle, asphalt roof. Full width hipped roof open front porch, pediment at entry, square posts. Pedimented dormer on secondary elevation. Tripartite window with diamond panes in front gable. 1/1 double hung wood windows.

**571 Potomac Avenue**

**1897-1898**

**Built for Henry J. Tharle**

2 ½-story hipped roof frame Colonial Revival house, with stone foundation, wood clapboard, asphalt roof. Hipped dormers. Paired 1/1, 6/1 double hung wood windows, fixed leaded transoms. Frieze, paneled corner pilasters. Non-historic fire escape. Some similar details as 555 Potomac.

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**573 Potomac Avenue** **1897-1898**

**Built for Henry J. Tharle**

2 ½-story compound front gable frame Queen Anne house, with stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch, square supports, paneled knee wall. Polygonal bay on 2<sup>nd</sup> story. 1/1 double hung wood windows. Frieze, corner boards.

**577 Potomac Avenue** **ca. 1905**

2 ½-story hipped roof frame Colonial Revival house, with stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch, multi-light fixed window on 1<sup>st</sup> story. Pedimented dormers with cornice return. Paired 1/1 double hung wood windows. Frieze, corner boards.

**581 Potomac Avenue** **1897-1898**

**Built for Henry J. Tharle**

2 ½-story front gable frame transitional Queen Anne house, with stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, square posts. Pedimented dormer with cornice return. Tripartite window in gable. 12/1, 1/1 double hung wood windows.

**583 Potomac Avenue** **ca. 1900**

2 ½-story front gable frame house, with stone foundation, vinyl siding, asphalt roof. 2-story full width enclosed front porch lower has entry bay with hipped roof porch, grouped 3/1 windows, upper has ribbon 3/1 window. Paired window in gable. Elsewhere, 1/1 double hung wood windows. Contains contributing secondary building (carriage house/garage).

*ELMWOOD AVENUE INTERSECTS; BIDWELL PARKWAY INTERSECTS*

**POTOMAC AVENUE – NORTH SIDE (Even)**

*CLAREMONT AVENUE INTERSECTS*

**532 Potomac Avenue** **ca. 1905**

2 ½-story truncated hipped roof masonry Queen Anne house, stone foundation, red brick exterior, asphalt roof. Full width hipped roof open front porch, paneled square supports. 2-story bay window below pedimented dormer on secondary elevation. Palladian flat-top window in front dormer, cornice return. Side oriel. 1/1 double hung wood windows, tracery upper sash. Heavy paneled frieze. Contains non-contributing secondary building (garage) accessed on Claremont Avenue.

**536 Potomac Avenue** **1900**

**Built for H. H. Lanctot**

2 ½-story front gable frame Queen Anne house with stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch, pediment with foliate at entry bay. Polygonal bay on 2<sup>nd</sup> floor, pedimented dormer, oriel at secondary elevation. Bay window, paired window, 9/1, 1/1 double hung wood windows, cornice



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headers. Frieze, paneled corner pilasters. Tripartite window with pediment in front gable. Similar styling to 540 Potomac.

**540 Potomac Avenue** **1900**

**Built for H. H. Lanctot**

2 1/2-story front gable frame Queen Anne house with stone foundation, wood clapboard and asphalt shingle. Full width hipped roof open front porch, pediment with foliate at entry bay, paneled closed rail. Polygonal bay on 2<sup>nd</sup> floor below pedimented dormer, side oriel. Tripartite window in gable; frieze, corner pilasters. 1/1 double hung wood windows, tracery upper sash. Similar to 536 Potomac.

**546 Potomac Avenue** **1896**

2 1/2-story side gable frame building with large front gabled dormer Queen Anne style house. Stone foundation, wood clapboard and wood shingle. Full width shed roof open front porch with shingled knee wall. Projection along side elevation. Tripartite window in front gable. Polygonal bay, bow window with scallop shingle on second story. 1/1 double hung wood windows, fixed leaded transoms.

**548 Potomac Avenue** **1895**

2 1/2-story cross gable frame Tudor Revival house. Stone foundation, stucco exterior, asphalt roof. Partial width flat roof projecting open front porch, wide stuccoed supports, small shed roof hood at entry bay. Upper is faux half timbered with polygonal bay. Tripartite window in gable, and shaped brick chimney. Simple paneled vergeboard.

**552 Potomac Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house. Stone foundation, wood clapboard with some fiberboard siding, asphalt roof. 2-story full width open front porch with paneled columns, closed paneled rail, paneled frieze. 2-story bay below pediment at secondary elevation. Paired window in front gable. 1/1 double hung wood windows, side oriel. Similar details to 556 Potomac Avenue.

**556 Potomac Avenue** **ca. 1900**

2 1/2-story hipped roof frame modest Queen Anne house. Stone foundation, fiberboard siding, asphalt roof. Full width flat pent roof open front porch, paneled columns, base and frieze. 2-story polygonal bay on secondary elevation. Hipped roof dormer with paneled side lights. 1/1 double hung wood windows, tracery in upper sash. Fluted corner pilasters. Similar details to 552 Potomac Avenue.

**560 Potomac Avenue** **1898**

**The Ashland Apartments**

**Built for Henry H. Lanctot**

**Architect: Carson & Byrens**

3-story flat roof brick symmetrical Classical Revival apartment building. Buff brick exterior, membrane roof. Dual single bay hipped roof entry pavilions at Ashland Ave elevation. 3-story polygonal bays with 3 windows

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per floor. 1/1 double hung wood windows, stone sills, flat arch with keystone header. Relief belt coursing, diaper pattern at parapet.

*AT ASHLAND AVENUE*

**572 Potomac Avenue** **ca. 1900**

2 ½-story hipped roof frame multi-family building with modest Queen Anne styling, stone foundation, asphalt paper atop clapboard, asphalt roof. Pedimented central front entry. 2-story polygonal bays on secondary elevation. Tripartite and single 1/1 double hung wood windows. Several gabled dormers; 3 front dormers with round headed windows and broken pediment.

**576 Potomac Avenue** **1902**

**Built for Flora J. Tharle**

**Architect: William L. Schmolle**

2 ½-story truncated hipped roof frame building with Colonial Revival styling, stone foundation, wood clapboard, asphalt shingle. Full width flat roof open front porch, metal supports, Paired bay windows. Pedimented dormers, round top windows, tracery flank Palladian-style dormer. 1/1 double hung wood windows. Frieze, Ionic corner pilasters.

**580 Potomac Avenue** **ca. 1900**

**Built for Flora J. Tharle**

**Architect: William L. Schmolle**

2 ½-story truncated hipped roof frame Colonial Revival house, with stone foundation, wood clapboard, asphalt roof. Central partial width open front porch, fluted Doric columns; 2<sup>nd</sup> story porch accessed by paneled doors, sidelights and fan light. Tripartite windows with 1/1 double hung wood sash. Round top windows in pedimented dormer. Frieze, Ionic fluted corner pilasters.

**584 Potomac Avenue** **ca. 1900**

2 ½-story 5-rank front gable frame Colonial Revival house, with stone foundation, wood clapboard, asphalt roof. Central partial width flat roof open front porch, Ionic columns on bases. Pediment dormer on secondary elevation. Grouped windows, pilasters, dentilated cornice in recessed front gable. 1/1 double hung wood windows. Frieze, fluted Ionic corner pilasters.

**588 Potomac Avenue** **1907**

**Built for George N. Mead**

2 ½-story hipped roof frame house with Classical Revival and Craftsman styling. Stone foundation, brick 1<sup>st</sup> story and raked wood shingle 2<sup>nd</sup> and 3<sup>rd</sup>, asphalt roof. 2-story flat roof front porch, open lower with Ionic columns atop brick base, enclosed upper 2/2 elongated casements between square corner columns. Hipped roof dormer. 1/1 double hung wood windows, fixed leaded transoms, small ovoid window on 1<sup>st</sup> floor. Frieze, frame belt course.

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*ELMWOOD AVENUE INTERSECTS; BIDWELL PARKWAY INTERSECTS*

**RICHMOND AVENUE (general)**

**Richmond Avenue** **1868-1876, ongoing rehabilitation**  
**Previously NR listed, contributing to Olmsted Parks and Parkways Thematic Resources: Ref. No. 90THM00012**  
**USN 02940.00051**

Contributing element of the Delaware Avenue-Front Park system. Runs approximately 1 ½-miles between the southern boundary of the historic district (just north of Symphony Circle and the Allentown Historic District) and terminates at Forest Avenue. For additional description, refer to Section 7 narrative.

**RICHMOND AVENUE - EAST SIDE (Odd)**

*BEGINNING NORTH OF ALLENTOWN HISTORIC DISTRICT,  
NR REF. NO. 90NR01220*

**35 Richmond Avenue** **1883**

**Mrs. E.H. Noye House**

**Architect: Bethune, Bethune and Fuchs**

2 ½-story frame complex hipped roof Queen Anne house; brownstone foundation, brick water table, wood clapboard, asphalt roof. Full width flat roof open front porch. Front gable dormers. Brick round top 1/1 wood double hung windows; 15/1 wood double hung windows. Contains contributing 2-story dual front gable frame secondary building (former carriage house, now residence).

**39 Richmond Avenue** **1884**

**William W. Tyler House**

**Architect: Bethune, Bethune and Fuchs**

2 ½-story front gable frame Queen Anne house; stone foundation, raised brick basement, aluminum siding, asphalt roof. Full width flat roof open front porch. Front gable dormers. 17/1 wood double hung windows. Bay window with cornice in front gable. Contains contributing 2-story cross gable frame secondary building (former carriage house, now residence).

**45 Richmond Avenue** **ca. 1951**

2-story brick flat roof residential building with elaborate brick fence surrounding front yard. Contains non-contributing flat roof frame secondary building (garage). Non-contributing primary building.

**51 Richmond Avenue** **ca. 1892**

2 ½-story hipped roof frame Queen Anne house with corner polygonal tower and porte cochere; brownstone foundation and rusticated brownstone water table, wood clapboard, asphalt roof. Full width flat roof rounded corner front porch with brownstone columns. Pedimented front gable dormers.

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**55 Richmond Avenue**

**ca. 1892**

2 1/2-story hipped roof masonry Queen Anne house with some Richardson Romanesque details; stone foundation, painted brick exterior, asphalt roof. Full width flat roof front porch, stone steps. Hipped roof dormers. Tripartite wood windows with cornice. Brackets at eaves.

**57 Richmond Avenue**

**ca. 1960**

1-story four bay non-historic automobile garage. Non-contributing primary building.

**63 Richmond Avenue**

**ca. 1890**

2 1/2-story hipped roof frame Queen Anne house with corner tower; rusticated stone foundation, mineral fiberboard/vinyl siding, asphalt roof. Full width hipped roof open front porch with central polygonal bay. Front gable dormer with Palladian-style window, bracket at overhang. Contains contributing hipped roof frame secondary building (garage).

**73 Richmond Avenue**

**ca. 1888**

2 1/2-story truncated hipped roof frame Queen Anne house with corner cylindrical tower, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with Ionic columns and central half circle extension. Front gable dormers with paneled verge boards. 1/1 wood double hung windows; single pane wood windows with transom. Contains contributing flat roof frame secondary building (garage).

**77 Richmond Avenue**

**ca. 1903**

2 1/2-story masonry flared side gambrel roof Colonial Revival building, brick with asphalt shingle roof. Full width flat roof open front porch with ionic columns, spindled balustrade. Front gable dormers with round top 1/1 wood double hung windows. 2<sup>nd</sup> story polygonal bay windows.

**79 Richmond Avenue**

**1886, 1893 Guild Hall**

**Former St. Luke's Episcopal Church/ now Symphony Bible Church**

1-story frame former church building, stone foundation, vinyl siding with some permastone and wood shingle, asphalt shingle roof. Original building is front-gabled church building, side entry on Summer Street, historic hipped roof addition known as the Guild Hall fronting Richmond Avenue.

*SUMMER STREET INTERSECTS*

**93 Richmond Avenue**

**1972**

**F.A. Sedita Apartments**

9-story non-historic apartment tower with 1-story extension. Non-contributing primary building.

**107 Richmond Avenue**

**ca. 1905**

2 1/2-story hipped roof frame Colonial Revival house, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with overhanging decorative cornice. Front gable dormers with cornice



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returns. Fluted corner pilasters, leaded windows on 2<sup>nd</sup> story. Contains contributing front gable frame secondary building (garage).

**111 Richmond Avenue** **1893**

**Penennis White House**

**Architect: E.B. Green**

2 ½-story hipped roof frame Colonial Revival house; brownstone foundation, wood clapboard, asphalt roof. Central half-circle flat roof front porch. Polygonal dormer with 9-light casement wood windows, multi-light casement windows elsewhere. Contains contributing hipped roof frame secondary building (garage).

**115 Richmond Avenue** **ca. 1905**

2 ½-story flared hipped roof frame Craftsman style house, stone foundation, wood shingle, asphalt roof. Full width shed roof open front porch with pediment over entrance bay. Hipped roof dormer with bracketing. 9/1 wood double hung windows; single light wood windows with transom. Contains non-contributing secondary building (garage).

**119 Richmond Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, rock-faced concrete block foundation, aluminum siding, asphalt roof. Half width flat roof open front porch. Bay window. Palladian-style window in front gable, bracketing. Contains contributing hipped roof frame secondary building (garage).

**121 Richmond Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, stone block foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch; tripartite window with diamond tracery in front gable. 1/1 wood windows with leaded glass upper sash. Contains non-contributing secondary building (garage).

**125 Richmond Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house with Tudor Revival influences, stucco foundation and wall surfaces, asphalt shingle roof. Full-width 2-level open front porch with square columns and open metal balustrade. Bay window and bow window at 2<sup>nd</sup> story. Faux half-timbering in closed gable. 1/1 wood double hung windows typical.

**127 Richmond Avenue** **c. 1905**

2 ½-story front gable frame Colonial Revival house, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch. 2<sup>nd</sup>-story bay windows, tripartite window in front gable. 1/1 double hung wood windows. Oriel window. Contains contributing hipped roof frame secondary building (garage).

**131 Richmond Avenue** **ca. 1901**

2 ½-story front gable frame house with Queen Anne styling, rusticated stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch, 2<sup>nd</sup>-story bay windows, tripartite window

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in front gable. 1/1 wood double hung windows, oriel window. Contains contributing flat roof frame secondary building (garage).

**135 Richmond Avenue** **ca. 1905**

2 1/2-story front gable frame house with Queen Anne styling, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with square columns. 2<sup>nd</sup>-story bay windows. Tripartite window in front gable. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**139 Richmond Avenue** **ca. 1900**

2 1/2-story front gable frame house with Queen Anne styling, rusticated stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch with square columns. 2<sup>nd</sup>-story bay windows. Tripartite window with diamond tracery in front gable. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**145 Richmond Avenue** **ca. 1900**

2 1/2-story hipped roof frame house with Queen Anne styling, stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch with stone piers. Hipped roof front dormer with ribbon windows. 6/1 wood double hung windows. Contains contributing hipped roof frame secondary building (garage).

**147 Richmond Avenue** **1908**

2 1/2-story front gable frame house with Queen Anne styling, stone foundation, brick exterior, wood shingle, asphalt roof. Full width flat roof open front porch. Front gable with tripartite 4/1 and 6/1 double hung wood windows, cornice return, exposed rafter tails. Contains contributing front gable frame secondary building (garage).

**149 Richmond Avenue** **ca. 1900**

2 1/2-story steep front gable frame house with modest Queen Anne styling, stone foundation, permastone, mineral fiberboard and some vinyl siding, asphalt shingle roof. Full width flat roof open front porch with brick piers, metal balustrade. Bow window at 2<sup>nd</sup> story with curved leaded glass sash windows. Tripartite window with tracery in front gable.

**155 Richmond Avenue** **ca. 1910-1911**

**Former Temple Beth El/ now Greater Emmanuel Temple Church, Inc.**

**Architect: Henry Osgood Holland**

2-story transitional Stripped Classicism brick and cast stone religious building with prominent verdigris metal dome with lantern.. Full-width entry pavilion with segmental arched tripartite entrance with three paired doors surmounted with carved frieze feature Star of David motif, with large tripartite stained glass window above. Tall rectangular windows, stained glass flank entrance. Stone belt-courses and carved decorative panels. Pediment contains stone Star of David and end stone panels.

**163 Richmond Avenue** **ca. 1900**

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2 1/2-story front gable frame house with Queen Anne styling, stone foundation, vinyl siding. 2-story full width open front porch below front gable with tripartite window and panels.

**In front of 167 Richmond Avenue** - Contributing ca. late 19<sup>th</sup> century historic rusticated Medina sandstone obelisk-style hitching post.

**167 Richmond Avenue** **ca. 1892**

2 1/2-story front gable frame house with Queen Anne styling, brownstone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with stone piers, wood columns, decorative wood cornice. Decorative wood vergeboard, cornice return, highly detailed paneling.

**171 Richmond Avenue** **ca. 1892**

2 1/2-story hipped roof frame Queen Anne house, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with stone piers and wood columns. Round corner tower with wood windows with transom, front gable dormer, polygonal dormer.

**175 Richmond Avenue** **ca. 1890**

2 1/2-story cross gable frame building with modest Queen Anne styling, aluminum siding, asphalt shingle roof. Full width open front patio with entry door with transom. Small side entry vestibule. 2<sup>nd</sup> story features polygonal bay window with small recessed porch, column with cushion capital. Bracketed projecting closed gable with tripartite windows with engaged columns.

**179 Richmond Avenue** **ca. 1892**

2 1/2-story cross gambrel frame Queen Anne house; masonry foundation, wood shingle, asphalt roof. Full width hipped roof open front porch with central pediment. 2<sup>nd</sup>-story bay windows. tripartite window with pilasters and fan lights in front gable. Contains contributing hipped roof frame secondary building (garage).

**181 Richmond Avenue** **ca. 1905**

2 1/2-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch. Rounded bay window with wood window and fixed transom with tracery. Bracketing at eaves. Contains contributing hipped roof frame secondary building (garage).

**187 Richmond Avenue** **ca. 1905**

2 1/2-story front gable frame Colonial Revival house, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with square wood columns. Multi-light rounded bay window with fixed transom. Palladian-style window in front gable. Corner pilasters. Contains contributing hipped roof frame secondary building (garage).

**189 Richmond Avenue** **ca. 1905**

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Name of Property

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2 1/2-story front gable Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch. 1/1 wood windows with fixed transom in 2<sup>nd</sup>-story bay window. Paired casement windows with diamond tracery in front gable. Corner paneled pilasters.

**193 Richmond Avenue** **ca. 1905**

2 1/2-story front gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch. 2-story polygonal bay window with 1/1 double hung wood windows. Paired 1/1 wood windows with pilasters in front gable, brackets at eaves. Contains contributing hipped roof frame secondary building (garage).

**195 Richmond Avenue** **ca. 1892**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flared hipped roof open front porch with turned columns. Tripartite 1/1 wood windows with pilasters and decorative wood paneling in front gable. Contains contributing hipped roof frame secondary building (garage).

**201 Richmond Avenue** **ca. 1900**

2 1/2-story steep side gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch. Front gable dormers with cornice returns, decorative framing, bracketing at eaves.

**205 Richmond Avenue** **ca. 1900**

2 1/2-story cross gable frame Queen Anne house, stone and brick foundation, vinyl siding. Full width flat roof open front porch with brick piers. Side polygonal bay window under front gable dormer. Contains contributing hipped roof frame secondary building (garage).

**207 Richmond Avenue** **ca. 1900**

2 1/2-story front gambrel roof frame Colonial Revival house, stone and stone block foundation, aluminum siding, asphalt roof. Full width flat roof open front porch. 2<sup>nd</sup>-story polygonal bay window. Bracketing at eaves. Contains contributing flat roof frame secondary building (garage).

**209 Richmond Avenue** **ca. 1885**

2 1/2-story side gable frame Queen Anne house, rusticated stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch with pediment over entrance bay. Pedimented front gable dormer. 1/1 double hung wood windows.

**213 Richmond Avenue** **ca. 1915**

2 1/2-story front gable frame Queen Anne house, stone foundation, aluminum siding, asphalt roof. Full width flat roof open front porch. 2<sup>nd</sup>-story bay window. Palladian style window in front gable. Contains contributing flat roof frame secondary building (garage).

**223 Richmond Avenue** **ca. 1900**



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2 ½-story side gable frame Craftsman style house with later Tudor Revival updates, rusticated stone foundation, wood clapboard, stucco, slate roof. Front gable dormer with flared eaves, paired 4/4 fixed sash wood windows. Contains contributing side gable frame secondary building (garage).

**227 Richmond Avenue** **ca. 1900**

Contributing primary building; 2 ½-story hipped roof frame building with Craftsman styling, rusticated stone foundation, wood clapboard. Full width flat roof open front porch with square corner columns. Hipped roof front dormer with 9-light casement wood windows.

**233 Richmond Avenue** **ca. 1885-1887**

**Former Richmond Avenue Church of Christ/ Bryant Parish Condominiums**

**Architect: Cyrus K. Porter**

2-story with raised basement Medina sandstone Romanesque styled church, rock-faced random ashlar stonework, prominent stone watertable with stone sills and lintels typical. Front hipped roof portion along Richmond Avenue features recessed central entry with by curved engaged tower with conical roof. Prominent tower with round arched windows set in relieving arch, steps back to polygonal portion with oculus windows, polygonal roof. Behind tower along Bryant Street is gabled church with cross gable transept, round arched panel with three straight-headed stain glass windows topped by rosette window. Standing seam metal roofing.

*AT BRYANT STREET*

**243 Richmond Avenue** **ca. 1900**

2 ½-story hipped roof frame house with Colonial Revival styling, stone foundation, brick lower/wood shingle upper, asphalt roof. 2-story full width flat roof enclosed front porch with 4-light fixed wood windows with transom, open 2<sup>nd</sup>-story with wood columns. Side entrance with fluted columns and balustrade. Hipped roof dormers.

**249 Richmond Avenue** **ca. 1900**

2 ½-story hipped roof frame house with Craftsman influenced styling, stone foundation, brick water table, wood shingle, asphalt roof. Shed roof over recessed side entrance. 2-story full width enclosed front porch with 1/1 windows and fixed wood transoms with leading. Hipped roof dormers.

**253 Richmond Avenue** **ca. 1892**

2 ½-story hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch with pediment over entrance bay. Front gable and hipped roof dormers with Craftsman muntins, 1/1 double hung wood windows typical. Contains contributing front gable frame secondary building (garage).

**257 Richmond Avenue** **ca. 1898**

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ELMWOOD HISTORIC DISTRICT (WEST)

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2 ½-story flared hipped roof frame Queen Anne house with corner polygonal tower; brownstone foundation and water table, wood shingle, asphalt roof. Full width flat roof open front porch. Peaked front gable dormer with Palladian-style window.

**261-263 Richmond Avenue** **ca. 1905**

2 ½-story front gambrel masonry Colonial Revival house, rusticated stone foundation, brick exterior, wood clapboard. 2-story partial width flat roof open front porch with 2-story columns on brick bases, spindle balustrade 2<sup>nd</sup> level. Dual central entrances; paired windows with fixed transoms.

**269 Richmond Avenue** **ca. 1905**

**Navarre Apartments**

3-story I-plan masonry flat roof Colonial Revival apartment building, stone foundation, red brick exterior, wood detailing, membrane roof. 2-story partial width flat roof open front porch with full-height wood columns, decorative frieze. Stone quoins, flat arched windows with stone lintels with keystones. Wood cornice with bracketing. Contains contributing truncated hipped roof frame secondary building (garage).

**273 Richmond Avenue** **ca. 1905**

**Lazarre Apartments**

3-story I-plan masonry flat roof Colonial Revival apartment building, stone foundation, red brick exterior, wood detailing, membrane roof. 2-story partial width flat roof open front porch with wood columns, decorative frieze. Stone quoins, stone window heads. Wood cornice with bracketing.

**279 Richmond Avenue** **1898**

2 ½-story frame cross gable Queen Anne house, stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch. Pedimented front gable dormers with 6/6 windows with fanlight.

**281 Richmond Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard. Partial width flat roof open front porch. 2<sup>nd</sup>-story bay window. In front gable, Palladian styling window, vergeboard, cornice return. 12/1, 9/1, 6/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**285 Richmond Avenue** **ca. 1900**

2 ½-story side gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Hipped roof dormer with 1/1 wood window with tracery in upper sash.

**287 Richmond Avenue** **ca. 1905**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch. 2<sup>nd</sup>-story bay window with 1/1 wood windows, upper sash diamond tracery. Paired 1/1 wood window with diamond tracery, decorative framing. Contains contributing hipped roof frame secondary building (garage).

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**291 Richmond Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, 2<sup>nd</sup>-story bay window, tripartite window with diamond tracery in front gable. Contains contributing hipped roof frame secondary building (garage).

**295 Richmond Avenue** **ca. 1905**

2 1/2-story hipped roof frame Queen Anne building with corner polygonal tower, stone foundation, vinyl siding. 2-story full width flat roof open front porch, square and Doric columns. Hipped roof dormer.

**299 Richmond Avenue** **ca. 1900**

2 1/2-story hipped roof frame Queen Anne house, stone foundation, wood clapboard. Partial width flat roof open front porch with square columns. Pedimented front gable dormer with Palladian-style window with upper sash tracery. Tripartite 1/1 double hung wood windows. Corner pilasters, brackets at eaves. Contains contributing secondary building.

**303 Richmond Avenue** **ca. 1900**

2 1/2-story hipped roof frame house with modest Craftsman styling, stone foundation, brick porch, mineral fiberboard siding. Full width enclosed brick porch, open 2-story with square corner columns. Hipped roof dormer with ribbon windows. Contains contributing 2-story frame secondary building (garage/residence).

**305 Richmond Avenue** **ca. 1900**

2 1/2-story front gable frame house with modest Queen Anne styling, stone foundation, wood clapboard, shingle. 2-story full width hipped roof open front porch. 2-story polygonal bay window. Tripartite 1/1 wood windows with cornice in front gable.

**309 Richmond Avenue** **ca. 1900**

2 1/2-story hipped roof frame Queen Anne house, rusticated stone foundation, wood clapboard. Full width flat roof open front porch with frieze. Hipped roof front dormer with Palladian-type window and shaped pediment. Rounded bay window with 1/1 wood windows with transom.

**311 Richmond Avenue** **ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard and shingle. Full width flat roof open front porch. 2-story polygonal bay window. Tripartite window in front gable of fish scale shingles, wood brackets at overhanging eaves.

**315 Richmond Avenue** **ca. 1905**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard. Full width flat roof front porch. Tripartite window in front gable, bracketing at eaves, corner pilasters.

**317 Richmond Avenue** **ca. 1910**

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2 ½-story hipped roof frame Craftsman influenced house, rusticated stone foundation, wood clapboard, asphalt roof. Partial width hipped roof enclosed porch with corner pilasters. Hipped roof dormers. Similar in styling to 406 West Utica Street.

*WEST UTICA STREET INTERSECTS*

**335 Richmond Avenue** 1911

**Pilgrim-St. Luke's United Church of Christ**

**Architect: Robert A. Wallace**

2-story rock-faced limestone front-gabled English Gothic Revival styled church with 2-story crenellated tower and 3-story crenellated tower facing Richmond Avenue. Segmental arched main entrance has eyebrow door head. Pairs of double wood doors. Tracery and stain glass windows in tympanum. Entablature contains inscriptions "St. Lukes Ve. Church 1872-1911". Lancet windows flank entrance eyebrow window heads. Large segmental arched stain glass window in second floor. Tudor arched window head with a crocket. First floor Gothic arched window with eyebrow head. Second floor has lancet window. Third floor has large Gothic arched window. Arcade of trefoil windows below crenulated parapet. Spire extends above window. Left two story echoes right tower.

**341 Richmond Avenue** ca. 1910

2 ½-story cross gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch. Front gable dormers with cornice returns. Corner pilasters. Contains contributing flat roof frame secondary building (garage).

**343 Richmond Avenue** ca. 1900

2 ½-story front gable frame house with modified and enclosed 2-level porch, mineral fiberboard sheathing, altered windows. Non-contributing primary building.

**345 Richmond Avenue** 1904

2 ½-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch. Paired polygonal bay windows on 2<sup>nd</sup> story. Four grouped 4/1 wood windows with entablatures in front gable. Brackets at overhanging eaves.

**349 Richmond Avenue** ca. 1900

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch. Rounded bay window with single light wood windows with fixed transoms with tracery. Palladian-style window with tracery in upper sashes in front gable.

**353 Richmond Avenue** ca. 1895

2 ½-story hipped roof frame Colonial Revival building, rusticated stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch with Doric columns. Pedimented front gable dormers with Ionic pilasters. Corner pilasters, corner bracketing and dentils at eaves.



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*AT ANDERSON PLACE*

**369 Richmond Avenue** **ca. 1890**

2 1/2-story complex hipped roof frame modestly styled Queen Anne house, stone foundation, brick water table, mineral fiberboard siding, asphalt roof. Full width flat roof partially enclosed front porch with brick piers. Steep front gable dormers. Contains contributing hipped roof frame secondary building (garage) accessed from Anderson Place.

**371 Richmond Avenue** **ca. 1890**

2 1/2-story front gable frame Queen Anne house; rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with brick foundation and piers. Pedimented front gable dormers. Tripartite wood window with Craftsman muntins in pedimented front gable.

**375 Richmond Avenue** **ca. 1885**

2 1/2-story front gable frame Queen Anne building with polygonal corner tower; stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with brick foundation and piers. Pedimented front gable with fenestration in semi-circular recess with wood balcony. Tripartite and groups wood windows with Craftsman muntins throughout. Bracketing at eaves. Contains contributing side gable frame secondary building (garage).

**381 Richmond Avenue** **ca. 1890**

2 1/2-story hipped roof frame building with Colonial Revival styling, stone foundation, wood clapboard. Full width flat roof open front porch. Pedimented front gable former with corner brackets. 16/24, 12/20, 12/12 wood windows.

**385 Richmond Avenue** **ca. 1890**

2 1/2-story front gable frame house with modest Queen Anne styling, stone foundation, brick porch, wood clapboard and shingle. Full width flat roof open enclosed front porch with brick piers, multi-light windows with leaded transoms. Pedimented front gable with recessed tripartite wood window, bracketing at eaves. 1/1 double hung wood windows typical.

**389 Richmond Avenue** **ca. 1890**

2 1/2-story front gable frame residence with removed front porch, vinyl siding, altered windows. Non-contributing primary building.

**393 Richmond Avenue** **ca. 1895**

2 1/2-story steep hipped roof frame Colonial Revival house, stone foundation, wood clapboard siding. Partial width flat roof open front porch with molded stone cheekwalls, Ionic columns. Pedimented front gable dormer with tripartite wood window. 1/1 double hung wood windows.

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*AT LEXINGTON AVENUE*

**At the corner of Richmond and Lexington Avenues** - Contributing early 20<sup>th</sup> century cast concrete obelisk-style marker, "1937" is inscribed near pinnacle.

**403 Richmond Avenue** **ca. 1898**

2 ½-story cross gable frame house with Tudor and Bungalow styling, stone foundation, wood clapboard and timbering, asphalt roof. L-shaped flat roof open front porch with brick piers. Clipped front gable dormers with decorative framing. 1/1, 2/2 wood windows. Contains contributing front gable frame secondary building (garage) accessed from Lexington Avenue.

**409 Richmond Avenue** **ca. 1904**

Symmetrical 2 ½-story truncated hipped roof frame Colonial Revival building, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with paired Ionic columns. 2<sup>nd</sup>-story, polygonal bay windows with central leaded window, central semi-circular recessed fenestration. Front gable dormers with round top windows, cornice returns. Dentils and brackets at eaves.

**413 Richmond Avenue** **1894**

**Built for Bernard Eberhardt**  
**Architect: Porter & Schugens**  
**Builder: Eberhardt & Bernd**

2 ½-story masonry hipped roof Queen Anne house, stone foundation, rock-faced Medina sandstone, asphalt roof. Full width flat roof open front porch. Pedimented front gable dormer with broken entablature, decorative half-round panel. 1/1 double hung wood windows.

**419 Richmond Avenue** **ca. 1895**

2 ½-story front gable frame house with modest Queen Anne styling and Craftsman porch, stone foundation, wood clapboard, asphalt roof. Full width enclosed masonry front porch with flared pediment at recessed entrance bay. Polygonal bay window with metal roof. Tripartite round top window openings in front gable. Contains contributing 1 ½-story hipped roof frame secondary building (garage).

**421 Richmond Avenue** **ca. 1890**

2 ½-story cross gable frame Queen Anne house, stone foundation, wood shingle, asphalt roof. Partial width front gable entry porch with turned wood columns, balustrade, decorative pediment. 2<sup>nd</sup>-story bay window. Round top window in pedimented front gable.

**425 Richmond Avenue** **ca. 1895**

2 ½-story front gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Single bay recessed corner entry. 2-story polygonal bay window. Palladian-style window in pedimented front gable, exposed rafter tails.

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**429 Richmond Avenue**

**ca. 1888**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch with pediment at entrance bay. 16/1 and 24/1 double hung wood windows; tripartite 4/4 wood windows. Corner bracketing. Contains contributing flat roof frame secondary building (garage) accessed from Highland Avenue.

*AT HIGHLAND AVENUE INTERSECTS*

**439 Richmond Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house, wood shingle/vinyl siding, asphalt roof. Front gable porch over entrance bay with square columns. Pedimented front gable dormers over 2-story bay window. Ribbon windows in front gable. Contains contributing secondary building. Contains contributing front gable frame secondary building (garage) oriented to Highland Avenue.

**443 Richmond Avenue**

**ca. 1890**

2 1/2-story cross gable frame Queen Anne house, stone foundation, wood clapboard. Partially enclosed flat roof front porch, tripartite window below multi-light transom in enclosure. Modified Palladian-style wood window with craftsman muntins in front gable. Bracketing at over hanging eaves. Contains contributing hipped roof frame secondary building (garage).

**447 Richmond Avenue**

**ca. 1890**

2 1/2-story hipped roof frame Queen Anne house with polygonal corner tower. Full width flat roof open front porch with brick piers and square columns. 1/1 double hung wood windows with transom. Hipped roof front dormer. Contains non-contributing flat roof frame secondary building (garage).

**449 Richmond Avenue**

**ca. 1890**

1/2-story hipped roof frame house with modest Craftsman styling. Stone foundation, stucco exterior fabric. Hipped roof dormer. 2<sup>nd</sup>-story, grouped 6/6 double hung wood windows. Contains contributing flat roof frame secondary building (garage).

**453 Richmond Avenue**

**ca. 1900**

2 1/2-story steep hipped roof frame house with modest Craftsman styling, stone foundation, mineral fiberboard siding, asphalt roof. Full width partially enclosed brick front porch with recessed entrance bay, ribbon windows below multi-light wood transom. Hipped roof dormer. Contains non-contributing secondary building (garage).

**455 Richmond Avenue**

**ca. 1900**

2 1/2-story front gable frame Queen Anne house, mineral fiberboard siding. Full width flat roof open front porch with square columns. 2<sup>nd</sup>-story polygonal bay windows. Palladian window in pedimented front gable. Contains contributing flat roof secondary building (garage).

**457 Richmond Avenue**

**ca. 1890**

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2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch with brick piers. Pedimented front gable dormers. Multi-light wood windows.

*AT COLONIAL CIRCLE*

**467 Richmond Avenue (on Ferry Circle) 1891-1893 (chapel); 1897-1898 (sanctuary)**

**Former Richmond Avenue Methodist Episcopal Church**

**Architect: Cyrus K. Porter & Son (chapel); Metzger and Greenfield (temple)**

**Previously National Register listed: Ref. No. 08NR05909**

2-story Medina sandstone Norman Revival styled church and sanctuary. Gable roof. One story entrance has round arched entrance. Double wood paneled door and stain glass tympanum. Stone surround and relieving arch. Rectangular windows flank with lintel. Medallions with star motif. Modillions under cornice. Gabled façade has round arched stain glass windows with round arched panels and circle tracery. Smaller round arched windows flank. Relieving arches. Top of gable has louver triangular window. Polygonal bay to left entrance has single light stain glass windows with transom. Round arched windows on second floor have diamond shaped tracery. 3-story tower with pyramid roof to left of bay. Round arched entrance with stain glass tympanum. Second floor round arched window has pair multi-light windows with multi-light transom. Top of tower has multi-light colored windows with engaged banded Doric columns flanking. Entablature window head. Modillions under eave of roof. Richmond Ave. façade has one story entrance pavilion. Round arched entrance has paired engaged columns with carved foliate carvings. Stain glass tympanum. Star medallions flank entrance. Rosette window in gabled façade. Eyebrow window head. Polygonal tower on the left of entrance has pairs of louver windows in top floor. Embattled parapet.

*WEST FERRY STREET INTERSECTS*

**497 Richmond Avenue ca. 1915**

2 ½-story hipped roof masonry Craftsman-styled house, poured foundation, brick 1-story, stucco finishing, asphalt roof. Partial width flat roof open front porch with stone piers. Hipped roof dormers with tripartite windows. Grouped wood frame leaded casement windows throughout.

**499 Richmond Avenue 1914**

**Built for Margaret T. Chamberlin**

**Architect: Stephen R. Berry**

2 ½-story hipped roof frame house with Craftsman-styling, stone foundation and exterior, wood shingle, asphalt roof. Full width flared pent roof open front porch with stone and brick square corner piers. Front gable dormer. 1-story, 3/1 and 6/1 wood windows. Contains contributing secondary masonry building (garage) conjoined with 505 Richmond Avenue that is associated with 503 Richmond Avenue.

**503 Richmond Avenue 1914**

**Built for Margaret T. Chamberlin**

**Architect: Stephen R. Berry**



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2 1/2-story hipped roof masonry Craftsman house, poured foundation, brick and stucco exterior fabric, asphalt roof. Recessed side entry below flat roof porch. Partial width flat roof open front porch with brick piers. Hipped roof dormer with tripartite wood windows. 6/1 double hung wood windows throughout.

**505 Richmond Avenue** **ca. 1915**

1-story flat roof masonry building (garage).

**511 Richmond Avenue** **ca. 1910**

**Located behind 515 Richmond**

2-story flat roofed brick automobile garage and residence of mixed styling with additions. The primary façade faces south, features 3/4-width, second-story, shed roof porch at west. Lower façade beneath the added upper story porch has two single windows in slight arched openings with shuttering in the west bay and a garage door off center to the east.

**515 Richmond Avenue** **1911**

**Built for E.T. Stevens**

**Architect: Henry L. Spann**

2 1/2-story flared hipped roof masonry house with Prairie styling, poured foundation, masonry exterior, asphalt roof. Partial width flat roof open front porch with square columns. Front gable dormer, stucco, tripartite 6/1 wood windows. 6/1 double hung wood windows with stone sills. Dentil detailing at eaves. Contains contributing hipped roof frame secondary building (garage).

**519 Richmond Avenue** **1901**

**Built for Carrie C. Smith**

**Architect: John H. Coxhead**

2 1/2-story hipped roof masonry Queen Anne house, brownstone foundation, red brick exterior, asphalt roof. Full width flat roof partially rounded front porch. Pedimented front gable dormers, Palladian window in front dormer. 2<sup>nd</sup>-story central bay window. 1/1 double hung wood sash windows with stone sills throughout. Bracketing at eaves, corner pilasters with Ionic capitals. Contains contributing flat and gable roof masonry secondary building (garage).

**523 Richmond Avenue** **1915**

**Built for Homer J. Carpenter**

**Architect: James Walker**

2 1/2-story cross clipped gable masonry building with vernacular vaguely Tudor Revival style, poured foundation, buff brick exterior. Partial width flat roof enclosed front porch with wood casement windows, recessed entry in single bay. Faux half-timbering in upper gable. 1/1 double hung windows typical.

**527 Richmond Avenue** **1915**

**Built for Homer J. Carpenter**

**Architect: James Walker**

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2 ½-story cross gabled masonry Queen Anne house, stone foundation, brick exterior. Recessed side entry, partial width enclosed brick front porch.

*BRECKENRIDGE STREET INTERSECTS*

**531 Richmond Avenue** 1911  
**Former Pilgrim Congregational/New Hope Baptist Church**  
**Architects: Lansing, Bley & Lyman**

A multi-storied, brick constructed, modestly ornamented Gothic Revival ecclesiastical building. T-shaped plan on a high stone foundation. Symmetrical, front gabled main façade with squared corner towers with prominent corner pilasters. Large, pointed tripartite arch with stained glass windows, tracery, above entry stair at central bay. Even pointed arch, composite stained glass windowing on the elevations spaced by buttressing. Regular single windowing on the rear towers. Rear cross gabled portion possibly incorporates older church building from 1890.

**547 Richmond Avenue** 1911  
**Built for A. S. Ramage**  
**Architect: J.S. Haussauer**

2 ½-story flared hipped roof frame Craftsman-influenced house; stone foundation, brick water table, wood shingle, asphalt roof. Full width flat roof open front porch with Doric columns. Flared hipped roof dormer with 1/1 double hung wood tripartite window. 1/1 double hung wood windows throughout. Contains contributing hipped roof frame secondary building (garage).

**551 Richmond Avenue** 1897-1898  
**Built for Miss C. A. Jones**  
**Architect: William L. Schmolle**

2 ½-story front gable frame Queen Anne house with polygonal corner tower, brownstone foundation and 1-story, wood clapboard, asphalt roof. Central entrance under metal canopy. 2<sup>nd</sup>-story bay window. Grouped round top windows in front gable, corner brackets, exposed rafter tails. 1/1 double hung wood windows.

**557 Richmond Avenue** 1898  
**Built for Delphine Hudson**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, stone piers support Ionic columns. Palladian-style front dormer. 2-story, tripartite 1/1 double hung wood windows. Side pedimented front gable dormers. Frieze and exposed rafter tails at eaves. Contains contributing hipped roof frame secondary building (garage).

**563 Richmond Avenue** 1897  
**Built for Charles Lamy**  
**Architect: Robert A. Wallace**

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2 ½-story hipped roof frame Queen Anne house, rusticated stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch, square columns. Hipped roof dormers. Large flat roof rear extension. Contains contributing hipped roof frame secondary building (likely carriage house, now residences).

**567 Richmond Avenue**

**1910**

**Built for Thomas Coupson**

2 ½-story flared hipped roof frame Craftsman-style house, masonry water table, stucco and timbering, asphalt roof. Full width flat roof open front porch with paired paneled wood columns, brackets. Flared hipped roof front dormer with paired 6/1 wood windows. 6/1 double hung wood windows throughout. Attached 1 ½-story front gable timber framed garage, 6/1 wood windows above.

**573 Richmond Avenue**

**ca. 1910**

2 ½-story hipped roof frame Craftsman influenced house, poured foundation, brick lower/wood shingle upper, asphalt roof. Full width flat roof open front porch, paired paneled square columns, frieze and dentils. Hipped roof former with 12/1 and 4/1 double hung wood windows. Exposed rafters at eaves.

**577 Richmond Avenue**

**ca. 1890**

2 ½-story complex gable frame Queen Anne house, brownstone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof front porch. Round corner tower; pedimented front gable dormer over rounded corner bay. Contains non-contributing secondary building (garage).

**581 Richmond Avenue**

**ca. 1890**

2 ½-story cross gable frame house with Colonial Revival styling. 2-story polygonal projecting bay. Altered porch, permastone and vinyl siding, modified windows. Contains non-contributing flat roof frame secondary building (garage). Non-contributing primary building.

**In front of 581 Richmond Avenue** - Contributing ca. late 19<sup>th</sup> century historic rusticated stone obelisk-style hitching post with iron ring at side.

**585 Richmond Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch. Polygonal and rounded bay windows. Grouped windows in front pedimented gable.

**589 Richmond Avenue**

**ca. 1890**

2 ½-story complex gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. L-shaped shed roof open front porch, Doric columns, pediment at entry bay. Engaged corner tower, projecting bay window, pedimented front gable dormer. Contains non-contributing secondary building (garage) accessed from Auburn Avenue.

*AUBURN AVENUE INTERSECTS*

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601 Richmond Avenue 1897

Built for John W. Gibbs

Builder: John W. Gibbs (likely)

2 1/2-story hipped roof frame Colonial Revival house, brownstone foundation, wood clapboard, asphalt roof. Full width flat roof open semi-circular front porch with Ionic columns. 2<sup>nd</sup>-story bay windows with cornice. Shed roof dormer with tripartite window and broken pediment, elsewhere front gable dormers. Corner pilasters. Rear 1-story flat roof enclosed addition with similar styling.

605 Richmond Avenue 1897

Built for John W. Gibbs

Builder: John W. Gibbs

2 1/2-story hipped roof frame Colonial Revival house, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with stone piers, Doric columns. 2<sup>nd</sup>-story bay windows. Palladian-window dormer. Corner pilasters.

609 Richmond Avenue 1898

Built for Niederpruem & Co.

Builder: Niederpruem & Co.

2 1/2-story front gable frame high Queen Anne house, stone foundation, brick lower/wood clapboard upper, asphalt roof. Full width flat roof open front porch with decorative frieze and square columns. 2<sup>nd</sup>-story tripartite windows with engaged Ionic columns. Tripartite window in pedimented front gable. Corner pilasters. Contains contributing flat roof frame secondary building (garage).

613 Richmond Avenue 1898

Built for John W. Gibbs

Builder: John W. Gibbs (likely)

2 1/2-story hipped roof frame Colonial Revival house, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof front porch in semi-circular shape, stone piers, ionic columns, dentils. 1<sup>st</sup>-floor wood window assembly with fanlight. 2<sup>nd</sup>-story rounded bay windows, central oriel with detailed entablature. Pedimented front gable dormers. Corner pilasters, bracketing, dentils at eaves. Contains non-contributing secondary building (garage).

615 Richmond Avenue 1910

Built for James Newton

Builder: James Newton (likely)

2 1/2-story side gable masonry Craftsman house, stone foundation, rubble stone lower/aggregate upper, asphalt roof. Partial width pedimented front gable front porch with stone piers. Projecting front gable dormer with tripartite single light wood windows with 4 light transom, wood cornice with spires. 8/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).



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**617 Richmond Avenue** 1899

**Built for John W. Gibbs**

**Builder: John W. Gibbs**

2 1/2-story hipped and cross gabled frame building with Queen Anne styling, masonry, wood clapboard and shingle. Full width flat roof open front porch with central pediment. Front gable dormer with paired casement windows with diamond tracery, above bay window with 4 9/1 double hung wood windows. Corner brackets and exposed rafter tails.

*AT COLONIAL CIRCLE; LAFAYETTE AVENUE AND BIDWELL PARKWAY INTERSECT*

**661 Richmond Avenue** 1898

**Built for Dennis R. Warden**

2 1/2-story L-plan gabled frame house with vernacular Colonial Revival styling, stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch, square columns, spindle balustrade. 1 1/2-story flat roof polygonal bay window, pedimented front gable dormers.

**667 Richmond Avenue** 1898

**Built for Frank N. Trevor**

2 1/2-story side gable frame Queen Anne house, rusticated stone foundation, wood clapboard. Central flat roof porch with Doric columns, entablature, at entrance bay. 2-story bay window below polygonal roof dormer; 2-story bay window below front gable dormer; conjoined peak roof dormer. 1/1 double hung wood windows.

**671 Richmond Avenue** 1907

**Built for M. J. Hudson**

2 1/2 story Colonial Revival style. Gable roof. Pedimented front gable has tripartite windows. Two second floor bays with flat headed, single light, double hung sashes. 1<sup>st</sup> floor tripartite window. Wood paneled front door. Altered front porch.

**673 Richmond Avenue** 1907

**Built for M. J. Hudson**

2-story hipped roof frame modest Queen Anne house, stone foundation wood clapboard, asphalt roof. Main entry door with fluted pilasters and cornice from small entry porch. Tripartite window unit with 6/1 and 10/1 double hung wood windows, cornice header. 2 polygonal bays at 2<sup>nd</sup> story. Hipped roof with deck dormer. Contains contributing secondary building (garage).

**675 Richmond Avenue** 1905

**Built for William M. Evarts**

**Architect: Louis P. J. Eckel**

2 1/2-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard and shingle. Full width flat roof open front porch with square paneled columns. Polygonal bay window. Tripartite window with

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8/1 and 6/1 double hung wood windows in pedimented front gable. Decorative brackets at eaves, corner pilasters.

**679 Richmond Avenue** **1907**

**Built for M. J. Hudson**

2 1/2-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, balustrade at 2<sup>nd</sup> level. Main entry door flanked by sidelights, tripartite wood windows at 1<sup>st</sup> story. 2 Polygonal bay windows at 2<sup>nd</sup> story; two hipped dormers with 6/6 windows.

**681 Richmond Avenue** **1896**

**Built for M. J. Hudson**

2 1/2-story cross gable frame house with Colonial and Queen Anne styling, stone foundation, stone veneer, wood clapboard, asphalt roof. Full width flat roof open front porch. Polygonal bay windows. Pedimented front gable roof dormers. Contains contributing flat roof frame secondary building (garage).

**685 Richmond Avenue** **1905**

**Built for Celina C. Killeen**

2 1/2-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with square paneled columns. Hipped roof dormers with paired 1/1 wood windows. Palladian window in pedimented front gable. Contains contributing flat roof frame secondary building (garage) accessed from West Delavan Avenue.

*WEST DELAVAN AVENUE INTERSECTS*

**695 Richmond Avenue** **1906**

**Built for Woffard Brown**

2 1/2-story front gable frame Craftsman-influenced house, stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch with square columns. Front gable and front gable dormer with decorative vergeboard pierced with quatrefoil-type motif. Palladian-style window in front gable. 8/1 double hung wood windows.

**699 Richmond Avenue** **1906**

**Built for Woffard Brown**

2 1/2-story hipped roof frame Colonial Revival house, rusticated stone foundation, wood clapboard. Partial width flat roof open front porch. 2<sup>nd</sup>-story bay window with brackets. Paired pedimented front gable dormers with round top window openings. Corner pilasters, exposed rafter tails, dentils.

**705 Richmond Avenue** **1904**

**Built for Josiah Grover**

2 1/2-story front gable frame Colonial Revival house, rusticated stone foundation, wood clapboard. Full width flat roof open front porch. 1<sup>st</sup> and 2<sup>nd</sup> story rounded bay windows with leaded upper sashes. Tripartite 1/1 double

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hung wood windows in front gable, fish scale shingle. Contains contributing front gable frame secondary building (garage).

**707 Richmond Avenue** **ca. 1905**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard siding and shingle. Full width flat roof open front porch with square columns. Rounded bay windows. Paired 1/1 double hung wood windows in pedimented front gable. Corner pilasters, brackets.

**709 Richmond Avenue** **1907**

**Built for John F. Klopp**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard asphalt roof. Full width flat roof open front porch. 1<sup>st</sup> and 2<sup>nd</sup>-floor polygonal bay window, 1/1 wood windows with diamond tracery upper sash. Palladian window in pedimented front gable, bracketing.

**711 Richmond Avenue** **1907**

**Built for John F. Klopp**

2 ½-story front gable frame Colonial Revival house, rusticated stone foundation, wood clapboard. Full width flat roof open front porch. 1<sup>st</sup> and 2<sup>nd</sup> story bay windows. Palladian window with tracery in pedimented front gable.

**715 Richmond Avenue** **ca. 1910**

2 ½-story hipped roof frame Queen Anne house, mineral fiberboard siding. Side entrance bay with hipped roof porch. Central partial width flat roof open front porch with paired square columns. Hipped roof dormers. 6/1 double hung wood windows. Contains contributing flat roof frame secondary building (garage).

*DORCHESTER ROAD INTERSECTS*

**745 Richmond Avenue** **1905**

**Built for J. C. Macklay**

2 ½-story frame Colonial Revival house, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with pediment over entrance bay. Gambrel roof side dormer. 8/1 double hung wood windows, Palladian window with tracery in front gable with cornice return.

**749 Richmond Avenue** **1903**

**Built for William G. Staniland**

**Architects: E.F. & W.S. Brickell Co.**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch, stone footings support square columns, turned rail. Tripartite window in hipped roof dormer with central semi-circular pediment.

**755 Richmond Avenue** **1898**

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**Built for William G. Staniland**

2 ½-story hipped roof frame Colonial Revival house, wood clapboard. Full width flat roof open front porch with Greek key frieze. Polygonal bay windows. Rounded roof dormers. Swag in frieze, corner pilasters.

**759 Richmond Avenue**

**1907**

**Built for William L. Phillips**

2 ½ story hipped roof frame Colonial Revival house rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with fluted Doric columns; side entry with hipped roof open porch below front gable dormer with tracery fan light. 8/1 double hung wood windows. Exposed rafter tails, Ionic pilasters flank entrance bay, wood belt course.

*POTOMAC AVENUE INTERSECTS*

**769 Richmond Avenue**

**1906**

**Built for Clyde H. Lanctot**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch. 2<sup>nd</sup>-story bay window with 12/1 double hung center wood window. Tripartite wood window in pedimented front gable, decorative shingle. Contains contributing hipped roof frame secondary building (garage) accessed from Potomac Avenue.

**773 Richmond Avenue**

**ca. 1890**

2 ½-story front gable frame building with modest Queen Anne styling, stone foundation, vinyl siding. Full-width open front patio, historic paneled wood entry door, polygonal bay with 9/9 and 15/10 double hung wood windows. 2<sup>nd</sup> story with bow window with multi-lite double hung wood windows; 15/10 wood window. Tripartite 1/1 double hung wood windows in closed front gable.

**775 Richmond Avenue**

**1909**

**Built for William P. Volgamore**

**Architect: Stephen R. Berry**

2 ½-story hipped roof masonry house Craftsman-influenced styling, stone foundation, brick envelope, asphalt roof. Full width flat roof open front porch with brick piers and fluted wood columns. Hipped roof dormer with tripartite 1/1 double wood windows and exposed rafter tails. Rounded bay window with leaded glass upper sashes; wood windows with stone headers and sills. Bracketing at eaves. Contains contributing hipped roof frame secondary building (garage).

**781 Richmond Avenue**

**1903-1904**

**Built for L.O. Schaefer**

**Architect: E.B. Green**

2 ½-story flared front gable frame Colonial Revival house, vinyl siding. 2/3 width flat roof open front porch with exposed rafter tails. 6/1 double hung wood windows. Palladian-style multi-light wood window in front



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gable. Decorative vergeboard and bracketing. Contains contributing hipped roof frame secondary building (garage).

**785 Richmond Avenue**

**1903-1904**

**Built for Henry J. Jaegar**

2 1/2-story hipped roof frame Queen Anne house, stone foundation, brick lower/mineral fiberboard upper, asphalt roof. Full width flat roof open front porch with brick piers and ionic columns. Polygonal bay windows, pedimented front gable dormers. Contains non-contributing secondary building (garage).

**787 Richmond Avenue**

**1908**

**Built for Allen E. Klopp**

**Architect: Emerson C. Dell**

2 1/2-story hipped roof frame Queen Anne house, rusticated stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch; polygonal bay windows; pedimented front gable dormer with Palladian-style window.

**791 Richmond Avenue**

**1906**

**Built for Allen E. Klopp**

2 1/2-story flared hipped roof frame Colonial Revival house, rusticated stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch with square paneled columns. Round and polygonal bay windows. Hipped roof dormer with 9/1 double hung wood windows. Contains contributing 2-story truncated hipped roof frame secondary building (likely carriage house, now residence).

**795 Richmond Avenue**

**1906**

**Built for Allen E. Klopp**

2 1/2-story hipped roof frame modest Colonial Revival house, stone foundation, vinyl siding, asphalt roof. Polygonal bay window at 2<sup>nd</sup> story, pedimented front gable roof dormer with cornice return. Numerous 9/1 wood double hung windows. Contains non-contributing secondary building (shed).

**797 Richmond Avenue**

**1907**

**Built for M. J. Hudson**

2 1/2-story front gable frame house, vinyl siding, infilled porch, modified windows. Although altered, and many original features have been removed or obscured, the building helps maintain the general feel of the streetscape.  
Non-contributing primary building.

**801 Richmond Avenue**

**ca. 1905**

2 1/2-story front gable vernacular Queen Anne house, stone foundation, vinyl siding asphalt roof. Bay window; tripartite wood window in pedimented front gable. Exposed rafter tails.

**803 Richmond Avenue**

**1908**

**Built for M. J. Hudson**

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2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch; bay windows; tripartite windows in pedimented front gable.

**807 Richmond Avenue** **1908**

**Built for M. J. Hudson**

2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width shed roof open front porch with pediment over entrance bay. Polygonal bay windows. Tripartite windows in pedimented front gable. 1/1 double hung wood windows.

**811 Richmond Avenue** **1908**

**Built for M. J. Hudson**

2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Entrance bay with entablature; tripartite window in pedimented front gable. Contains contributing secondary building.

**813 Richmond Avenue** **1904**

2 ½-story flared hipped roof frame house with Craftsman and Prairie style influences, stone foundation, masonry lower/wood clapboard upper, asphalt roof. Full width flat roof open front porch with square columns. 2<sup>nd</sup>-story triangular oriel windows. Hipped roof dormers with multi-light window with diamond tracery. Contains contributing 2-story flat roof masonry secondary building (residence).

**817 Richmond Avenue** **ca. 1910**

2 ½-story side gable frame Colonial Revival house, rusticated stone foundation, wood clapboard and shingle. Half width flat roof open front porch; projecting window bay; hipped roof dormer with tripartite windows. 12/1, 6/1 and 1/1 double hung wood windows. Belt course.

**819 Richmond Avenue** **1906**

**Built for Allen E. Klopp**

2 ½-story front gable frame vernacular Queen Anne house, stone foundation, wood clapboard and shingle. Full width flat roof open front porch; shed roof side dormer; polygonal bay window; paired windows in pedimented front gable, bracketing.

**823 Richmond Avenue** **1906**

**Built for Allen E. Klopp**

2 ½-story front gable frame Queen Anne house; rusticated stone foundation, wood clapboard. Full width flat roof open front porch with square columns. Rounded and polygonal bay windows. Recessed tripartite window in pedimented front gable, fish scale shingles. 1/1 double hung wood windows.

**825 Richmond Avenue** **1906**

**Built for Allen E. Klopp**

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2 1/2-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch; paired polygonal bay windows; pedimented front gable dormer. 12/1, 9/1, and 16-light wood windows. Contains contributing flat roof frame secondary building (garage).

*BIRD AVENUE INTERSECTS*

**835 Richmond Avenue** **ca. 1905**

2 1/2-story side gable frame Tudor Revival styled house, stone foundation, mineral fiberboard siding, asphalt roof. Pedimented entry bay entablature. Steep front gable dormers with conjoining shed roof dormer. Contains contributing hipped roof frame secondary building (garage).

**837 Richmond Avenue** **ca. 1905**

2 1/2-story cross gable frame Colonial Revival house; wood clapboard/shingle, asphalt roof. Central partial width flat roof enclosed front porch with square corner columns. Paired wood windows with central paneling and wood cornice. Cornice return and exposed rafter tails on front gable.

**841 Richmond Avenue** **ca. 1905**

2 1/2-story cross gable frame Queen Anne house; stone foundation, mineral fiberboard siding, asphalt roof. Central partial width hipped roof open front porch with square columns. 1/1 double hung windows typical, with diamond-paned double hung wood windows in gable. Recessed arch in projecting front gable with bracketing. Similarly styled as 849 Richmond.

**845 Richmond Avenue** **ca. 1905**

2 1/2-story frame side gable vaguely Colonial Revival style house, altered porch, vinyl siding, modified windows including non-historic oriel. Non-contributing primary building.

**849 Richmond Avenue** **ca. 1905**

2 1/2-story front gable frame residence with Colonial Revival influences. Vinyl siding, asphalt roof. 3-bay façade features open, full-width front porch with 2-story Doric type columns. 2<sup>nd</sup> story features unusual diamond patterned muntins in double hung windows. Prominent projecting front gable supported by columns with recessed segmental arch, with cornice, circular window with keystone and diamond-pattern muntins.

**851 Richmond Avenue** **ca. 1905**

2 1/2-story front gable frame Colonial Revival house, stone foundation, wood shingle, asphalt roof. Central partial width pedimented open front porch above paired door entrance, bracketing at eaves. 2-story projecting corner bay windows with bracketing. Gothic shaped recess in overhanging front gable with fanlight. 15 light casement wood windows, 12/1 and 6/1 double hung wood windows. Bracketing at eaves.

**855 Richmond Avenue** **1903**  
**Built for David Linzy**

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2 1/2-story side gable frame modestly Colonial Revival house; stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, paneled square supports. Polygonal bay window. Pedimented front gable roof dormer. 1/1 double hung wood windows typical. Corner brackets and paneled boards. Contains non-contributing secondary building (shed).

**859 Richmond Avenue**

**ca. 1895**

**Moved to this Location by David Linzy**

2 1/2-story side gable frame Colonial Revival house, stone foundation, brick lower/sided upper, asphalt roof. Full width flat roof enclosed masonry porch, 4-light wood storm windows. Polygonal bay window. Hipped roof dormer with tripartite window. Contains contributing hipped roof frame secondary building (garage).

**861 Richmond Avenue**

**1909**

2 1/2-story front gable frame building with vague Queen Anne styling, vinyl siding, modified front porch, altered fenestration and replacement windows. Contains non-contributing secondary building (shed). Non-contributing primary building.

**863 Richmond Avenue**

**1909**

**Built for William P. Volgamore**

2 1/2-story front gable frame Queen Anne house; rusticated stone foundation, mineral fiberboard shingle/wood shingle, asphalt roof. Full width flat roof open front porch with stone piers supporting Doric columns. Tripartite window with cornice in pedimented front gable; bracketing. 1/1 double hung wood windows.

**865 Richmond Avenue**

**1903**

**Built for William P. Volgamore**

2 1/2-story front gable frame Queen Anne house; rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with stone piers supporting fluted Doric columns. Polygonal bay window. Tripartite window with cornice in pedimented front gable, bracketing. 1/1 double hung wood windows.

**869 Richmond Avenue**

**ca. 1905**

2 1/2-story hipped roof frame building with Queen Anne styling; rusticated stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch with stone piers supporting Doric columns. Hipped roof dormer with tripartite window, diamond tracery.

**873 Richmond Avenue**

**1908**

**Built for Henry H. Lanctot**

2 1/2-story front gable frame Queen Anne house; stone foundation, aluminum siding, asphalt roof. Full width flat roof open front porch with square columns. Paired window with cornice in pedimented front gable. Contains contributing hipped roof frame secondary building (garage).

**875 Richmond Avenue**

**1909**

**Built for Henry H. Lanctot**



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2 1/2-story front gable frame Queen Anne house; stone foundation, vinyl siding/wood shingle, asphalt roof. Full width flat roof open front porch with decorative frieze. Polygonal bay window. Single 1/1 wood window with fanlight in pedimented front gable with scallop shingles. 1/1 double hung wood windows typical.

**881 Richmond Avenue** **1905**

**Built for Allen A. Klopp**

2 1/2-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch. Paired polygonal bay windows. Tripartite window in pedimented front gable; bracketing. 1/1 double hung wood windows. Flat roof rear extension.

**883 Richmond Avenue** **1904**

**Built for William P. Volgamore**

2 1/2-story front gable frame Queen Anne house; stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, metal supports. Polygonal bay window. Tripartite wood window with Gothic tracery and cornice in pedimented front gable; bracketing and corner pilasters. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**885 Richmond Avenue** **1904**

**Built for William P. Volgamore**

2 1/2-story side gable frame Colonial Revival house; stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, metal supports. Polygonal bay window. Hipped roof dormer with tripartite window; bracketing and paneled corner pilasters. 1/1 double hung wood windows typical.

**889 Richmond Avenue** **1904**

**Built for William P. Volgamore**

2 1/2-story front gable frame Queen Anne house; stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, metal supports. front gable dormer above 2-story side bay window on secondary elevation. Tripartite window in pedimented front gable; corner bracketing. 1/1 double hung wood windows.

**891 Richmond Avenue** **1904**

**Built for William P. Volgamore**

2 1/2-story front gable frame Queen Anne house; stone foundation, wood shingle, asphalt roof. Full width flat roof open front porch, metal supports. Front gable dormer above 2-story side bay window on secondary elevation. Palladian window in pent roof front gable, modillions, brackets, corner posts. 1/1 double hung wood windows typical.

**893 Richmond Avenue** **1904**

**Built for William P. Volgamore**

2 1/2-story side gable frame Colonial Revival styled house; rusticated stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch, square columns. Pedimented front gable dormer

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above 2-story side bay window on secondary elevation. Hipped roof dormer with tripartite wood window, tracery. 1/1 double hung wood windows typical. Contains contributing hipped roof frame secondary building (garage) accessed from Forest Avenue.

*AT FOREST AVENUE*

**RICHMOND AVENUE - WEST SIDE (Even)**

**34 Richmond Avenue** **ca. 1902**

2 1/2-story cross gable frame building with modest Queen Anne style influences, brick foundation, brick-patterned building wrap, asphalt shingle roof. Full-width brick front porch with recessed entry porch, enclosed portion with 6/1 double hung wood windows. Bow window above with ornate stained glass transoms. Bracketed gable with paired window. Contributing hipped roof frame secondary building (garage).

**38 Richmond Avenue** **ca. 1876**

2 1/2-story front gable frame Queen Anne style house with some Eastlake detailing; stone foundation, wood shingle, asphalt roof. Full width shed roof open front porch with pierced panels in apron, carved pediment over entrance bay, some ornate brackets. 6-light and 1/1 double hung wood windows. Contains contributing side gable frame secondary building (carriage house, now garage) accessed from Valley Alley off of Jersey Street.

**42 Richmond Avenue** **ca. 1905**

2 1/2-story front gable frame house with modest Queen Anne styling; Medina sandstone foundation, mineral fiberboard siding, asphalt roof. Full width shed roof open front porch with pediment over entrance bay, sandstone piers, paired square columns. Front gable dormer over 2-story side bay window. Tripartite 1/1 double hung wood window with tracery in front project gable. Contains contributing hipped roof frame secondary building (garage) accessed from Valley Alley off of Jersey Street.

**44 Richmond Avenue** **ca. 1905**

2 1/2-story front gable masonry house with Roman; Medina sandstone foundation, brick exterior, asphalt roof. Single bay recessed arched entry with sandstone key. Partial width flat roof enclosed front porch with sandstone water table. Front gable dormers. Tripartite 1/1 windows with transom in front gable with cornice return. 12/1, 9/1, 1/1 double hung wood windows with stone headers and sills.

**50 Richmond Avenue** **ca. 1880**

2 1/2-story cross gable frame vernacular Queen Anne residence, mineral fiberboard sheathing, asphalt shingle roof. Full-width hipped roof U-shaped open front porch with entry stair pulled back from street; square columns, paneled balustrade. Paired windows at 1<sup>st</sup> story with pilastered surround. Square bay with paired windows below closed front gable. Triangular dormer.

**52 Richmond Avenue** **ca. 1878**

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2 1/2-story L-shaped frame English Queen Anne style house with Eastlake details, wood clapboard. Partial width shed roof open front porch with decorative spandrels. Slightly projecting 2<sup>nd</sup> story with brackets. Prominent bracketed front gable slightly projects, features decorative vergeboard and panel at peak. Front gable dormer similarly detailed as main gable. Paired 2/2 double hung wood windows.

*AT JERSEY STREET*

**64 Richmond Avenue** **ca. 1880**

2 1/2-story slightly L-shaped front gable frame vernacular Queen Anne house with modest Eastlake detailing, stone foundation, wood clapboard. Hipped roof porch with paired square column over entrance bay. 2-story oriel on elevation. 1/1 double hung wood windows with entablature. Tripartite 1/1 double hung wood windows in front gable.

**68 Richmond Avenue** **ca. 1885**

2 1/2-story complex gable frame Colonial Revival house, stone foundation, wood clapboard. Full width flat roof open front porch with turned columns and balustrade. 2-story polygonal bay window below pedimented front gable dormer, 31-light window with cornice, dentils, bracketing. 1/1 double hung wood windows. Engaged chimney on elevation.

**70 Richmond Avenue** **ca. 1890**

2 1/2-story gable-on-hip frame house with vernacular Queen Anne styling. Stone foundation, mineral fiberboard and wood clapboard sheathing, asphalt roof. Full-width brick open front porch with pediment and paired columns at entry bay, closed brick knee wall with columns. Entry door with narrow sidelights. Closed front gable with brackets, paired windows. Corbelled brick chimney.

**74 Richmond Avenue** **ca. 1885**

2 1/2-story hipped roof frame house with Queen Anne styling with projecting front gable bay, stone foundation, wood clapboard. Recessed side entry. 1<sup>st</sup>-story corner windows with balconete, 2<sup>nd</sup>-story corner windows with framing. 1/1 double hung wood window with pediment in decorative paneling in front gable.

**78 Richmond Avenue** **ca. 1885**

2 1/2-story hipped roof frame Queen Anne house with projecting front gable bay, stone foundation, wood clapboard. Recessed side entry with sidelights and transom; single bay shed roof side porch. 1<sup>st</sup>-story corner windows, 2<sup>nd</sup>-story paired corner windows with bracketing. 3/3 double hung wood window with pediment in decorative paneling in front gable.

**84 Richmond Avenue** **ca. 1880**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard/shingle, asphalt roof. Projecting side entrance under shed roof with bracketing. Full width flat roof open front porch, paired square columns. 6/1 double hung wood windows and paneling in oriel window under projecting pediment in front gable.

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*SUMMER STREET INTERSECTS*

**92 Richmond Avenue** **ca. 1920**

2 ½-story front gable frame Colonial Revival building, wood clapboard. Enclosed porch faces street, features 4/4 wood double hung windows with multi-lite transoms divided with pilasters. Entry door is on side elevation, features pediment enclosed porch with 3-lite door with transom, keystone. Prominent end chimney on main elevation, flanked by paired multi-lite doors, quarter-round windows in gable. Contains contributing front gable frame secondary building (garage) accessed from Summer Street.

**96 Richmond Avenue** **ca. 1892**

2 ½-story front gable frame Queen Anne house, stone foundation, brick and wood clapboard. Full width flat roof open front porch with pediment over entrance bay with paired columns. 2-story polygonal bay window under pediment front gable dormer. Rounded bay window with decorative frieze. Palladian style window with diamond tracery in pedimented front gable, bracketing.

**100 Richmond Avenue** **ca. 1901**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard. Full width flat roof open front porch with large square piers. 2-story bay window under front gable side dormer. Tripartite 1/1 double hung wood window in pedimented front gable with bracketing. 1/1 double hung windows with transom, 4-light fixed wood windows. Contains contributing side gable frame secondary building (garage).

**104 Richmond Avenue** **ca. 1890**

2 ½-story front gable frame Queen Anne residential building, stone foundation, wood clapboard, asphalt roof. Modified full width flat roof open front porch retains some fluted pilasters. Paired polygonal bay windows flanked by fluted pilasters, urns at corners. Grouped windows in projecting closed front gable with wood shingle.

**108 Richmond Avenue** **ca. 1888**

L-shaped 2 ½-story cross gable frame Queen Anne house, stone foundation, wood clapboard. Pedimented front gable porch over entrance bay. 2-story polygonal bay window under front gable dormer with semi-circular recession, corner brackets. Front gable dormer with multi-light round top window, cornice return. 1/1 double hung wood windows. Stick banding.

*AT UNION PLACE*

**116 Richmond Avenue** **ca. 1915**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed and gable front porch with pediment over entrance bay, turned columns and balustrade; corner recessed 2<sup>nd</sup>-story porch. 2-story polygonal bay window below front gable dormer on secondary elevation. Paired and single 1/1



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double hung wood windows with Craftsman muntins. Tripartite 8/1 double hung wood windows in front gable. Contains contributing front gable frame secondary building (garage) accessed from Union Place.

**118 Richmond Avenue** **ca. 1886**

2 1/2-story hipped roof frame building with modest Queen Anne influences. Altered porch, modified and replaced windows, aluminum siding. Non-contributing primary building.

**120 Richmond Avenue** **ca. 1890**

2 1/2-story front gable frame house with vernacular styling, stone foundation, wood clapboard, asphalt roof. Projecting closed gable shelters full width 2-story open front porch, simple square columns, open balustrade, dentil cornice. Doors and windows feature modest cornice headers. Paneled corner pilasters. Gable features recessed porch, dentil molding. Secondary elevation features gabled entry.

**124 Richmond Avenue** **ca. 1900**

2 1/2-story gable frame building with modest Queen Anne styling, mineral fiberboard siding, modified entry porch, altered windows. Non-contributing primary building.

**128 Richmond Avenue** **ca. 1900**

2 1/2-story front gable frame building with later Colonial Revival styling, mineral fiberboard, altered porch, modified windows. Non-contributing primary building.

**134 Richmond Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, mineral fiberboard, asphalt roof. Full width flat roof open front porch with brick piers, square columns. Shed roof projecting bay at elevation. 6/6 and 4/4 double hung wood windows. Vergeboard in front gable. Contain contributing hipped roof frame secondary building (garage) acceded from York Street.

**136 Richmond Avenue** **ca. 1890, ca. 1910 front addition**

2 1/2-story L-plan hipped roof brick and frame multiple residence building with a modest Queen Anne style. Main elevation features paired entry doors with small porch, hipped roof with brackets. 3 2-story square bays, paired 4/4 double hung windows at each level. Gables feature decorative shingles, 2/2 double hung windows. Rear elevation features large polygonal bay, open porch.

*AT YORK STREET (NORTHWEST); AT 17<sup>th</sup> STREET (NORTHEAST)*

**168 Richmond Avenue** **ca. 1887**

2 1/2-story frame side gable Queen Anne style residence, rock-faced ashlar stone foundation, mineral fiberboard sheathing, asphalt roof. Prominent 3-story round tower at street corner with round, open front porch with turned columns, paneled balustrade. 1/1 double hung windows with some multi-lite wood double hung windows.

**172 Richmond Avenue** **ca. 1860**

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2 ½-story L-shaped frame building with modest Queen Anne styling, block foundation, vinyl siding, altered porch, modified windows and fenestration. *Non-contributing primary building.*

**174 Richmond Avenue** **ca. 1895**

2 ½-story side gable vernacular Queen Anne style building with projecting front gable bay. Partial width shed roof open front porch with pediment over entrance bay. Polygonal bay window. 1/1 double hung wood windows. Decorative vergeboard.

**176 Richmond Avenue** **c. 1878**

2 ½-story front gable frame vernacular house, vinyl siding, asphalt roof. Full width shed roof open front porch with square columns. Shed roof over paired 1/1 windows in front gable.

**180 Richmond Avenue** **c. 1878**

2 ½-story complex gabled frame vernacular house, stone foundation, wood clapboard, asphalt roof. Recessed entry under shed roof porch at elevation. Partial width flat roof enclosed front room. Projecting side front gable dormers. 4/1 and 6/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage) accessed from 17<sup>th</sup> Street.

**184 Richmond Avenue** **c. 1878**

2 ½-story cross gable roof frame house with modest Queen Anne styling, stone foundation, wood clapboard, asphalt roof. Central bay window. 1/1 double hung wood windows with headers, typical. Contains contributing hipped roof frame secondary building (garage) accessed from 17<sup>th</sup> Street.

**188 Richmond Avenue** **c. 1878**

2 ½-story complex gable frame Queen Anne house, stone foundation, wood clapboard, slate tile roof. L-shaped, full width flat roof open front porch with square columns. Tripartite window with shed roof in front gable dormer. 1/1 double hung wood windows typical. Framing, decorative shingle, corner boards.

**190 Richmond Avenue** **ca. 1880**

2 ½-story cross gable frame Queen Anne style house with Craftsman detailing, stone foundation, wood clapboard, asphalt roof. L-shaped full width flat roof open front porch with central bracketed pediment. Oriel window with lattice leading in the upper sash. Decorative vergeboard, corner brackets, corner boards.

**196 Richmond Avenue** **ca. 1890**

2 ½-story cross gable frame vernacular Queen Anne house, stone foundation, wood clapboard, asphalt shingle. Full width shed roof open front porch with carved pediment over entrance bay. Framing, decorative shingle, corner boards. Contains non-contributing secondary building (garage).

**202 Richmond Avenue** **ca. 1895**

2 ½-story side gabled Queen Anne house with projecting front gable bay, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch with large pediment. Polygonal bay window with central

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panel of leaded stained glass. Tripartite window with 16-light wood casements in front gable. Frieze of decorative shingle, flared beltcourse. Contains non-contributing secondary building (garage).

**204 Richmond Avenue** **ca. 1880**

2 1/2-story front gable frame vernacular house, stone foundation, brick lower/vinyl siding upper, asphalt roof. Full width flat roof enclosed front porch with casement windows. Recessed side entry. Cornice return in front gable.

**206 Richmond Avenue** **ca. 1887**

2 1/2-story complex hipped roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Corner polygonal bay window with polygonal dormer. Full width shed roof open front porch with pediment over entrance bay, banded square columns, turned rail. Pedimented front gable dormer. 1/1 double hung wood windows typical.

**212 Richmond Avenue** **ca. 1900**

2 1/2-story side gable frame building with modest Queen Anne styling, vinyl siding, altered fenestration and windows. Non-contributing primary building.

**216 Richmond Avenue** **ca. 1890**

2 1/2-story complex roof frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Partial width pedimented front gable open front porch, paneled square columns, turned rail and turned open frieze. 2-story bay window below pedimented front gable, scallop shingle, carved tympanum. 1/1 double hung, and single light with fixed leaded transom wood windows typical. Framing, scallop shingle, corner boards.

**220 Richmond Avenue** **ca. 1895**

2 1/2-story front gable and flat roof frame Queen Anne style house, stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch; 1<sup>st</sup>-floor polygonal bay window, 2<sup>nd</sup>-story rounded bay window. Tripartite 1/1 with transom in front gable. Shed roof dormer.

*AT CONNECTICUT STREET*

**232 Richmond Avenue** **ca. 1888**

3 1/2-story 4-unit masonry town-house type building with Queen Anne styling, designed with a staggered rectilinear floor plan. Gabled roof. Four bays across front with variegated styling, projecting oriels of various size and shape. Northernmost unit has onion roof, shingling and half timbering. Middle bay has pyramidal type roof. Southernmost unit has conical roof on corner turret. Corbelling along roof eaves. Second and third floor windows are segmental arched. Bay and first floor windows are segmental arched. Bay and first floor windows are flat headed. All windows are single-lite double hung. Molded brick panels in second and third floors.

**240 Richmond Avenue** **ca. 1890**

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3-story, 3-unit town-house type Queen Anne style residential building. Each unit features raised stone watertable, off-center entry door with small porch, tripartite segmental arched window with 9/9 double hung windows at 1<sup>st</sup> level, polygonal bay at 2<sup>nd</sup> story, small, narrow round arched and flat head window openings at 3<sup>rd</sup> level. Continuous corbelled cornice at parapet.

**246 Richmond Avenue** **ca. 1900**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch. 2<sup>nd</sup>-story central bay window below projecting front gable with paired 1/1 wood windows with scroll work, bracketing. 2-story bay window under front gable dormer on elevation.

**250 Richmond Avenue** **ca. 1888**

2 ½-story side gable frame Queen Anne house with large central polygonal tower, wood clapboard. Semi-circular full width hipped roof front porch. Central rounded bay window with leaded upper sash. Oriel window on elevation.

**254 Richmond Avenue** **ca. 1888**

2 ½-story gable roof frame Queen Anne house with corner square tower, stone foundation, wood clapboard. Full width open front porch with pediment at entrance bay, paired square columns. Rounded bay window under pedimented front gable dormer, bracketing and dentil at eaves.

**260 Richmond Avenue** **ca. 1890**

2 ½-story side gable frame Queen Anne house, rusticated stone foundation, wood clapboard, asphalt roof. Recessed corner entry. Projecting front gable with recessed oriel window, bracketing. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**266 Richmond Avenue** **ca. 1890**

**Residence of Charles P. Stevenson (1898)**

2 ½-story front gable frame house with a vaguely Queen Anne appearance, altered front porch, vinyl siding. Vinyl replacement windows. Non-contributing primary building.

**270 Richmond Avenue** **ca. 1897**

2 ½-story front gable Queen Anne style house, rusticated stone foundation, vinyl siding, asphalt roof, replacement vinyl window. 2-story partially enclosed front porch with paired 1/1 windows, transoms. Projecting bay under pedimented front gable dormer on secondary elevation. Corner boards.

**274 Richmond Avenue** **ca. 1900**

2 ½-story steep hipped roof frame house with modest Queen Anne styling with some Craftsman influences, poured foundation, brick/stucco, asphalt roof. Side entry under semi-circular hood with bracketing. Full width flat roof enclosed front porch with masonry piers, 15-light wood casement windows with 1/1 wood storm windows, frieze. Project front gable dormer with multi-light wood window and door assembly, 6/1 double hung wood windows. Contains contributing 2-story side gable frame secondary building (garage and storage).



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**280 Richmond Avenue**

**ca. 1890**

2 1/2-story cross gable frame Queen Anne building, stone foundation, wood clapboard, asphalt siding. Full width pedimented enclosed front porch. Projecting front gable pediment with tripartite window with central wood fan. 2-story bay window. Contains contributing 1 1/2-story front gable frame secondary building (garage).

**In front of 280 Richmond Avenue** - Contributing ca. late 19<sup>th</sup> century historic rusticated Medina sandstone obelisk-style hitching post.

**284 Richmond Avenue**

**ca. 1871**

2 1/2-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Semi-circular corner flat roof front porch, Doric columns, paneled frieze. Projecting pedimented front gable with paired 1/1 double hung wood windows with fanlight. Polygonal dormer with conical roof. Ribbon windows in recessed front gable dormer, scallop shingle. 2-story bay window under pedimented front gable dormer on elevation. Contains contributing side gable frame secondary building (garage).

**290 Richmond Avenue**

**ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width hipped roof open front porch with pediment over entrance bay, 3/4 Doric columns. 2-story bay window under front gable at elevation. Palladian window in front gable with cornice return.

**292 Richmond Avenue**

**ca. 1878**

2 1/2-story front gable frame house with vernacular Stick styling, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with paneled square columns. 1/1 double hung wood windows. Corner framing, vergeboard.

**294 Richmond Avenue**

**ca. 1890**

2 1/2-story front gable frame vernacular house, aluminum siding, modified windows, altered front porch. Contains non-contributing secondary building (shed). Non-contributing primary building.

**298 Richmond Avenue**

**ca. 1960**

Non-historic 2-story masonry apartment building. Non-contributing primary building.

*AT VERMONT STREET*

**318 Richmond Avenue**

**ca. 1905**

2 1/2-story cross gable frame Queen Anne house with continuous rounded corner bay. Partial width flat roof open front porch. Oriel window with bracketing, decorative wood fan at front gable. 1/1 double hung wood windows. Frieze, corner boards.

**320 Richmond Avenue**

**ca. 1905**

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2 1/2-story front gable frame Queen Anne house, wood clapboard, asphalt roof. Full width flat roof open front porch with masonry base, square columns. Corner bay window. 1<sup>st</sup>-floor large 4-light fixed wood window, 2<sup>nd</sup>-floor multi-light casement windows in bay window. Recessed paired 12-light windows in front gable. 1/1 double hung wood windows typical.

*WEST UTICA STREET INTERSECTS*

**330 Richmond Avenue** **ca. 1875**

1 1/2-story frame Second Empire style house, stone foundation, wood clapboard sheathing, mansard roof with asphalt shingle. Half-width front entry porch with square columns and paneled balustrade, paneled front entry door with vision lites, sidelights. Gabled dormers in mansard, prominent bracketed cornice at eaves.

**336 Richmond Avenue** **ca. 1915**

2 1/2-story front gable frame vernacular house, stone foundation, aluminum siding. Full width pent roof partially enclosed masonry front porch, single entrance bay, wood windows with fixed transoms. Hipped roof dormer above projecting bay with bracketing. Contains contributing hipped roof frame secondary building (garage).

**338 Richmond Avenue** **ca. 1890**

2 1/2-story front gable frame Queen Anne house, rusticated stone foundation, mineral fiberboard siding, asphalt roof. Partial width flat roof open front porch. Tripartite multi-light wood windows with diamond tracery in pedimented front gable with pent roof.

**340 Richmond Avenue** **ca. 1914**

2 1/2-story cross gable frame Queen Anne house and corner tower, rusticated stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch with Doric columns, exposed rafter tails at eaves. 2-story rounded bay window below hipped roof dormer. Polygonal tower. 1/1 double hung wood windows.

**344 Richmond Avenue** **ca. 1890**

2 1/2-story cross gable frame Queen Anne house, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with stone piers and Doric columns. 2-story rounded bay window with frieze below hipped roof dormer. Contains contributing side gable frame secondary building (garage).

**348 Richmond Avenue** **ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Half-width flat roof open front porch; polygonal bay windows; tripartite window in pedimented front gable, bracketing.

**350 Richmond Avenue** **ca. 1870**

2 1/2-story cruciform masonry vernacular Queen Anne house, red brick exterior, slate roof. L-shaped, full width shed roof open front porch with pediment over entrance bay, turned columns. 1/1 double hung wood windows in round top window voids with stonework. Decorative vergeboard.

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**356 Richmond Avenue**

**ca. 1895**

**Residence of W.H. Schmidt (1895)**

2 ½-story flat roof masonry French Renaissance Revival building, stone foundation, brownstone exterior and stucco. Central partial width flat roof front porch with stone footings and Ionic columns; 2<sup>nd</sup>-story central recessed stone archway with window/door assembly, balconet. 1/1 windows with brownstone headers and sills. 1<sup>st</sup>-story rusticated brownstone, 2<sup>nd</sup>-story stucco, stone banding; 3<sup>rd</sup>-floor frieze with transoms, stonework with swagging.

**358 Richmond Avenue**

**ca. 1890**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch. 2-story bay window under pedimented dormer on side elevation. 2<sup>nd</sup>-story, partial width recessed porch, corner window with bracketing. Paired single light windows in pedimented front gable with decorative shingle.

**362 Richmond Avenue**

**c. 1888**

2 ½-story hipped roof frame Queen Anne house with projecting front gable, stone foundation, wood clapboard. Full width shed roof open front porch with pediment over entrance bay, fluted square columns, bracketing, spindled frieze. Polygonal bay window under projecting pedimented front gable, corner brackets. Front gable dormer with round top window, cornice return.

**366 Richmond Avenue**

**ca. 1925**

2 ½-story gambrel frame house with Colonial Revival styling, vinyl siding, altered windows. Non-contributing primary building.

**368 Richmond Avenue**

**ca. 1900**

2 ½-story hipped roof frame Queen Anne house, stone foundation, mineral fiberboard siding, slate roofing. Bracketing gable hood over entrance bay. Multi-light wood windows, double hung and fixed. Front gable dormer.

**372 Richmond Avenue**

**ca. 1890**

2 ½ front gable frame Queen Anne house, stone foundation, vinyl siding. Full width shed roof open front porch with pediment over entrance bay. 2-story bay window under pedimented front gable dormer on side elevation. Tripartite window with cornice in pedimented front gable. Contains contributing front gable frame secondary building (shed).

**374 Richmond Avenue**

**ca. 1890, ca. 1925 porch addition**

2 ½-story front gable frame vernacular house with Craftsman style porch, wood clapboard. Full width flat roof enclosed masonry front room, recessed entry, single-light windows with transom, paneled frieze. Tripartite 1/1 double hung wood windows in front gable, vergeboard.

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**380 Richmond Avenue**

**ca. 1890**

2 1/2-story hipped roof masonry house with Queen Anne styling, rusticated stone foundation, brick exterior. Full width stone porch; partial width shed roof over entrance bay. 2-story polygonal bay window with round top window on side elevation. Paired 1/1 double hung wood windows with stone hoods and sills. Front gable dormer with decorative vergeboard. Stone banding, brick corbelling. Contains contributing hipped roof frame secondary building (garage).

**384 Richmond Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house with engaged polygonal corner tower. Full width shed roof open front porch with pediment over entrance bay. Palladian window in front gable, upper sash diamond tracery. 1/1 double hung wood windows.

**386 Richmond Avenue**

**ca. 1890**

2 1/2-story complex gable frame Queen Anne house with engaged polygonal tower, rusticated stone foundation, wood clapboard. Full width flat roof open front porch. Polygonal bay window under pedimented front gable dormer with recessed fenestration, balconet. Wood windows with diamond tracery in corner tower. Contains contributing polygonal flat roof frame secondary building (garage).

**390 Richmond Avenue**

**ca. 1920**

2 1/2-story hipped roof frame Colonial Revival building, rusticated stone foundation, wood clapboard. Full width flat roof open front porch with Doric columns, spindle balustrade, frieze with dentils. 2-story round bay window with 1/1 double hung wood windows with entablature. 2<sup>nd</sup>-story, central Palladian style window. Pedimented front gable former. Oriel window on side elevation.

*AT RHODE ISLAND STREET*

**404 Richmond Avenue**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house with engaged rounded corner tower; stone foundation, wood clapboard. Full width flat roof open front porch with pediment over entrance bay, paired square columns, spindled frieze. Tripartite double hung wood window with Craftsman muntins in pedimented front gable, bracketing.

**408 Richmond Avenue**

**ca. 1888**

2 1/2-story hipped roof frame building with Queen Anne styling, stone foundation, wood clapboard, asphalt roof. Partial width shed roof open front porch with pediment. Front gable dormers.

**414 Richmond Avenue**

**ca. 1888**

2 1/2-story complex gable frame Queen Anne house, stone foundation, wood clapboard, slate roof. Full width flat roof open front porch with pediment, slender columns, detailed knee wall. Projecting porch with 1<sup>st</sup>-floor sunroom under pedimented front gable dormer on side elevation. 1 1/2-story round oriel window with stained glass



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window, corniced, metal hood. Pedimented front gable dormers with decorative wood framing. 1/1 double hung wood windows. Contains contributing side gable frame secondary building (garage).

**418 Richmond Avenue** **ca. 1895**

2 1/2-story truncated hipped roof masonry apartment building with Colonial Revival styling, stone foundation, brick exterior, wood clapboard. Paired central entrances with entablatures; projecting bays with paired 6/6 double hung wood windows. Pedimented front gable dormers. Contains non-contributing secondary building (garage).

**424 Richmond Avenue** **ca. 1888, ca. 1920 porch**

**Residence of Peter McNeil (1888)**

3-story cross gable frame building with vernacular Queen Anne styling, brownstone foundation, mineral fiberboard siding, asphalt roof. 3-story, full width open front porch with stone footings, square columns, craftsman balustrade. Tripartite 1/1 double hung wood windows. Contains contributing flat roof secondary building. Contains non-contributing secondary building (garage).

**428 Richmond Avenue** **ca. 1905**

2-story truncated hipped roof frame Colonial Revival apartment building, stone foundation, wood clapboard, asphalt roof. 2-story, full width, flat roof open front porch with 2-story ionic columns, dentiled frieze. Polygonal bay windows. 1/1 double hung wood windows. Corner pilasters. Contains non-contributing secondary building (garage).

**432 Richmond Avenue** **ca. 1920**

2 1/2-story hipped roof house with Bungalow styling, stone foundation, wood clapboard, asphalt roof. Partial width flat roof enclosed front sunroom. Central stone chimney. Hipped roof dormer. Contains contributing 2-story front gable frame secondary building (apartments).

**438 Richmond Avenue** **ca. 1890**

2 1/2-story front gable frame Queen Anne house, stone foundation, vinyl siding, asphalt roof Full width shed roof partially enclosed front porch, pediment over entrance bay, 3/1 double hung wood windows. 3-story polygonal bay window under dormer at side elevation. Tripartite window in front gable with decorative wood paneling. 1/1 windows with transom.

**444 Richmond Avenue** **ca. 1914**

2 1/2-story hipped roof masonry Craftsman influenced building, stone foundation, stucco envelope, asphalt roof. Full width pent roof open front porch with square columns. Side entrance under pedimented hood. 4-light wood windows in hipped roof dormer. Contains contributing hipped roof frame secondary building (garage).

**450 Richmond Avenue** **ca. 1903**

2 1/2-story hipped roof frame Queen Anne house with large engage round tower, rusticated stone foundation, wood clapboard. Partial width flat roof open front porch with stone walls and square columns. Hipped roof

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dormer with paired windows. 1/1 double hung wood windows. Contains contributing flat roof frame secondary building (garage).

**452 Richmond Avenue**

**ca. 1890**

2 1/2-story hipped roof frame Queen Anne house with 3-story engaged polygonal tower, rusticated stone foundation, wood clapboard. 2-story partial with polygonal open front porch. 2-story bay window under gambrel dormer on side elevation. Pedimented front gable dormers. 1/1 double hung wood windows. Contains contributing cross gable frame secondary building (garage).

**460 Richmond Avenue**

**ca. 1905**

2 1/2-story cross gable masonry house with Tudor Revival styling, stone foundation, brick exterior, stone banding. Central partial width front gable open front porch with brick piers, stone banding, stucco in pediment. 2-story polygonal bay window below large front gable dormer with timbering, scalloped vergeboard, single light window with transom in rounded void. Paired front gable dormers with scalloped vergeboard. 1/1 double hung wood windows, stone sills.

*AT FERRY CIRCLE; AT MASSACHUSETTS AVENUE  
WEST FERRY STREET INTERSECTS*

**496 Richmond Avenue**

**1919**

**Built for Henry Walkind**

**Architect: Frank M. Schurman**

2 1/2-story hipped roof masonry house with Craftsman styling, poured foundation, brick exterior, slate roof. Partial width pent roof enclosed sun room with 1/1 windows, fixed multi-light transoms. Hipped roof dormers with wood windows, craftsman muntins, exposed rafter tails. 6/1, 4/1, 1/1 double hung wood windows, stone sills. Cooper gutter system. Contains contributing flat roof masonry secondary building (garage).

**500 Richmond Avenue**

**ca. 1890**

2 1/2-story cross gable frame Queen Anne house, brownstone foundation, brick exterior, wood clapboard/shingle, asphalt roof. Partial width shed roof open front porch, brick piers, paired columns. Engaged corner bay window and recessed porch at corners of projecting pedimented front gable, Palladian style window, fish scale shingle. Projecting front gable dormer at side elevation above recessed corner porch, large bracketing.

**504 Richmond Avenue**

**1915**

**Built for Matthew Kellner**

**Architect: S.O. Tunnell**

2 1/2-story hipped roof frame Craftsman house, poured foundation, brick exterior, wood shingle. Full width flat roof open front porch with corner brick piers, bracketing at eaves. Hipped roof dormer with grouped 1/1 windows, exposed rafter tails. 6/1 double hung wood windows, stone sills. Contains non-contributing secondary building (garage).

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**508 Richmond Avenue** 1916

**Built for Louis Maisel**

**Architect: Eli W. Goldstein**

1 1/2-story front gable masonry Colonial Revival style house, stone foundation, brick exterior. Central partial with polygonal flat roof sun room with multi-light wood window assembly. Palladian style window and door assembly in front gable. Hipped roof dormer. Cornice return. Contains contributing flat roof frame secondary building (garage).

**514 Richmond Avenue** 1915

**Built for S. Jacobson**

**Architects: Carl Schmill & Son**

2 1/2-story hipped roof masonry and frame house with Craftsman and Prairie styling, poured foundation, brick exterior, stucco finish, slate roof. Full width flat roof open front porch with full height square columns on brick base. Hipped roof dormer with paired wood windows. 6/1 double hung wood windows. Exposed rafter tails. Contains contributing hipped roof masonry secondary building (garage).

**518 Richmond Avenue** 1912

**Built for M. Slotkin**

**Architects: Henry L. Spann**

2 1/2-story hipped roof masonry house with Craftsman styling, poured foundation, brick exterior, stucco finish, slate roof. Full width flat roof open front porch with brick walls, paired square columns. Hipped roof dormers with tripartite windows. 6/1 double hung wood windows. Contains contributing flat roof masonry secondary building (garage).

**524 Richmond Avenue** 1907

**Built for M.M. Drake, Jr.**

**Architects: Colson & Hudson**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch. Projecting bay below front gable dormer on side elevation. Tripartite 4/1 double hung wood windows in pent roof front gable with decorative framing. 6/1, 4/1, 1/1 double hung wood windows. Contains contributing flat roof frame secondary building (shed).

**528 Richmond Avenue** 1896

**Built for Charles W. Mann**

**Builder: A. L. Taylor**

2 1/2-story hipped roof frame Queen Anne house with engaged 3-story polygonal corner tower, brownstone foundation, mineral fiberboard siding. Full width flat roof open front porch with stone walls and Doric columns. Pedimented front gable dormers. Oriel window at side elevation. Contains contributing hipped roof frame secondary building (garage).

*BRECKENRIDGE STREET INTERSECTS*

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**538 Richmond Avenue** 1919

**Built for Morris Postmanteur**

**Architect: George J. Dietel**

2 ½-story hipped roof masonry house with Craftsman styling, stone foundation, stucco exterior, tile roof. Full width flat roof open front porch. Flared hipped roof dormer with 6/6 double hung wood windows; front gable dormers. 8/1, 6/1, 4/1, 1/1 double hung wood windows throughout, stone sills. Contains contributing secondary flat roof frame building (garage).

**542 Richmond Avenue** 1919

**Built for Morris Postmanteur**

**Architect: George J. Dietel**

2-story hipped roof frame house with modest Craftsman styling, stone foundation, brick exterior, stone finished stucco. Full width flat roof enclosed masonry sunroom. Shed roof dormer. 6/1, 1/1 double hung wood windows; 2<sup>nd</sup>-story projecting bay windows with leading, wood storm windows. Beltcourse. Contains non-contributing secondary building (garage).

**546 Richmond Avenue** 1919

**Built for Morris Postmanteur**

**Architect: George J. Dietel**

2 ½-story hipped roof masonry house with modest Craftsman styling, stone foundation, brick exterior, pebbledash. Full width flat roof open front porch. Side entrance under rounded hood with bracketing. Hipped roof dormers. Beltcourse. Contains contributing flat roof frame secondary building (garage).

**548 Richmond Avenue** 1913

**Built for Julius Boasberg**

**Architect: Wood & Bradney**

2 ½-story side gable masonry Colonial Revival house, stone foundation, brick exterior, slate roof. Central partial width pedimented front gable open front porch with brick piers, Tuscan columns. Front gable dormers. 6/1 and 1/1 double hung wood windows with stone sills. Contains contributing flat roof frame secondary building (garage).

**552 Richmond Avenue** ca. 1915

2 ½-story hipped roof masonry Craftsman house, stone foundation, stucco finishing, tile roof. Full width flat roof sunroom with paired 8-light wood casement windows. Hipped roof dormer. 1/1 double hung wood windows. Belt course.

**562 Richmond Avenue** 1911

**Build for James Newton**

**Builder: James Newton**



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Contributing primary building, 2 1/2-story side gable masonry building with mixed Colonial and Craftsman styling, stone foundation and exterior, stucco finish. Full width pedimented front porch with stone piers. Paired front gable dormers with paired windows with transom. 15/1, 8/1, 1/1 double hung wood windows. Belt course, exposed rafter tails. Contains contributing flat roof frame secondary building (shed).

**566 Richmond Avenue**

**1912**

**Built for James Newton**

**Builder: James Newton**

2 1/2-story frame masonry side gable house with Colonial Revival styling, stone foundation, brick exterior, mineral fiberboard siding. Full width flat roof open front porch with fluted columns, turned balustrade. Projecting front gable with vergeboard, corner spires. 6/6, 1/1 double hung wood windows.

**570 Richmond Avenue**

**1895**

**Built for William F. Wendt**

**Architect: George J. Metzger**

2 1/2-story truncated hipped roof masonry high Colonial and Queen Anne house, smooth stone foundation, yellow brick exterior. Partial width flat roof open front porch with fluted ionic columns. 2-story bay window 1/1 and single-light with transom wood windows, tracery. Round oriel window at side elevation. Round top dormer with Palladian style window with tracery. Pedimented front gable dormers. Corner pilasters with Ionic capitals, wide frieze with bracketing.

**572 Richmond Avenue**

**1895**

**Built for William F. Wendt**

**Architect: George J. Metzger**

**Located behind 570 Richmond**

2 1/2-story hipped roof masonry secondary building, stone foundation, yellow brick exterior, asphalt roof. Features flat arched 6/6 wood double hung windows. Hipped dormers. Corbelled brick chimney. Originally designed as carriage house and similarly detailed as 570 Richmond, now residential.

**574 Richmond Avenue**

**ca. 1905**

2 1/2-story, cross gabled frame, moderate Queen Anne residence, modified fenestration, mineral fiberboard sheathing. Contains non-contributing secondary building (garage). Non-contributing primary building.

**578 Richmond Avenue**

**ca. 1890**

**Residence of D.Y. Leslie (1898)**

2 1/2-story front gable frame high Queen Anne house with engaged 3-story polygonal tower; stone foundation, wood clapboard. Full width shed roof open front porch with pediment over entrance bay. Projecting pedimented front gable with tripartite window, highly decorative gable. Pedimented porte cochere with square columns over driveway. Contains contributing front gable frame secondary building (garage).

**584 Richmond Avenue**

**1912**

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**Built for G. Morton Wolfe**

**Builder: G. Morton Wolfe**

2 1/2-story truncated hipped roof masonry Colonial Revival house, stone foundation, red brick exterior, slate roof. Entrance under flat roof porch at side elevation. Partial width flat roof open front porch with Ionic columns. Pedimented front gable dormers with round top leaded windows; 8/1, 4/1, 1/1 double hung wood windows. Brackets and dentils at eaves. Contains contributing hipped roof frame secondary building (garage).

**590 Richmond Avenue**

**ca. 1890**

2 1/2-story gambrel and side gable brick and frame house with Queen Anne styling, engaged polygonal corner tower, stone foundation, wood clapboard, L-shaped, full width open front porch. Oriel window in gambrel. Decorative shingling.

*AUBURN AVENUE INTERSECTS*

**600 Richmond Avenue**

**ca. 1890**

2 1/2-story hipped cross gable frame Queen Anne house, brownstone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch with Ionic columns, spindled balustrade. 2-story bay window under projecting front gable dormer with engaged chimney on side elevation; 2-story bay window under projecting front gable dormer. Hipped roof dormers. Corner boards. 1/1 double hung wood windows. Contains contributing flat roof frame secondary building (garage) accessed from Auburn Avenue.

**608 Richmond Avenue**

**1911**

**Built for John B. Green**

**Architects: E.P. Bacon**

2 1/2-story gambrel frame house with Dutch Colonial Revival styling, rusticated stone foundation, brick exterior, wood clapboard. Full width flat roof open front porch with square paneled columns. Rounded bay windows with frieze. Palladian style window in pedimented front gambrel. Shed roof dormer. Contains contributing hipped roof frame secondary building (garage) accessed from Livingston Alley.

**612 Richmond Avenue**

**1909**

**Built for Lucy A. Fisher**

**Architect: Frank A. Chappelle**

2 1/2-story hipped roof frame house with Craftsman styling, rusticated stone foundation, wood shingle. Partial width hipped roof open front porch with paired paneled square columns. Tripartite 6/1 double hung wood windows; central leaded oriel. Hipped roof dormers with tripartite windows, Craftsman muntins. Contains contributing hipped roof frame secondary building (garage) accessed from Livingston Alley.

**618 Richmond Avenue**

**1888**

**Built for Laura I. Moore**

**Architect: William W. Carlin**

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2 1/2-story cross gable frame Queen Anne house, rusticated stone foundation, wood clapboard. Full width flat roof open front porch with square columns. Recessed corner window under shed roof dormer. Oriel window, 4/4 double hung wood window in front pedimented gable. 1/1 double hung wood windows, with craftsman muntins. Decorative shingles, overhanging belt course, bracketing at eaves. Contains contributing hipped roof frame secondary building (garage) accessed from Livingston Alley.

**622 Richmond Avenue** **ca. 1895**

2 1/2-story hipped roof frame Craftsman house, stone foundation, brick exterior, stucco finish, asphalt roof. 2-story, full width enclosed sun room with tile pent roof, 1-by-1 wood window below leaded transoms. Hipped roof dormer. 1/1 double hung wood windows, stone sills. Contains non-contributing secondary building (garage).

**626 Richmond Avenue** **1891**

**Built for Lachland E. McKinnon**

**Architect: Charles D. Swan**

2 1/2-story side gable frame Shingle style building with corner rounded tower, brownstone foundation, wood clapboard. Full width enclosed front porch with central recessed entry. Bay window with turrets under pedimented front gable dormer. 6/1, 1/1 double hung wood windows.

*AT COLONIAL CIRCLE; LAFAYETTE AVENUE INTERSECTS; AT ARDMORE PLACE*

**670 Richmond Avenue** **1907**

**Built for Dennis R. Warden**

2 1/2-story front gabled frame house with vernacular Queen Anne styling. Non-historic 2-story porch, vinyl siding. Non-contributing primary building.

**674 Richmond Avenue** **1907**

**Built for Alexander Fleming**

2 1/2-story front gable frame vernacular Queen Anne house; full width flat roof open front porch, brick piers, square columns. Tripartite 1/1 double hung wood window with diamond tracery in front gable.

**676 Richmond Avenue** **1907**

**Built for Alexander Fleming**

2 1/2-story front gabled frame house with vernacular Queen Anne styling. Modified porch, permastone sheathing, altered fenestration. Non-contributing primary building.

**680 Richmond Avenue** **1907**

**Built for Alexander Fleming**

2 1/2-story front gable frame modest Queen Anne house, stone foundation, brick exterior/mineral fiberboard siding, asphalt roof. Full width shed roof open front porch. Paired 2-story bay windows on side elevation. Tripartite fixed multi-light wood windows in front gable.

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**682 Richmond Avenue** 1907

**Built for Alexander Fleming**

2 ½-story front gabled frame house with vernacular Queen Anne styling. *Non-contributing primary building.*

**686 Richmond Avenue** 1907

**Built for Alexander Fleming**

2 ½-story front gable frame Queen Anne house, stone foundation, brick exterior, wood shingle. Full width flat roof enclosed sun room with single light, fixed transom wood windows. 2-story bay window under pedimented dormer on side elevation. Tripartite wood window with diamond tracery in front gable. 1/1 and fixed wood windows, stone sills.

*WEST DELAVAN AVENUE INTERSECTS*

**696 Richmond Avenue** 1905

**Built for M. J. Hudson**

2 ½-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard. 2-story partial width front porch with stone piers; enclosed 2<sup>nd</sup>-story. Shed roof dormer. Tripartite window in front gable. 1/1 double hung wood windows. Contains contributing secondary building.

**700 Richmond Avenue** 1905

**Built for M. J. Hudson**

2 ½-story hipped roof frame Queen Anne house, stone foundation, wood clapboard, shingle. Full width hipped roof open front porch. Rounded bay window, polygonal bay window. Tripartite window in front gable dormer. 1/1 double hung wood windows. Corner boards.

**704 Richmond Avenue** 1905

**Built for C.M. Weston**

2 ½-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof open front porch. Polygonal bay window. Tripartite window with fixed 16-light side lights in pedimented front gable.

**706 Richmond Avenue** ca. 1905

2 ½-story front gable frame Queen Anne house, stone foundation, vinyl siding, asphalt roof. Full width hipped roof open front porch with pediment over entrance bay. 2-story bay window under pedimented front gable dormer on side elevation. Polygonal bay window and rounded oriel with leaded glass at 2<sup>nd</sup>-story. Tripartite window with fixed 16-light side lights in pedimented front gable. Contains non-contributing secondary building (garage).

**708 Richmond Avenue** 1907

**Built for John W. Menges**



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2 1/2-story front gable frame Queen Anne house, stone foundation, vinyl siding. Full width flat roof open front porch with brick piers. Polygonal bay window. Paired 1/1 double hung wood windows in pedimented front gable, bracketing. Contains contributing side gable frame secondary building (garage).

**712 Richmond Avenue** 1908

**Built for Percy W. Darby**

**Builder: W. H. Lester**

2 1/2-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard. Full width flat roof open front porch. Oriel window on side elevation. Pedimented front gable dormer. Tripartite window in pedimented front gable. Corner ionic pilasters. Contains contributing hipped roof frame secondary building (garage).

*DORCHESTER ROAD INTERSECTS*

**742 Richmond Avenue** 1907

**Built for Clyde H. Lanctot**

2 1/2-story front gable frame Queen Anne house, stone foundation, mineral fiberboard siding, asphalt roof. Full width flat roof front porch. Projecting bay and polygonal bay window under large pedimented front gable dormer on side elevation. Palladian window with central multi-light round top wood window with cornice, in pedimented front gable.

**746 Richmond Avenue** 1906

**Built for Charles J. Smith**

**Architect: Stephen R. Berry**

2 1/2-story front gable masonry and frame Queen Anne house with half-timber styling, stone foundation, brick exterior, timbering/stucco, asphalt roof. Partial width shed roof partially enclosed front porch with pediment over entrance bay, square columns, 4 and 6-light fixed wood windows. 2-story bay window with 9/1 double hung wood windows, stone header and sill at 1<sup>st</sup>-story. Grouped windows with diamond tracery in front gable, bracketing. Contains contributing hipped roof frame secondary building (garage).

**750 Richmond Avenue** 1906

**Built for Cora B. Capon**

2 1/2-story hipped roof frame Queen Anne house, stone foundation, wood clapboard. Partial width shed roof open front porch with pediment over entrance bay. Oriel window on side elevation. Bay window below overhanging eaves with bracketing. Pedimented front gable dormer. Corner boards.

**756 Richmond Avenue** 1907

**Built for Louise Snyder**

2 1/2-story front gable frame Greek Revival house, stone foundation, wood clapboard, asphalt roof. Partial width flat roof enclosed front porch with corner columns, wood fixed light windows. Tripartite wood window with

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cornice in front gable with cornice return. 1/1 double hung wood windows with cornice. Corner pilasters. Contains contributing hipped roof frame secondary building (garage).

**758 Richmond Avenue** **1905**

**Built for Anges B. Mings**

2 1/2-story front gable frame Queen Anne house, stone foundation, vinyl siding, asphalt roof. 2-story partial width enclosed sun room with 1/1 double hung wood windows; 2-story bay window. Recessed side entry. Paired window in pedimented pent roof front gable. Contains contributing flat roof frame secondary building (garage) accessed from Potomac Avenue.

*POTOMAC AVENUE INTERSECTS*

**768 Richmond Avenue** **1906**

**Built for John G. Greey**

**Architect: Esenwein & Johnson**

2 1/2-story side gable frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch with square columns. Front gable dormers with 8/8 round top wood windows, decorative framing, cornice. 8/1, 1/1 double hung wood windows throughout. Engage chimney, broken fanlight at side elevation. Corner pilasters. Contains contributing hipped roof frame secondary building (garage).

**772 Richmond Avenue** **1906**

**Built for James Newton**

2 1/2-story side gable frame house with modest Queen Anne detailing, stone foundation, brick water table, wood clapboard asphalt roof. Partial width flat roof enclosed front room, with 24-light wood window. Engaged front gable wall dormer with cornice return. 4/1, 6/1, 8/1 double hung wood windows. Rear extension.

**776 Richmond Avenue** **ca. 1910**

2 1/2-story hipped roof frame house with modest Colonial Revival styling, stone foundation, vinyl siding, asphalt roof. Central partial width flat roof enclosed sun room. Shed roof dormer with ribbon windows. 6/1 double hung wood windows.

**778 Richmond Avenue** **1906**

**Built for James Newton**

2 1/2-story cross gable frame house with Colonial influence, stone foundation, mineral fiberboard siding, asphalt roof. Hipped roof dormer with single light, fixed transom wood windows. Bracketing at overhanging belt course.

**782 Richmond Avenue** **1906**

**Built for Arthur C. Anderson**

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2 1/2-story front gable frame Queen Anne house, stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch with square columns, bracketing at eaves. Paired 9/1 double hung wood windows. Palladian style window with central multi-light round top window, wood casement.

**786 Richmond Avenue** **ca. 1905**

2 1/2-story side gable frame Colonial Revival house; stone foundation, wood clapboard asphalt roof. Full width flat roof open front porch with square columns. Oriel window on side elevation. Paired polygonal bay windows with 1/1 and 15/1 double hung wood windows at 2<sup>nd</sup>-story. Front gable dormers with round top multi-light wood windows, cornice returns. Bracketing at eaves.

**788 Richmond Avenue** **ca. 1905**

2 1/2-story side gabled frame house with some Colonial Revival elements. Modified porch, vinyl siding, altered windows. Non-contributing primary building.

**790 Richmond Avenue** **ca. 1910**

2 1/2-story hipped roof frame Craftsman house, stone foundation, wood clapboard. Full width hipped roof enclosed front porch. 2-light casement windows with fixed transom; oriel window on side elevation. Hipped roof dormer with tripartite window. 9/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage) accessed from Manchester Place.

*AT MANCHESTER PLACE*

**802 Richmond Avenue** **ca. 1910**

2 1/2-story hipped roof frame house with Craftsman and Prairie styling, stone foundation, brick exterior, stucco finish, asphalt roof. Full width flat roof enclosed sunroom with square columns, 1/1 windows. Hipped roof dormers with bracketing. 1/1 double hung wood windows, stone sills. Belt course. Contains contributing side gable frame secondary building (garage) assessed from Manchester Place.

**804 Richmond Avenue** **1911**

**Built for Harry E. Phillips**

**Architect: Stephen R. Berry**

2 1/2-story hipped roof masonry Craftsman house, stone foundation, stucco finish, asphalt roof. Full width pent roof open front porch with paneled square columns. Front gable dormer with tripartite window, vergeboard. 8/1, 6/1, 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**808 Richmond Avenue** **1911**

**Built for Harry E. Phillips**

2 1/2-story side gable brick and frame Colonial Revival house, stone foundation, brick exterior/wood clapboard, asphalt roof. Full width flat roof open front porch with Doric columns, balustrade. Pedimented front gable dormers. Belt course. 1/1 double hung wood windows. Contains contributing flat roof frame secondary building (garage).

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**810 Richmond Avenue** 1911

**Built for Harry E. Phillips**

2 1/2-story hipped roof frame house, vinyl siding, altered 2-story porch. Contains contributing front gable frame secondary building (garage). Non-contributing primary building.

**814 Richmond Avenue** 1911

**Built for Harry E. Phillips**

2 1/2-story front gable frame Queen Anne house, stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch. Engaged corner bay window. Front gable dormers. Grouped wood windows in front gable with vergeboard. 6/1, 4/1, 1/1 double hung wood windows.

**816 Richmond Avenue** 1911

**Built for Harry E. Phillips**

2 1/2-story cross gable masonry Colonial house, stone foundation, brick exterior, stucco finish, slate roofing. Full width flat roof open front porch, brick piers, square columns. Corner bay window. Conjoined peaked roof dormers with paired 6/1 double hung wood windows, slate exterior. 8/1, 6/1, 1/1 double hung wood windows, stone keys. Contains non-contributing secondary building (shed).

**820 Richmond Avenue** 1911

**Built for Harry E. Phillips**

2 1/2-story hipped roof frame Queen Anne house, wood shingle. Full width flat roof open front porch. Front gable dormer with vergeboard. 8/1, 4/1, 1/1 double hung wood windows with casements. Contains contributing hipped roof frame secondary building (shed).

**822 Richmond Avenue** ca. 1915

1 1/2-story low hipped roof masonry building with Craftsman and Prairie styling, rusticated stone foundation, stucco finish. Full width hipped roof open front porch with square columns, bracketing. Bay window under hipped roof dormer on side elevation. Shed roof dormer with paired wood windows. 8/1, 6/1, 1/1 double hung wood windows.

*BIRD AVENUE INTERSECTS*

**836 Richmond Avenue** 1905

**Built for M.J. Hudson**

2 1/2-story front gable frame modest Queen Anne house, stone foundation, mineral fiberboard siding. Full width flat roof open front porch. Polygonal bay window under pedimented front dormer on side elevation. Palladian style window with central round top wood window, flanking fixed 16-light wood windows. 1/1 double hung wood windows. Contains non-contributing front gable frame secondary building (garage).

**840 Richmond Avenue** 1905



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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State

**Built for M.J. Hudson**

2 ½-story hipped roof frame Queen Anne house, masonry lower/wood clapboard upper, asphalt roof. Full width flat roof primarily enclosed front porch, recessed entry bay, brick piers, single light wood windows with transom. Pedimented front gable dormer with tripartite wood window, diamond tracery in upper sash.

**842 Richmond Avenue**

**1905**

**Built for M.J. Hudson**

2 ½-story front gable frame Queen Anne house, vinyl siding, asphalt roof. Partial width shed roof enclosed front porch, paneled wall, 1/1 windows. Palladian style window, central round top wood window with tracery, flanking 4/4 wood windows.

**844 Richmond Avenue**

**ca. 1974**

2-story non-historic brick and frame apartment building complex. *Non-contributing primary building.*

*AT FOREST AVENUE*

**RICHMOND AVENUE at WEST FERRY AVENUE**

**Ferry Circle**

**1868-1876, ongoing rehabilitation**

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

**USN 02940.000057**

Contributing element of the Delaware Park-Front Park system. Located at the intersection of Richmond and West Ferry, features restored plantings at center with a new historic-inspired light standard. For additional description, refer to Section 7 narrative.

**RICHMOND AVENUE at LAFAYETTE AVENUE**

**Colonial Circle (formerly Bidwell Place) 1868-1876, ongoing rehabilitation**

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

**USN 02940.000027**

Contributing element of the Delaware Park-Front Park system. Located at the intersection of Richmond and Lafayette, features numerous trees and the statue of General Daniel D. Bidwell. or additional description, refer to Section 7 narrative.

**SUMMER STREET – NORTH SIDE (Odd)**

*ELMWOOD AVENUE INTERSECTS*

**251 Summer Street**

**after 1951**

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

**County and State**

2-story concrete block structure housing the playing courts and additional parking for the Buffalo Tennis & Squash Club (Ref. No. 08NR05897) located at 314 Elmwood Avenue. *Non-contributing primary building.*

**257 Summer Street** **1897**

**Lucretia S. Howard House**

**Architect: Green and Wicks**

2 1/2-story truncated hipped roof Georgian Colonial brick house now converted to office use; stone foundation, brick exterior, asphalt roof. 2-story partial width flat roof open porch, full-height ionic columns, modillions. Grouped pedimented front gable dormers at each elevation. 12/12, 8/8 and 6/6 wood windows with stone header and sills. Heavy cornice with spindle and closed rail balustrade.

**269 Summer Street** **ca. 1920**

**The New Ashland Apartments (name in 1951)**

4-story flat roof brick apartment building with minimal ornamentation; raised basement level with watertable, brick walls. 6/1 wood windows with simple sills. Modest stone beltcourses.

*AT ASHLAND AVENUE*

**283 Summer Street** **ca. 1890**

2 1/2-story complex cross gable roof frame Shingle Style house; covered stone foundation, wood clapboard, asphalt roof. Peaked front gable dormers; corner polygonal bay, engaged polygonal tower at corner with conical roof. Corner lot with two entrances.

**289 Summer Street** **ca. 1892**

2 1/2-story hipped roof with deck frame Colonial Revival house; wood clapboard, asphalt roof. 2-story side entrance pedimented portico with full-height Doric columns, fan light gable Pedimented front gable dormers. Heavy frieze with triglyphs, corner posts. 1/1 double hung wood windows, cornice headers, typical.

**295 Summer Street** **ca. 1892**

**Amos W. Morgan House**

**Architect: Green and Wicks**

2 1/2-story hipped roof brick Colonial Revival house; stone foundation, brick exterior, asphalt roof. Partial width flat roof open front porch, paired columns atop brick base, stone caps. Tripartite window with pilasters in pedimented front gable dormer. 2-story polygonal bay on secondary elevation. 1/1 double hung wood windows typical, brick belt course serves as sill, some stone sills. Brick detailing includes headers, quoins in relief and undulating relief courses. Modillions at eaves. Contains large contributing hipped roof masonry secondary building with full height towers (residential).

**301 Summer Street** **ca. 1892**

2 1/2-story complex hipped roof brick Queen Anne house; brownstone foundation, brick base lower/decorative wood shingle upper, asphalt roof. Partial width flat roof open front porch with paired Corinthian columns atop

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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masonry base. Paired polygonal 3-part bay windows. Engaged conical roof dormers. 8/1 double hung and 1/1 with fixed transom wood windows typical; decorative wood shingle at spandrels, stone sills and lentils at lower. Contains large contributing hipped roof masonry secondary building with central wood cupola (likely carriage house now residential and storage).

**307 Summer Street** **1895**

**R. R. Hefford House**

**Architect: Green and Wicks**

2 1/2-story stone and frame house with Colonial Revival influences. Altered porch, replacement windows. Altered, mansard-type roof. Non-contributing primary building.

**309 Summer Street** **ca. 1895**

**Located behind 307 Summer**

Ell-shaped gable masonry former carriage house, now converted to residence, brick lower/timber framed upper, asphalt roof. Large front gable with timber framing, single accent window. 1/1, 6/1 double hung wood windows typical, stone sills and lentils.

**313 Summer Street** **ca. 1892**

2 1/2-story complex and steep hipped roof Queen Anne house; masonry lower/wood shingle upper, asphalt roof. Full width hipped roof open front porch, paneled square Ionic supports atop masonry base, stone caps. Secondary elevation has projecting gable bay; projecting polygonal bay with recessed 2<sup>nd</sup> story shed roof hyphen. Steep front gable dormers with Gothic-shaped vergeboard detailing. 1/1 double hung wood windows typical. Frieze with triangular detail. Contains non-contributing secondary building (garage).

*AT NORWOOD AVENUE*

**325 Summer Street** **ca. 1891**

2 1/2-story low hipped roof brick Georgian Revival building; stone foundation, yellow brick exterior, asphalt roof. Central projecting pedimented entry portico along Norwood Avenue. 1-story flat roof enclosed porch along Summer Street with wood windows/transoms between square columns. 4/4, 1/1 double hung wood windows; 1<sup>st</sup> floor continues stone sill, 2<sup>nd</sup> floor stone framing with cornice headers and continuous sills; 3<sup>rd</sup> floor casements in stone openings. Modillions and dentils at heavy frieze. Contains contributing 1-story flat roof masonry secondary building (garage) with deck.

*RICHMOND AVENUE INTERSECTS*

**SUMMER STREET – SOUTH SIDE (Even)**

**258 Summer Street** **ca. 1890**

1 1/2-story front gable frame vernacular back house; stone foundation, wood clapboard, asphalt roof. Full width open front porch with Tuscan columns with turned balustrade.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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**260 Summer Street**

**ca. 1883**

2-story front gable frame house with modest Italianate elements, masonry foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with banded square supports. 8/1 and 6/1 double hung wood windows, typical. Single round top window in front gable, frieze with dentils, corner boards.

**262 Summer Street**

**ca. 1888**

2-story front gable frame vernacular house, stone foundation, wood clapboard, asphalt roof.. Recessed side entry with simple frame entablature. 6/6 double hung wood windows typical, simple cornice header, multi-light fan window as accent in gable. Vergeboard, corner boards

**264 Summer Street**

**ca. 1896**

3-story flat roof Georgian Revival brick house, stone foundation, brick exterior. Partial width flat roof open porch with Doric columns, large modillion. 6/1 window double hung wood windows, stone sills and keystones. Cornice with modillions and dentils.

**274 Summer Street**

**ca. 1888**

2-story gable frame vernacular back house, stone foundation, wood clapboard, asphalt roof. Original entry at ell with sidelights, transom below 2<sup>nd</sup> story shed roof porch.. 1/1 flat top 1/1 double hung wood windows typical.

**280 Summer Street**

**ca. 1900**

2 1/2-story truncated hipped roof masonry Colonial Revival house; raised ashlar sandstone foundation, brick exterior, asphalt roof. 2-story circular bay window on secondary elevation. Gable roof dormers; large polygonal bay window with flat roof porch. Scroll brackets on side elevation. Prominent cornice, molded brick quoins.

**282 Summer Street**

**ca. 1900**

2 1/2-story truncated hipped roof masonry Classical Revival house; stone foundation, red brick exterior, asphalt roof. Side entrance with segmented arch entablature. Round top dormers with tripartite and single windows, detailed entablatures. 1/1 double hung wood windows typical, with stone sills, keystone lentils or frame corniced headers. Paneled Ionic corner posts. Contains contributing steep hipped roof masonry secondary building (likely carriage house, now residences).

**292 Summer Street**

**ca. 1888**

2 1/2-story side gable and flat roof frame Shingle Style house; stone foundation, wood clapboard/shingle, asphalt roof. Partial width shed roof open front porch with paneled 1/2 height square supports atop closed shingled rail. Corner tower with polygonal roof, shingled frieze. Eyebrow dormer. Tripartite window in side gable. 1/1, 8/1 and multi-light transoms typical. Large flat roof extension at rear with similar styling. Contains contributing ell-shaped gable masonry secondary building (likely carriage house, now residence and garage).

**302 Summer Street**

**ca. 1876**



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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

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2 1/2-story steep front gable frame Queen Anne house with 1-story frame side addition of similar styling; stone foundation, wood clapboard, asphalt roof. Projecting jerkin head wall dormer. Front gable dormer with vergeboard. 2-story bay window with large central 16-light wood window. 1/1, 9/1, 4/4 double hung wood windows typical; grouped window in front gable, scallop shingle, stickwork in tympanum, vergeboard with peak pendant.

**308 Summer Street**

**ca. 1892**

2 1/2-story hipped roof frame Queen Anne house with large project gable at side elevation; poured foundation, brick lower/wood shingle upper, asphalt roof. Partial width hipped roof open front porch with brick piers, arches and frieze, simple rail. Grouped steep front gable dormers with Gothic vergeboard detailing. 1/1 double hung wood windows with upper diamond tracery typical, leaded transoms. Decorative diamond shingle, brackets.

**310 Summer Street**

**ca. 1900**

Contributing secondary building; 1 1/2-story steep side gable frame carriage house; wood clapboard, asphalt roof. Three front gable dormers with decorative returns. Bracketing.

**312 Summer Street**

**ca. 1903**

Ell-shaped 2 1/2-story side gambrel roof masonry Colonial Revival building, stone foundation, red brick exterior, asphalt roof. Central partial width front gable open portico, Doric columns, dentils. Paired front gable dormers. 1/1, 4/1, 8/1 and 12/1 wood windows with stone header and sill; Palladian window with multi-light central pane on secondary elevation.

**328 Summer Street**

**ca. 1900**

2 1/2-story hipped roof frame Craftsman-styled house, brick foundation lower/wood shingle upper, asphalt roof. 2-story partial width hipped roof enclosed porch with 1/1 double hung wood windows, multi-light transoms, topped with a hipped roof dormer. Belt course. Contains contributing hipped roof frame secondary building (garage).

**330 Summer Street**

**ca. 1920**

2 1/2-story hipped roof masonry Craftsman house, stone foundation, brick exterior, asphalt roof. Full width enclosed pent roof enclosed front room, paired 4/4 double hung wood windows betwixt brick corner piers, stone sill. Front gable dormer with slate sheathing, brackets.

**334 Summer Street**

**ca. 1920**

2 1/2-story hipped roof masonry Craftsman house; stone foundation, buff brick exterior, asphalt roof. Full width enclosed front porch, single light windows between grouped brick corner piers, stone cap. Low pitch hipped roof dormer. 1/1 double hung wood windows, stone sills.

**336 Summer Street**

**ca. 1920**

1-story hipped roof masonry building with paired paneled double doors, 9-light panes, prominent strapped hinges on doors. Likely the automobile garage for 334 Summer Street, now residence.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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**338 Summer Street**

**ca. 1888**

2 ½-story side gable frame Queen Anne style house; stone foundation, wood clapboard/shingle, asphalt roof, replacement vinyl windows. Full width hipped roof partially enclosed front porch, ½ width Doric columns support shingle arches, multi-light entrance door with 12-light casements flanking. Hipped roof dormer with balconet. Ribbon windows in side gable. Modillions, flared belt course.

*RICHMOND AVENUE INTERSECTS*

**WEST DELEVAN AVENUE – NORTH SIDE (Even)**

*RICHMOND AVENUE INTERSECTS*

**502 West Delavan Avenue**

**ca. 1905**

2 ½-story frame hipped roof American Foursquare house; stone foundation, asphalt shingle siding, asphalt roof. Full width partially enclosed front porch, square supports. Tripartite window with diamond patterned panes in upper 1/1 windows, elsewhere 1/1 double hung wood windows.

**504 West Delavan Avenue**

**ca. 1905**

2 ½-story frame cross gable Queen Anne house; stone foundation, mineral fiberboard siding, asphalt roof. Full width shed roof open front porch, Doric columns atop paneled piers. 2-story projecting below pedimented dormer on secondary elevation. 1/1 windows; tripartite window with decorative center wood panels in hipped dormer.

**508 West Delavan Avenue**

**ca. 1905**

2 ½-story frame cross gambrel Colonial Revival house; stone foundation, aluminum siding, asphalt roof. Palladian window in front gable. Contains contributing hipped roof frame secondary building (garage).

**512 West Delavan Avenue**

**ca. 1905**

2 ½-story frame cross gabled modest Queen Anne house; stone foundation, wood clapboard/mineral fiberboard siding, asphalt roof. Projecting polygonal bay below gable dormer, column supports. Hipped roof dormer. 1/1 double hung windows. Shed and hipped roof dormers. Full-width modified open front porch. Contains non-contributing secondary building (garage).

*AT CLAREMONT AVENUE*

**514 West Delavan Avenue**

**ca. 1910**

**Built by James Newton (possibly)**

2 ½-story cross-gable frame and brick house with Tudor Revival influences. Brick 1st, stucco finished upper, asphalt shingle roof. Partial width open front porch with banded brick piers, closed rail. Faux half-timbered

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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pediment, corner finials. 5/1 double hung wood windows typical. Front gable features arcaded window unit with detailed surround, corbelled base, pilasters and keystones. Vergeboard molding with corner finial detail. Similarly designed as 566 Richmond Avenue.

*BIDWELL PARKWAY INTERSECTS*

**WEST DELEVAN AVENUE – SOUTH SIDE (Odd)**

*RICHMOND AVENUE INTERSECTS*

**503 West Delavan Avenue 1898**

2 ½-story frame hipped roof Colonial Revival house, rusticated stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, square columns, turned rail. Paired bay windows, cornice headers. Front gable dormers with inscribed Palladian windows, pilasters, cornice return, Gothic tracery in central window; elsewhere 1/1 double hung wood windows typical. Frieze, fluted corner posts.

**507 West Delavan Avenue 1907**

**Built for H. A. Menker**

2 ½-story frame hipped roof Queen Anne house stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch, slender columns. Slightly projecting bay on secondary elevation below pedimented dormer. Bow window with shingle spandrel. Paired window in front gable pediment. Single light wood windows with fixed transoms. Corner brackets, corner boards.

**511 West Delevan Avenue 1907**

**Built for Amelia W. Christgau**

2 ½-story frame side gabled Colonial Revival house; stone foundation, wood clapboard, asphalt roof. Central partial width flat roof open front porch, Doric columns, frieze. Paired pedimented front gable dormers with segmental arched windows; elsewhere 10/1, 4/4, 1/1 double hung wood windows. Projecting belt course with modillions; cornice returns on side gable.

*BIDWELL PARKWAY INTERSECTS; AT ASHLAND AVENUE*

**565 West Delavan Avenue ca. 1900**

2 ½-story hipped roof frame Queen Anne house with square corner tower, pyramidal roof; stone foundation, vinyl siding, asphalt roof. Full width flat roof open front porch, fluted columns on bases. Steep pedimented front gable dormers.

**571 West Delavan Avenue ca. 1900**

2 ½-story hipped roof frame Foursquare house, stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, square posts, closed paneled rail. Paired windows with cornice headers. Hipped roof

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

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dormers with elongated wood windows, elsewhere 1/1 double hung wood windows. Corner posts with Ionic capitals.

**573 West Delavan Avenue** **ca. 1900**

2 1/2-story side gable house with mixed Colonial period styling; stone foundation, wood clapboard/shingle, asphalt roof. Full width shed roof open front porch, pediment with carving. Bow window. Paired window with Craftsman muntins in hipped roof dormer, elsewhere 1/1 windows typical.

**575 West Delavan Avenue** **ca. 1907**

2 1/2-story hipped roof frame Queen Anne house; stone foundation, orange brick lower/wood clapboard, asphalt roof. Full width flat roof open front porch, paired slender columns, turned rail. 4/4, 1/1 double hung and multi-light casement wood window typical. Pedimented front gable dormer. Frieze, corner boards. Contains contributing side gable frame secondary building (garage).

**579 West Delevan Avenue** **ca. 1900**

2 1/2-story gabled roof frame Colonial Revival house; stone foundation, wood clapboard, asphalt roof. Full-width open flat roof front porch, Doric columns, turned rail. Hipped roof dormer. Tripartite window in pent roof front gable, exposed rafter tails. 1/1 double hung wood windows. Simple corner boards. Contains contributing hipped roof frame secondary building (garage).

**583 West Delavan Avenue** **1898**

**Built for Joseph Rumsey**

2 1/2-story front gable frame modestly ornamented Queen Anne house ; stone foundation, wood clapboard, asphalt roof. 1/1 windows, side front gable dormers, detailed window cornice and decorative shingling in peak of front gable. Contains non-contributing secondary building (shed).

**585 West Delavan Avenue** **ca. 1900**

2 1/2-story front gable frame building with Queen Anne styling; aluminum and permastone siding, asphalt roof., altered front porch and modified fenestration. Non-contributing primary building.

***ELMWOOD AVENUE INTERSECTS***

**WEST FERRY STREET – NORTH SIDE (Even)**

***AT RICHMOND AVENUE; AT COLONIAL CIRCLE***

**522 West Ferry Street** **1895-1896**

**Built for E. B. Schearer**

2 1/2-story complex hipped roof masonry Queen Anne house; stone foundation, buff brick exterior, asphalt roof. Full width flat roof open front porch with stone columns atop brick base. Palladian-style window in pedimented front gable dormer. 1/1 double hung wood windows, stone headers and sills. Sunken garage beneath porch.



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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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**528 West Ferry Street**

**1902**

**Built for Robert M. Harding**

**Architect: Green & Wicks**

2 ½-story flared truncated hipped roof Queen Anne house, stone foundation, wood clapboard/shingle, slate tile roof. Centered partial width flat roof enclosed front room; flat roof entry vestibule on secondary elevation, single square support. Front gable dormers with scalloped verge board, brackets at flared eaves. 1/1 double hung wood windows.

**530 West Ferry Street**

**1895**

**Built for E. B. Schearer**

2 ½-story flared hipped roof masonry Queen Anne house, rusticated brownstone foundation, red brick exterior, slate tile roof. Full width flat roof open front porch, metal supports. flat roof recessed open side porch, stone columns. Flared hipped roof dormers have wood windows with Craftsman muntins. 1/1 double hung wood windows typical, stone headers and sills; Palladian style window on secondary elevation. Contains contributing hipped roof masonry secondary building (garage).

**534 West Ferry Street**

**1921**

**Built for L. W. Eighmy**

2 ½-story hipped roof masonry house with Craftsman influences; stone foundation, stucco exterior, asphalt roof. Full width flat roof enclosed front room with round top multi-light windows. Shed roof dormers, exposed rafter tails. Contains attached contributing secondary building (garage).

*NORWOOD AVENUE INTERSECTS*

**558 West Ferry Street**

**ca. 1890**

2 ½-story cross gable frame building, stone foundation, permastone sheathing, vinyl replacement windows.  
Non-contributing primary building.

**562 West Ferry Street**

**ca. 1892**

2 ½-story complex steep hipped roof frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with polygonal extension, slender columns. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**566 West Ferry Street**

**1904**

**Built for August Keiser**

**Architect: Esenwein & Johnson**

2 ½-story hipped roof frame Colonial Revival house, stone foundation, wood clapboard, asphalt roof. Partial width flat roof open front porch with detailed square supports. Large front gable dormer with Palladian-style window and vergeboard; bay window with bracketing. 1/1 double hung wood windows typical. Contains contributing hipped roof frame secondary building (garage).

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ELMWOOD HISTORIC DISTRICT (WEST)

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**572 West Ferry Street** 1890

**Built for John and Rebecca Hall**

**Architect: W. L. Wallace**

2 1/2-story complex hipped roof frame Queen Anne house; rusticated stone foundation, wood clapboard/shingle, asphalt roof. Large round corner tower with conical roof alongside partial width hipped roof open front porch, slender columns atop stone piers. Gambrel front projection with paired window and fanlight. Small side entry with hipped roof. 9/1, 4/1, 9/4 double hung wood windows. Contains contributing 2-story front gable frame secondary building (garage).

**580 West Ferry Street** ca. 1895

3-story gambrel roof masonry high Colonial Revival house; stone foundation, beige brick exterior, wood clapboard, asphalt roof. 2-story, full width shed roof portico, Ionic columns. Pedimented side dormers. Palladian window in front gambrel gable; stone header and sills at 1/1 double hung wood windows. Side porte cochere. Contains contributing secondary building (garage).

**584 West Ferry Street** ca. 1890

2 1/2-story front gable frame Queen Anne house; rusticated brownstone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, simple columns atop stone base. Projecting front gable dormer along side bow window on 2<sup>nd</sup>-story. Front gable side dormers. 1/1 double hung and multi-light fixed sash wood windows. Side porte cochere. Contains contributing side gable frame secondary building (garage).

**592 West Ferry Street** ca. 1890

**Built by J. Adam Lautz**

2 1/2-story flared side gable frame Shingle Style house with uppers stories contained in gable; stone foundation, wood clapboard/shingle, asphalt roof. Recessed full width front porch under flared gable. Large front gable dormer with paired bay windows. Side oriel window. Flared belt course. 1/1 double hung wood windows typical. Contains contributing flat roof frame secondary building (garage) accessed from Ashland Avenue.

*ASHLAND AVENUE INTERSECTS*

**604 West Ferry Street** 1903

**Built for Lorenz Enos**

Ell-shaped, 2 1/2-story truncated hipped roof frame Colonial Revival house; rusticated stone foundation, wood clapboard, asphalt roof. 2-story partial width flat roof portico with full-height Ionic columns, 2<sup>nd</sup> floor closed balcony. Hipped roof dormers.

**608 West Ferry Street** 1896

**Built for M. A. Caldwell**

2 1/2-story gambrel roof frame Colonial Revival house; covered stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch with Doric columns, turned rail. Palladian window in pedimented front

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gambrel, diamond tracery. 1/1 double hung wood windows else. Frieze, fluted corner boards. Side flat roof porte cochere. Contains contributing 1 1/2-story front gable frame secondary building (garage).

**614 West Ferry Street**

**ca. 1900**

2 1/2-story steep side gable Tudor house; stone foundation, brick lower/wood shingle and timbered/stucco upper, asphalt roof. Corner tower with brick and timber framing with steep polygonal roof. Partial width shed roof front porch with pediment at entrance bay, paneled square posts atop brick piers, stone caps. Joined front gable dormers. 1/1 double hung and single light leaded wood windows; side oriel. Bracketing at eaves. Contains contributing 1 1/2-story front gable frame secondary building (garage).

**620 West Ferry Street**

**ca. 1890**

2 1/2-story steep hipped roof frame Queen Anne house; stone foundation, wood shingle, slate roofing, replacement vinyl windows. Recessed entrance at corner, paneled corner posts. 2-story polygonal tower engaged in roof line. Shed roof dormer. Contains contributing front gable frame secondary building (garage).

**624 West Ferry Street**

**ca. 1910**

2 1/2 story hipped roof frame Colonial Revival house; wood plank siding, asphalt roof. Full width flat roof enclosed front room, paneled corner posts. Side flat roof entry porch. Paired 6/6 double hung wood windows in front gable dormer, cornice return. Contains non-contributing secondary building (garage).

**628 West Ferry Street**

**1922**

**Built for Charles J. Fimiani**

2 1/2-story hipped roof masonry Prairie and Craftsman house; stone foundation, buff brick exterior, asphalt roof. Center partial width flat roof enclosed room with 10 light casement wood windows. Tripartite window in flared hipped roof dormer. 6/1 double hung wood windows typical. Contains contributing hipped roof frame secondary building (garage).

**632 West Ferry Street**

**1922**

**Built for Charles J. Fimiani**

2 1/2-story hipped roof masonry Craftsman-influenced house; stone foundation, red brick exterior, asphalt roof. Partial width flat roof enclosed front room, 10-light wood casements betwixt banded square posts. Clipped front gable dormer with cornice return. Contains non-contributing secondary building (garage).

*ELMWOOD AVENUE INTERSECTS*

**WEST FERRY STREET – SOUTH SIDE (Odd)**

*RICHMOND AVENUE INTERSECTS*

**527 West Ferry Street**

**ca. 1920**

1-story flat roof masonry building (garage).

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

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**531 West Ferry Street**

**ca. 1890**

2 1/2-story L-plan gable masonry Queen Anne house; buff brick exterior, asphalt roof. Recessed entry with shed roof. Front oriel window; paired Craftsman windows in gable, paneling in tympanum.

**533 West Ferry Street**

**ca. 1888**

**Occupied by F. M. Chandler (1890)**

2 1/2-story hipped roof frame Queen Anne house and round corner tower, conical roof; rusticated stone foundation, wood clapboard/shingle, asphalt roof. Partial width flat roof open front porch, metal supports. Small pedimented dormer with multi-light octagonal window. 1/1 double hung wood windows, tight diamond tracery in tower fenestration.

**537 West Ferry Street**

**ca. 1890**

2 1/2-story hipped roof frame Queen Anne house with polygonal corner tower, rusticated stone foundation, wood clapboard, asphalt roof. Round top front dormer with carved pediment. 1/1 double hung wood windows. Frieze, corner boards.

**541 West Ferry Street**

**ca. 1890**

2 1/2-story gable frame Queen Anne house; rusticated brownstone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch, Doric columns atop brownstone piers, turned rail. Slightly projecting wall dormer on secondary elevation. Leaded glass tripartite window in pedimented front gable, scallop shingle, carved tympanum. Flared belt course. Contains contributing hipped roof frame secondary building (garage).

**543 West Ferry Street**

**ca. 1890**

2 1/2-story front gable frame Queen Anne house, rusticated stone foundation, wood clapboard, asphalt roof/ Full width shed roof partially enclosed front porch, shingled arches. Polygonal bay window. Grouped windows in recessed assembly of pedimented front gable, scalloped shingles in tympanum. 1/1 double hung wood windows.

**547 West Ferry Street**

**ca. 1890**

2 1/2-story front gable frame building with Queen Anne elements with corner tower; aluminum siding, altered porch, modified windows. Contains non-contributing secondary building (garage) accessed on Norwood Avenue. Non-contributing primary building.

**NORWOOD AVENUE INTERSECTS**

**555 West Ferry Street**

**ca. 1891**

2 1/2-story flared front gable frame house with Tudor Revival influences, rusticated stone foundation, wood clapboard/shingle, asphalt roof. 2-story bay window below pedimented dormer on secondary elevation. Single bay entry with entablature alongside tripartite window. Bow window. Paired window in recessed opening in pent roof front gable. Sawtooth shingle banding, belt course, corner boards. 1/1 double hung wood windows typical. Contains contributing flat roof frame secondary building (garage).



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ELMWOOD HISTORIC DISTRICT (WEST)

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Name of Property

Erie County, New York

County and State

**559 West Ferry Street**

**1902-1903**

**Built for Dr. John H. Daniels**

2 1/2-story front parapeted gable house with Queen Anne and Colonial Revival styling, red brick lower/wood shingle upper. Partial width flat roof open front porch grouped Doric columns atop brick piers with stone caps. Grouped 9/1 double hung wood windows typical. Steep pedimented dormer. Frieze with corner pendants, flared belt course.

**563 West Ferry Street**

**ca. 1891**

2 1/2-story hipped roof frame Colonial Revival house, vinyl siding, asphalt roof. Central entrance with broken pediment entablature. Contains non-contributing secondary building (garage).

**567 West Ferry Street**

**ca. 1888**

2 1/2-story cross gable frame Queen Anne house; masonry foundation, wood shingle/mineral fiberboard siding, asphalt roof. Partial width polygonal roof open front porch at corner entrance bay. 2-story polygonal bay window. Grouped windows with Gothic tracing in large front gable, shingle banding and paired accent window in upper tympanum, elsewhere 1/1 double hung wood windows; multi-light oriel on secondary elevation. Contains non-contributing secondary building (shed).

**573 West Ferry Street**

**ca. 1892**

2 1/2-story hipped roof frame Queen Anne house with polygonal corner tower; rusticated brownstone foundation, wood clapboard/shingle, asphalt and slate roofing. Single entry bay with pedimented hood. Pedimented front dormer with large fanlight; eyebrow dormer with multi-light casement window, elsewhere paired 8/1, 1/1 double hung wood windows. Flared belt course.

**577 West Ferry Street**

**1891**

**Built for Annie B. Gridley**

2 1/2-story pyramidal hipped roof frame house with Queen Anne styling; rusticated stone foundation and lower, wood clapboard upper, asphalt roof. 2-story round corner tower with conical roof. Flared hipped roof dormer. 1/1 double hung wood windows typical. Wide belt course. Contains contributing hipped roof frame secondary building (garage).

**585 West Ferry Street**

**1905**

**Built for Levin Michaels**

2 1/2-story hipped roof frame Queen Anne house, covered foundation, vinyl siding, asphalt roof. Shed roof and flat roof dormer. Paired tripartite 4/1 and 6/1 wood windows below paired bay windows. Oriel on secondary elevation. Detailed cornice at eaves, paneled Ionic corner posts. Contains contributing hipped roof frame secondary building (garage).

**593 West Ferry Street**

**1891**

**Built for Carrie K. Ely**

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

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2 ½ story complex gable frame house with Queen Anne detailing; vinyl siding, modified porch, altered fenestration. Contains non-contributing secondary building (garage). Non-contributing primary building.

*ASHLAND AVENUE INTERSECTS*

**601 West Ferry Street** **ca. 1893**

**Occupied by Albert Briggs (1894)**

2 ½-story hipped roof frame Queen Anne house with 3-story round corner tower; rusticated stone foundation, wood clapboard/shingle, asphalt roof. Full width flat roof hemispherical open front porch, Ionic columns atop stone base, frieze. Large front gable projecting bays on secondary elevations. Small gable dormer with carvings. 1/1, 2/2 double hung and casement wood windows typical. Contains contributing side gable frame secondary building with front gable dormer (likely carriage house, now garage).

**In front of 601 West Ferry Street** - Contributing ca. late 19<sup>th</sup> century historic rusticated stone obelisk-style hitching post.

**605 West Ferry Street** **ca. 1887**

2 ½-story side gable frame Queen Anne house, masonry foundation, wood clapboard/shingle, asphalt roof. Full width flat roof open front porch, square supports, closed shingled rail. Large polygonal bay window with hipped roof below multi-light fan in front gable, scallop shingle. Frieze, corner brackets. Contains large contributing hipped roof frame secondary building with central cupola (likely carriage house, now garage).

**611 West Ferry Street** **1895**

**Built for Douglass R. Clarkson**

**Builder: F.S. Husted**

2 ½-story front gable frame Queen Anne house, rusticated stone foundation, vinyl siding/wood shingle, asphalt roof. 3-story corner polygonal tower. Full width flat roof open front porch, Ionic columns, turned rail. Balconet in projecting front gable. 1/1 double hung wood windows typical. Hipped roof dormers. Contains non-contributing secondary building (garage).

**615 West Ferry Street** **ca. 1892**

2 ½-story steep hipped roof frame Colonial Revival house; wood clapboard/shingle, asphalt roof. Central partial width hipped roof open entrance porch, arched opening, shingled brackets. 2<sup>nd</sup>-story extends over port cochere with Gothic arched openings. Flared hipped roof dormers. 1/1 double hung wood windows typical. Diamond shingle pattern at 2<sup>nd</sup>-story, sawtooth shingle as belt course.. Contains contributing steep hipped roof frame secondary building (carriage house, now garage).

**617 West Ferry Street** **ca. 1912**

**Built for George S. Staniland**

**Architect: William S. Brickell**

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**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

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2 ½-story flared hipped roof frame Foursquare building with Prairie and Craftsman styling, stone foundation, brick water table, wood plank siding, asphalt roof. Central partial width hipped roof enclosed front room, windows between paneled corner posts, paneled frieze. Tripartite window in flared hipped roof dormer, exposed rafter tails. 15/1 and 18/1 double hung wood windows. Contains contributing hipped roof frame secondary building (garage).

**625 West Ferry Street**

**1912-1913, rehabilitated ca. 2009-2010**

**Former English Evangelical Lutheran Church of the Redeemer/now Parish Commons**

**Architect: George C. Gould**

2-story random coursed ashlar stone English Gothic Revival L-plan gabled church building. Raised basement with watertable, small pedimented entry at intersection. Gable roof. Buttressing with gablets. Numerous gabled dormers on roof of larger and smaller size. Former parish house on eastern side has half-timbering. Straight-headed windows.

*ELMWOOD AVENUE INTERSECTS*

**WEST UTICA STREET – NORTH SIDE (Odd)**

*ELMWOOD AVENUE INTERSECTS*

**297 West Utica Street**

**ca. 1890**

2 ½-story hipped roof frame Queen Anne house, stone foundation, wood clapboard, slate roof Half width flat roof entry porch along side polygonal 2-story bay window and pedimented gable dormer. 4/1 double hung wood windows. Flared belt course, framing, scrolled brackets. Contains contributing 2-story flat roof masonry secondary building (garage).

**305 West Utica Street**

**2010-2011**

**Architect: The Frizlen Group**

Contains two non-contributing apartment buildings

*301 West Utica Street: 2 ½-story masonry and frame apartment building, similar to 305 West Utica. Non-contributing primary building.*

*305 West Utica Street: 2 ½-story masonry and frame apartment building, similar to 301 West Utica. Non-contributing primary building.*

**315 West Utica Street**

**ca. 1900**

2 ½-story hipped roof frame modest Queen Anne house, stone foundation, wood plank, asphalt roof. Full width flat roof open front porch with paneled square supports. Tripartite window with cornice header, dentils, in hipped roof dormer. Paneled corner posts. 1/1 double hung wood windows typical.

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ELMWOOD HISTORIC DISTRICT (WEST)

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**319 West Utica Street**

**ca. 1905**

2 ½-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch with grouped Doric column; small 2<sup>nd</sup> story balconet. Recessed paired window in pent roof gable, scroll carving in tympanum. Corner brackets, corner boards. 1/1 double hung wood windows.

**321 West Utica Street**

**ca. 1889**

2 ½-story cross gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof front porch with pediment above entrance bay, square supports. Side gable projects over bay window, bracketing, corner scrolls. Paneled frieze, corner boards. Contains contributing hipped roof frame secondary building (garage).

*ASHLAND AVENUE INTERSECTS*

**341 West Utica Street**

**ca. 1898**

2 ½-story front gable frame Queen Anne house with 1 ½-story side gable frame addition; stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch with pediment at entrance bay, slender columns. Paired bay and bow windows. Recessed paired window in pent roof front gable. Frieze, corner posts, shingle banding. Addition has flat roof entry porch, slender columns, frieze, corner boards. 1/1 double hung wood window typical throughout.

**353 West Utica Street**

**ca. 1898**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, Doric columns atop closed shingled rail. Tripartite window in hipped roof dormer. 1/1 double hung wood windows. Contains contributing hipped roof frame secondary building (carriage house, now garage).

**355 West Utica Street**

**ca. 1900**

2 ½-story cross gable Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, square posts, turned rail. Bay window. Tripartite window in pent roof front gable. Simple frieze, corner boards. 1.1 double hung wood windows.

**357 West Utica Street**

**ca. 1890**

2 ½-story hipped roof Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, Doric columns atop closed shingle rail. Tripartite window in hipped roof dormer. Bay window. 1/1 double hung wood windows typical. Corner boards.

**361 West Utica Street**

**ca. 1904**

2 ½-story cross gable Colonial Revival house; stone foundation, vinyl siding, asphalt roof. Half width flat roof open front porch. Projecting gable on side elevation. Palladian style window in pent roof front gable. 8/1, 6/1, 1/1 double hung wood windows typical.



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**365 West Utica Street** **ca. 1900**

2 ½-story side gable frame vernacular building; stone foundation, wood clapboard/shingle, slate roof. Partial width flat roof open front porch, square supports. Shed roof dormer. 1/1 double hung wood windows. Flared belt course, simple corner boards.

*NORWOOD AVENUE INTERSECTS*

**395 West Utica Street** **ca. 1904**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard/mineral fiberboard siding, asphalt roof, replacement vinyl windows. Full width flat roof open front porch. Recessed Palladian window, diamond tracery, in front gable. Modillions at eaves.

**397 West Utica Street** **ca. 1900**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch. Hipped roof dormer. Recessed tripartite window in front gable dormer. Modillions, corner boards.

**401 West Utica Street** **ca. 1900**

2 ½-story front gable frame Queen Ann house; stone foundation, wood clapboard/shingle, asphalt roof. Full width hipped roof open front porch, metal supports. Bow window, elsewhere 1/1 double hung wood windows. Paired window with hood in pent roof front gable.

**403 West Utica Street** **ca. 1895**

2 ½-story hipped roof frame Queen Anne house; stone foundation, wood clapboard/mineral fiberboard siding, asphalt shingle. Full width hipped roof open front porch, square supports, exposed rafter tails. Tripartite window in pedimented front gable dormer, scallop shingle. Bow window, else where 1/1 double hung wood windows.

*RICHMOND AVENUE INTERSECTS*

**WEST UTICA STREET – SOUTH SIDE (Even)**

*ELMWOOD AVENUE INTERSECTS*

**308 West Utica Street** **ca. 1900**

2 ½-story front gable frame Queen Anne house; stone foundation, aluminum siding, asphalt roof. Full width flat roof enclosed front room, square corner columns, paneled door with entablature. Bay window below pedimented front gable dormer. Large corner brackets. Contains contributing side gable frame secondary building (garage).

**310 West Utica Street** **1885**  
**Roger W. Graves House**

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ELMWOOD HISTORIC DISTRICT (WEST)

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**Architect: Bethune, Bethune and Fuchs**

2 1/2-story hipped roof Queen Anne house; mineral fiberboard sheathing, modified porch, vinyl replacement windows. *Non-contributing primary building.*

**314 West Utica Street**

**ca. 1900**

2 1/2-story complex side gable frame Queen Anne house; stone foundation; wood clapboard, asphalt roof. Full width shed roof open front porch, square supports. Paired window with cornice in front gable dormer; wood window assembly of various sizes on secondary elevation, elsewhere 1/1 double hung wood windows. Similar styling to 316 West Utica Street. Contains contributing hipped roof frame secondary building (garage).

**316 West Utica Street**

**ca. 1900**

2 1/2-story complex side gable frame Queen Anne house; stone foundation, wood shingle, asphalt roof. Full width flat roof open front porch, banded square supports. Front gable dormer contains bay window and accent window. 1/1 double hung wood window. Similar styling to 314 West Utica Street. Contains contributing flat roof frame secondary building (garage).

**318 West Utica Street**

**ca. 1900**

2 1/2-story cross gable frame Queen Anne house; stone foundation, mineral fiberboard siding, asphalt roof. Partial width flat roof open front porch. 2-story polygonal bay at corner. Single window in front gable, 1/1 double hung wood windows typical.

**322 West Utica Street**

**ca. 1888**

2 1/2-story front gable frame Queen Anne house; stone foundation, wood clapboard/shingle, asphalt roof. Full width shed roof open front porch, turned supports, open frieze with turned decoration. 2-story bay window below pedimented front gable dormer on secondary elevation, undulating shingle. Corbelled tripartite window front gable below timbered tympanum. 16/1, 1/1 double hung wood windows typical. Contains contributing hipped roof frame secondary building (garage).

*ASHLAND AVENUE INTERSECTS*

**348 West Utica Street**

**ca. 1875**

2 1/2-story gable-on-hip frame Queen Anne styled house; stone foundation, mineral fiberboard siding, asphalt roof. Partially enclosed shed roof front porch with arched openings, pediment. 3-story corner tower with front gable roof, vergeboard. Corbelled bay window on secondary elevation. 1/1 double hung wood windows typical.

**350 West Utica Street**

**ca. 1900**

2 1/2-story front gable-on-hip frame Queen Anne influenced house, mineral fiberboard and vinyl sheathing, modified windows, altered entry porch. *Non-contributing primary building.*

**354 West Utica Street**

**ca. 1900**

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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2 1/2-story cross gable frame Colonial Revival house; stone foundation, wood clapboard asphalt roof. Partial width hipped roof entry porch. Front gable dormer above corbelled bay window, cornice return. Elongated 1/1 double hung wood windows typical. Wide belt course, corner boards.

**358 West Utica Street**

**ca. 1910**

1-story flat roof brick and terra cotta tile building (garage), significantly altered masonry openings. Non-contributing primary building.

***NORWOOD AVENUE INTERSECTS***

**390 West Utica Street**

**ca. 1900**

2 1/2-story front gable frame vernacular Queen Anne house; stone foundation, mineral fiber siding, asphalt roof. Partial width hipped roof open entry porch. Paired bay window. Shed roof dormer. 3/1, 1/1 double hung wood windows typical.

**392 West Utica Street**

**ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard/shingle, asphalt roof. Partial width hipped roof entry porch, metal supports. Paired bay windows. Simple frieze, corner boards. 1/1 double hung wood windows typical.

**394 West Utica Street**

**ca. 1900**

2 1/2-story front gable frame Queen Anne house, stone foundation, wood clapboard, asphalt roof. Full width shed roof open front porch, Doric columns, turned rail. Front gable dormer. Tripartite window in pent roof front gable. 1/1 double hung wood window typical. Contains contributing flat roof masonry secondary building (garage).

**400 West Utica Street**

**ca. 1920**

2 1/2-story hipped roof frame house with modest Craftsman styling; stone foundation, wood clapboard, asphalt roof. Full width flat roof open front porch, wide square posts. Tripartite window in hipped roof dormer. Simple frieze and corner boards.

**404 West Utica Street**

**ca. 1900**

2 1/2-story side gable frame Queen Anne house with polygonal tower, stone foundation, mineral fiberboard siding, asphalt roof. Full width hipped roof open front porch, Ionic columns. Pedimented gable dormer. 1/1 double hung wood windows, some diamond traced casements.

**406 West Utica Street**

**ca. 1905**

2-story hipped roof double house with modest Queen Anne styling; stone foundation, wood clapboard siding. Paired hipped roof closed entry vestibules at corners of building, closed rail with pilasters. 2<sup>nd</sup> story outer corners feature polygonal bay or square bay above porch. Exposed rafter tails at cornice, hipped roof dormers.

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*RICHMOND AVENUE INTERSECTS*

**YORK STREET – WEST SIDE (Even)**

*AT RICHMOND AVENUE*

**214 York Street**

**ca. 1930**

**Yorke Manor Apartments**

3-story flat roof brick L-plan apartment building with modest Tudor Revival styling, raised basement with stone watertable. 4 full-height polygonal bays with continuous stone sills for windows. Brick parapet features shield motifs above wide beltcourse. 1/1 double hung windows. Non-contributing 1-story secondary building (garage).



**ELMWOOD HISTORIC DISTRICT (WEST)**

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.
- ☐ 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 # \_\_\_\_\_

**Areas of Significance:**

(Enter categories from instructions)

ArchitectureLandscape ArchitectureCommunity Planning and Development**Period of Significance:**ca. 1867 – ca. 1941**Significant Dates:**ca.1867, 1889, c.1890 - c.1910**Significant Person:**N/A**Cultural Affiliation:**N/A**Architect/Builder:**Various (see nomination)**Primary location of additional data:**

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

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**ELMWOOD HISTORIC DISTRICT: ELMWOOD HISTORIC DISTRICT (WEST)**

*"Every city has its favorite residence district. The people of Buffalo have decided, and not without good reasons, that their favorite district is that called the Elmwood."*

-- "The New Elmwood District," *Greater Buffalo*. (1902)

*"Nature and man seem to have worked harmoniously in the creation of what is known as Buffalo's 'Elmwood District.'"*

-- "The New Elmwood District," *Commerce*. (August, 1903)

**OVERVIEW**

The Elmwood Historic District is significant under Criterion A and C as an exceptional, highly intact residential neighborhood located in the City of Buffalo that represents the first era of street-car suburbanization of the city during its golden age of industrial, economic and population growth following the Civil War. The district contains nearly 5,000 resources. For the purposes of managing the National Register listing process, the district has been divided along the commercial spine of Elmwood Avenue into the Elmwood Historic District (West) and the Elmwood Historic District (East). This nomination documents the Elmwood Historic District (West) portion of the district on the National Register, while providing a historic context for both. The nominated district contains more than 1,600 properties and nearly 2,000 resources in total, reflective of the city at the height of its prominence as the 8<sup>th</sup> most populous city in America.

Through much of Buffalo's early history, the area that would become the Elmwood Historic District was largely forested, undeveloped land. In the 1804 plan, this area was marked off as "farm lots" and a number of nurseries later prospered in the area. Forest Lawn Cemetery, founded in 1849 on the Scajaquada Creek, was one of the first large-scale improvements in this region, noted as being distant from the city center. After the city's boundary expansion in 1853 encompassed the Town of Black Rock, in which this area originally laid, this swath of land became attractive for new development. At the invitation of Buffalo businessmen seeking to enhance the quality of their city, Frederick Law Olmsted overlaid his masterpiece Buffalo parks and parkways system over the area between 1868 and the 1870s, transforming the raw land into a carefully crafted and manicured naturalistic landscape. His parks were immediately popular, encouraging the development and growth of

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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Buffalo's streetcar system in the 1870s and 1880s to create better access. When a horse-drawn streetcar line opened on Elmwood Avenue in 1889, the era of rapid growth of the area began. At nearly the same time, H.H. Richardson and Olmsted developed the massive Buffalo State Asylum for the Insane. The Buffalo State Asylum, The Park (now Delaware Park) and Forest Lawn Cemetery, all immediately north of the Elmwood neighborhood, physically helped to form the northern extents of the city and established the standard for high-quality architecture in what is now the Elmwood Historic District.

The "Elmwood district," as it was called during its primary development phase beginning in the 1890s, developed rapidly within a relatively short amount of time due to several simultaneous, converging forces. Olmsted's new parks and parkways made this area of the city very attractive for development, and land values immediately began to rise. The streetcar systems allowed for better access to the portion of Buffalo, linking to the jobs and businesses in downtown. At the same time, in the post-Civil War era, Buffalo's economy was booming, which fueled an incredible growth in the city's population. In 1850 the city's total population was 42,261; by 1870, only two decades later, it had swelled dramatically to 117,714, nearly tripling in size. The economic and commercial growth in Buffalo during this era also created a large middle and upper-middle class of business owners and managers and others., all looking to build or purchase stylish, modern homes on comfortable suburban lots. As these forces converged, the Elmwood Historic District was the natural area for this growth and became one of the prime real estate areas of the city beginning in the 1880s, and especially between the 1890s and 1910s, resulting in the construction of numerous individual single-family homes, some multiple-family homes, apartment buildings, some churches and eventually leading to the establishment of a commercial strip along the Elmwood Avenue streetcar line.

Prior to the 1890s, this section of Buffalo had no name and no identity. First only identifiable as part of the city's large 11<sup>th</sup> Ward, the name "Elmwood district" or "Elmwood Avenue district" first appears around 1890, immediately following the opening of the first streetcar line. Developers used this new name as a way to brand and market the area as a new, desirable residential neighborhood. Encouraged by the garden-liked environment of the Olmsted parks and parkways system that laced through the area on both sides of Elmwood Avenue, development here primarily comprised free-standing single family houses. In some cases, houses were built for

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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specific owners, but mostly houses were speculatively built by developers, builders and investors. In the popular styles of the era, most of the houses were designed in the Queen Anne, Colonial Revival, Tudor Revival and Craftsman styles. Also, as the city's population shifted from downtown Buffalo and into neighborhoods like the "Elmwood district" in the late 1800s, many existing and newly formed congregations built new churches in the neighborhood, primarily along Richmond Avenue, within walking distance of their members and parishioners. Finally, enterprising businesses located here to serve the growing residential neighborhood with basic needs. By the turn of the twentieth-century, the Elmwood Historic District had emerged as Buffalo's most desirable residential neighborhood.

By the 1920s, changes began to subtly shape the Elmwood Historic District neighborhood. Though the neighborhood had been built thanks to the streetcar, by the 1920s automobiles were emerging as the most popular means of transportation. The individual ownership of automobiles in the Elmwood Historic District meant a change in the physical design of the neighborhood, as barns and carriage houses were transformed into automobile garages, new garages were constructed, and Elmwood Avenue widened to accommodate this new means of travel.

With the extension of Elmwood Avenue in 1910-1911, creating a direct link between downtown Buffalo and the residential Elmwood Historic District, Elmwood Avenue itself transformed into a commercial strip. Around the same time, the residential areas of the Elmwood Historic District also began to transform. While the architecture and physical character in the district remained largely intact, a new, largely middle-class population moved in. As wealthy older residents who could afford large mansions and a live-in staff passed away, many of the larger houses were divided into apartments. This phenomenon was further exacerbated by the Great Depression in the 1930s. Despite this transformation, the desire to live in and amongst the Olmsted parkways, within easy walking distance of the shops on Elmwood Avenue, continued to make the Elmwood Historic District neighborhood one of the most popular and desirable residential neighborhoods in the city of Buffalo.

Today many consider the Elmwood Historic District characteristically "Buffalo" in spirit and form. Built during the height of the city's economic, cultural and financial boom at the end of the nineteenth and dawn of the



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twentieth centuries, the free-standing, single-family houses are characteristic of Buffalo's finest residential stock. In other cities, such as Boston or Baltimore, residential growth was marked with attached row houses and town houses. Construction in the Elmwood Historic District occurred during an era when cramped tenement quarters were seen as unhealthy and dangerous, and the wide-open natural landscape established by Olmsted for fresh air and light became standard for a healthy way of life in the industrial era. Free-standing houses and their own individual parcels were also built to serve as small-scale replicas of the type of mansions built on large landscaped parcels constructed by the rich, allowing every citizen to be the resident of his/her own castle. Today, the Elmwood Historic District retains the spirit of its original design as a largely residential neighborhood, and the small individual shops and boutiques on Elmwood Avenue (for the past 15 years, collectively known as the Elmwood Village) are a reminder of the family-run stores and shops that originated on the street in the 1920s.

**EARLY HISTORY OF BUFFALO (ca. 1790s – 1853)**

The era of widespread land sales and the process of land subdivision in the Buffalo area began in July of 1797, when surveyor Joseph Ellicott was contracted by Theophilus Cazenove, agent for the Holland Land Company, to serve as chief surveyor of the Holland Purchase. Ellicott had previously assisted his brother Andrew in surveying and platting the city of Washington, D.C. in 1791–92. During this time, the Mile Strip Reservation along the Niagara River was also surveyed by Ellicott at the expense of the Holland Land Company and its boundaries established and clarified.<sup>4</sup> Along with the assistance of brother Benjamin, Joseph Ellicott completed the survey of the Holland Purchase by 1800.<sup>5</sup> Ellicott secured the ideal site for the new settlement on the Buffalo Creek and took the first steps toward creating the civil vision and commercial wealth that would lead to

<sup>4</sup> In the fall of 1798, Seth Pease surveyed and established the line of the State reservation along the Niagara River, one mile away from the shoreline. Some difficulty was experienced in determining the boundaries of the southern end, due to the shape and angle of Lake Erie and the Niagara River. After a great deal of negotiations between the Holland Land Company and New York State, it was determined that the point of origin for the south end of the Mile Strip would commence at the point where the water of the Niagara River was a mile wide at the mouth of Lake Erie, creating a large circle at the terminus with a mile-wide radius. In 1802, New York State moved to extinguish the Native Americans' title to the land in the Mile Strip Reservation, and quickly began to open it up for settlement. This area would become known as Black Rock. H. Perry Smith, *History of the City of Buffalo and Erie County with Biographical Sketches of Some of Its Prominent Men and Pioneers...* (Syracuse, NY: D. Mason, 1884), 78.

<sup>5</sup> *Municipality of Buffalo, New York a History, 1720-1923*, 81.

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the Elmwood Historic District less than a century later.<sup>6</sup> Envisioning a community he called "New Amsterdam," Ellicott laid out what would be the future city of Buffalo and was eager to begin establishing the settlement. Ellicott was also aware of the advantages of the lands held by New York State in the Mile Strip Reservation along the Niagara River, seeing the establishment of a village at Black Rock as "equally or more advantageous for a town than Buffalo."<sup>7</sup> Fortunately for Ellicott, the state did not survey the Mile Strip until 1803-04, first offering lands for sale in the Village of Black Rock (Upper Black Rock) only in February 1805. Finally the Holland Land Company authorized Ellicott to commence his survey for "New Amsterdam," which he completed by Ellicott in 1804.<sup>8</sup>

With the grand Baroque-influenced street plan he had helped create for Washington D.C. still fresh in his mind, Joseph Ellicott laid out "New Amsterdam" with a radial street plan overlaid onto a grid pattern, a design that set the stage for the later development of the city and the Elmwood Historic District. This radial plan was unusual among other early city plans in America created by land companies and developers of this era, as it was easier and cheaper to lay out a simple grid of streets with regular sized lots than it was to plat the angles and curves of Ellicott's grand design. The state-created Village of Black Rock (Upper Black Rock) reflects this phenomenon, with its regular grid of rectangular lots laid out regardless of the topography or other natural features. Ellicott's plan for what Buffalo, reflecting its kinship to the ambitious and aspirational plan of the new nation's capital, is progressive and forward-looking, aiming beyond just the early pioneer era to a future city of substance. Its design is intended to stand out as a beautiful, sophisticated community that would attract land sales and encourage settlement, especially in contrast to the mundane grid of Black Rock. The center of Ellicott's plan was Niagara Square, an open, traditional village square intended to serve as a market place and for public gatherings in the tradition of early American village squares. Ellicott located the center of his plan in close proximity to the mouth of the Buffalo River, seeing it as the key to the commercial development of the new village. Niagara Square was also sited due to the topography of the landscape, located just north of the Terrace, a drop-off separating a generally flat plain from the lower, swampy areas near the river. From Niagara Square,

<sup>6</sup> H. Perry Smith, 79.

<sup>7</sup> *Municipality of Buffalo, New York a History, 1720-1923*, 92.

<sup>8</sup> *Municipality of Buffalo, New York a History, 1720-1923*, 92-101.

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roads radiated into the countryside. Ellicott gave the roads in the new settlement names in honor of the Dutch investors and patrons, such as Schimelpeninck Avenue (now Niagara Street), Vollenhoven Avenue, and Vanstaphorst Avenue (now Main Street in the city). Other streets were named in honor of Native American tribes, including Chippewa Street (the village's northern border at the time), Huron Street and Mohawk Street. Delaware Street, running northward from Niagara Square, was named by Ellicott for one of the Native American groups said to frequent the portage road around Niagara Falls.<sup>9</sup>

Main Street, then called Vanstaphorst Avenue, ran north-south through Ellicott's plan for Buffalo, just to the east of Niagara Square, and terminated at the Buffalo Creek. As the oldest and primary thoroughfare to and from the new settlement, it is surprising that Ellicott did not chose to have Main Street run directly through Niagara Square, the center of his plan. As the primary road between the water routes in Buffalo and Batavia, then the base of the Holland Land Company's operations, and Albany to the distant east, the well-traveled Main Street would naturally evolve into a primary commercial section in the young village.<sup>10</sup> Delaware Street, running north-south through Niagara Square, ran only between Chippewa Street to the north and terminated, not at the Buffalo Creek, but at the Terrace. Cut off from the water and not serving as a major commercial artery, this truncated route encouraged the early growth of a residential sector on Delaware Street and around Niagara Square.<sup>11</sup> It would appear based on Ellicott's plan, that rather than make commercial activity the central focus of his new city, he intentionally encouraged the growth of a fine residential sector in the village of Buffalo in the most elegantly designed portion of his plan. Thus, right from the beginning, Ellicott prioritized the sophisticated character of the new city.

With the announcement in 1819 that the state planned to construct a "Grand Canal" from the Hudson River to the Great Lakes, further attention was brought to Buffalo and Western New York. It was after this second "birth" of Buffalo, following the devastation of the War of 1812 and the events of 1813 that the settlement began to flourish. As the western terminus of the canal was resolved in 1823 in Buffalo's favor, a census taken

<sup>9</sup> Francis R. Kowsky, "Delaware Avenue, Buffalo, New York," in *The Grand American Avenue: 1850 - 1920*, ed. Jan Cigliano (San Francisco: Pomegranate Artbooks, 1994), 36.

<sup>10</sup> "Our Chief Thoroughfare," *Grosvenor Library Bulletin* 4, no. 1 (September 1921): 18.

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in January of 1824 found 2,412 residents in the entire township of Buffalo and 1,039 in neighboring Black Rock. The community featured a large number of people who were employed in the building trades, including 51 carpenters and joiners, 19 masons and stone cutters, and 7 blacksmiths, indicating that construction was thriving in Buffalo during the 1820s.<sup>12</sup>

With the opening of the Erie Canal in October 1825, Buffalo began to establish itself as an industrial and commercial center on the Great Lakes. The Village of Buffalo was initially incorporated in April 2, 1813, then reorganized in 1815 and again in 1822, establishing the first official government for the community.<sup>13</sup> The 1830 federal census recorded a population of over 8,600 residents in Buffalo, marking a dramatic, nearly fourfold increase in only a few short years. Maturing beyond the hardscrabble, pioneer settlement that had characterized Buffalo through the first few decades of its existence, the City of Buffalo was officially incorporated on April 20, 1832. At this time, the city marked its northern boundary as North Street, with the majority of settlement and commercial activity still centered on Niagara Square.<sup>14</sup> Smaller pockets of settlement continued to be present at Cold Spring, to the city's northeast, and in Black Rock, to the northwest.

Buffalo saw tremendous growth and development of its rail system in the 1840s. During this time, the Erie Canal was reaching the maximum capacity and pinnacle of its growth and use as a transportation and freight system, and the region's rail network developed as a complement to the canal system. Perhaps the most important rail line established in this era was the Buffalo and Albany connection, which was completed in early 1843. Coupled with the growth of Midwestern cities such as Detroit and Chicago in the 1840s and the development of Joseph Dart's grain elevator in 1842, Buffalo's national roles as a grain port and transportation hub were just beginning to reach their strides in the 1840s. Joseph Ellicott's small walkable settlement of 1804 grew through the period of canal boats in the 1820s and 1830s to become a continental center of high-speed mechanized transportation systems in service to and from its manufacturing and commodity transfer sites.

<sup>11</sup> Kowsky, "Delaware Avenue, Buffalo, New York," 36.

<sup>12</sup> Larned, 35-36.

<sup>13</sup> John Homer French, "Buffalo City," in *Gazetteer of the State of New York: Embracing a Comprehensive View of the Geography, Geology, and General History of the State, and a Complete History and Description of Every County, City, Town, Village and Locality: With Full Table of Statistics* (Syracuse, NY: R. Pearsall Smith, 1860), 284.



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The success of the Erie Canal and Buffalo's growing role as a commercial and industrial center linking the east coast with the inland cities in the developing United States attracted a dramatic increase in population for the city. The state census conducted in 1845 tallied 29,773 residents in the city of Buffalo, while only five years later, the federal census recorded the Buffalo population at 42,261 – an increase of about 42 percent in just five years.<sup>15</sup> The cityscape was rapidly developing due to this tremendous population explosion, and the decision was soon made to expand the city boundaries. In April 1853, the city charter was revised and the boundaries of Buffalo were expanded to include a vast swath of new territory. Little opposition was raised by the diminished Village of Black Rock when the new boundaries completely absorbed the former rival into the growing city.<sup>16</sup> The new boundaries also encompassed the surrounding forested and farmland areas, noted as the Holland Land Company Farm Lots in previous maps. The city had grown from approximately four and one-half square miles in 1832, when it was originally incorporated, to roughly forty-two square miles in 1853. The city also created 13 wards, increased from the original 5 wards.<sup>17</sup>

The most lasting physical legacy from this early era of Buffalo's history is the visionary radial and orthogonal street grid laid out by Joseph Ellicott in 1804. In the 1860s and '70s, Frederick Law Olmsted grafted his impressive network of parks and parkways to Ellicott's original civic vision, gracefully accommodating the greatly growing city of Buffalo and creating the tableau for what became the Elmwood District.

**HISTORY OF THE ELMWOOD DISTRICT (ca. 1860s – ca. 1910s)**

With the significant expansion of Buffalo's area in 1853, a vast new swath of territory was brought into the jurisdiction of the city. This included Black Rock to the west, in the former Mile Strip Reservation along the Niagara River, Cold Spring to the east, near the intersection of the present Main Street and Ferry Streets, and the

<sup>14</sup> Larned, 41-43.

<sup>15</sup> Larned, 61.

<sup>16</sup> White, Vol 1, page 383-384.

<sup>17</sup> Chuck LaChiusa, "The History of Buffalo: A Chronology: Buffalo 1841-1865," Buffalo as an Architectural Museum, accessed August 07, 2012, <http://www.buffaloah.com/h/1865.html>.

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distant Buffalo Plains community, formed along current Main Street in the city's far northeastern corner, and Scajaquada Creek, a significant stream running from east to the Niagara River at Black Rock.

**LOTS**

As the earliest purchasers of Holland Land Company Inner Lots also purchased many of the original Outer Lots, so did many later nineteenth century residents in Buffalo purchase land in the Holland Land Company outer-most Farm Lots.<sup>18</sup> According to the Holland Land Company records, land transactions began in this region immediately after Ellicott's survey of Western New York was completed in 1800 and resumed again following the hostilities of the War of 1812. Unlike the more square shaped lots in Buffalo's Inner Lots, which were tightly bounded by several roads, in the area that would become the Elmwood Historic District lots was generally long rectilinear strips of land, stretching between Main Street to the east and the Mile Strip Reservation line to the west, then the only defining boundaries of this district. Without the presence of east-west or north-south roads and paths in this area, access for these long lots was only allowed via the primary thoroughfare in the area, Main Street, and they ended at the Reservation line boundary. Because of the oblique route of Main Street, angled generally eastward, these lots varied in size and acreage, with slightly smaller lots located closer to North Street and larger lots located further north.

These early landowners held farm-sized lots stretching east from the established Main Street route to the Milestrip Reservation line. Tracts varied in size, because of the curves of Main Street and the Reservation line, but generally were rectangular in shape. Lot 54 was initially purchased on June 6, 1804 by William Raymond, who sold the parcel to Alvin Dodge on March 30, 1813.<sup>19</sup> Benjamin Hodge originally purchased the 57-acre lot 55 on August 14, 1806 before selling it to Elisha Williams on July 13, 1811.<sup>20</sup> Solomon Spaulding put a deposit

<sup>18</sup> An abridged list of land purchasers in this area can be found in Ketchum, vol. II, 216.

<sup>19</sup> Karen E. Livsey, *Western New York Land Transactions, 1804-1824; Extracted from the Archives of the Holland Land Company* (Baltimore: Genealogical Pub., 1991), 35, Ancestry.com. Also, Peter Emslie, "Map of Township II R.8 & W. Part T.II R.7 Holland Cos' Land and N.Y. State Reservation in the Town of Black Rock," map, in *A Deed Atlas of the County of Erie, NY : Showing the Dimensions of Lots and Subdivisions of Lots as They Were Originally Converted by the Holland Land Co., the Farmers Loan & Trust Company and the State of New York, Together with the Village of New Amsterdam, Now City of Buffalo* (Buffalo, 1859).

<sup>20</sup> Livsey, 35. Also, Emslie "Map of Township..."

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down on lot 56 on April 24, 1804 before paying off the balance on the property on February 29, 1812.<sup>21</sup> William Hodge (elder) originally purchased lot 57 on October 29, 1803 for about \$6 an acre and paid off the balance on March 30, 1813.<sup>22</sup> Christian Staley purchased the 63-acre lot 58 on May 15, 1804, taking full ownership of the parcels on February 29, 1812.<sup>23</sup> William Deshay originally purchased lots 59 and 60 in October 1803 before taking final ownership of the more than 130-acres of land in February 29, 1812.<sup>24</sup> Lot 61 was initially divided between George Bugar and Isaac Hurlbut, who each purchased a portion of the over 117-acre lot on October 11, 1803.<sup>25</sup> Bugar later sold his land to Jacob Morrison on October 2, 1813.<sup>26</sup> Isaac Hurlbut paid off his portion by February 29, 1812.<sup>27</sup> The roughly 165-acre lot numbered 62 was initially divided between Samuel Sturgeon, who bought the northern part on September 27, 1806, while John Lyon (or Lion) bought the southern portion on October 27, 1806.<sup>28</sup> Nathaniel Sill purchased the north portion of lot 62 on May 26, 1815.<sup>29</sup> In a transaction dated October 3, 1815, John Lyon sold his land to Granger & Remington, a Buffalo firm. Beyond this lot, Erastus Granger owned tracts of land at lots 63 and 48.

William Hodge (younger), son of early settler William Hodge (elder), gives some description of the area that would become the Elmwood Historic District during its earliest history, noting the residences of some of these early purchasers. Born in Exeter, NY in 1804, the younger Hodge arrived in Buffalo with his parents when he was only a few months old in 1805. While many of the buildings Hodge notes in his description appear to have been located along Main Street and thus in outside of what became the Elmwood district, Hodge's description provides a good picture of the area during the 1810s and 1820s, some twenty years after settlement began:

*At the present North street, the "outer" village lots terminated and the "farm" lots commenced. The first lot on the east side of Main street, above North, was farm-lot No. 30, and the lots from this to No.*

<sup>21</sup> Livsey, 35, 77.

<sup>22</sup> Grace Carew Sheldon, "Unknown - Article about William Hodge, Sr.," *Unknown* (Buffalo), December 31, 1909. Also, Livsey, 35, 100. And, Emslie "Map of Township..."

<sup>23</sup> Livsey, 5, 6, 77.

<sup>24</sup> Livsey, 5, 10, 77.

<sup>25</sup> Livsey, 5, 10, 13.

<sup>26</sup> Livsey, 100. Also Emslie "Map of Township..."

<sup>27</sup> Livsey, 77.

<sup>28</sup> Livsey, 13, 77.

<sup>29</sup> Emslie "Map of Township..."

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52 were on the east side of the street...on the west side of the street, was No. 53, on which was a small log house occupied by a Mr. Raymond [most likely William Raymond]. This house was subsequently the dwelling of Major Noble, and then of Sacket Dodge. The lots number from this upward were on the west side of Main Street. On lot 54 was a log house occupied by another Mr. Raymond, a brother of the one just mentioned. This lot was afterwards owned and occupied by Alvan L. Dodge, for many years. Lots 31, 32, 55, 56, had no houses upon them, except that in 1811 Major Ward Cotton built a log house on lot 55 and occupied it...On lot 57 was a small log house occupied by Michael Hunt. This lot was afterwards the site of Hodge's Brick Tavern...On lot 58 was a small log house occupied by Christjohn Staley [a.k.a. Christian Staley], standing back on the side hill near a spring. This house was on the old traveled road, running about where Delaware street now is. On lot 59 was a double log house, the logs being hewed on two sides. This was occupied by William DeShay, and subsequently by Samuel McConnell. It is now the location of Spring Abbey.<sup>30</sup> On this same lot was a small log house occupied by David Reese...On lot 60 was a small framed house occupied by Lyman Persons. On lot 61, near the Jubilee Spring which was on lot 62, was a log house occupied by John Mains and afterwards by George Wormwood. On lot 62 was a small framed house occupied by Shadrach Remington, - father of the Reverends David and James Remington, and grandfather of Cyrus K. Remington of Buffalo. An old log house stood on the back part of this lot. On lot 63 was a small log house occupied by Mr. Wintermute. On lot 64 was a small log house standing down the creek at the stone quarry, which was occupied by Ebenezer Averill."<sup>31</sup>

Hodge recollects the approximate course of what is now Main Street from the distant Buffalo Plains neighborhood (today, now the University at Buffalo's South Campus) south through the Cold Spring area to Buffalo around the year 1825:<sup>32</sup>

*Coming westward, thence, the road bore a little to the left of the present main road, keeping on the "limestone ridge" for about one mile. Then it crossed the present road on "Flint Hill," [an area known as the home of Erastus Granger, near between the Scajaquada Creek and present Jewett Parkway] about sixty rods east of the present parkway [present Main Street], still following, or nearly so, the rocky ridge, to Conjockety's creek [Scajaquada Creek] at the old the old fording place, now in Forest Lawn Cemetery. By descending a steep bank, of about twenty feet, and turning immediately to the right, the creek was reached. On this bank, or bluff of high ground, there was a log building called the Lyon house. Mr. Lyon [presumably the John Lyon noted previously, living at lot 62] lived there as early as 1806; but I do not know whether he or the Indians built the house. Near the traveled track, at the bottom of the hill, and before it crossed the creek, was a spring of good water and near the house were several apple trees, planted by the early white settlers, if not by the Indians. When I first saw them, more than*

<sup>30</sup> An original footnote from the 1922 Frank Severance text indicates that Spring Abbey was then known as the Home of the Friendless. Today it is the Bristol Home and is still extant, located at 1500 Main Street.

<sup>31</sup> The stone quarry that Hodge notes was later incorporated into Delaware Park. Quoted from William Hodge (younger), "The William Hodge Papers," 202-204.

<sup>32</sup> Hodge describes the main route through this area, which appears to largely trace the route of the present-day Delaware Avenue.



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*sixty-seven years ago, they were quite large. And I remember, by the way, several apple trees which stood on the same (the north) side of the creek, near its mouth where the Indian chief, Conjockety (whose name it bears), had his dwelling-place. The Indians may have planted both these clusters of trees. They however disappeared long ago, through neglect, or by the ruthless hand of the white man.*

*Crossing the creek, and continuing a short distance on the 'flat,' and passing a beautiful spring of water, the road, after a westerly course of thirty or forty rods, ascended to high ground, and turned southward. Soon it crossed the old Gulf road, now Delavan avenue. This road took its name from the deep gulf caused by the running water from the Jubilee spring [today, located in what is now Delaware Avenue near Auburn Avenue], and the Staley spring [presumably located on lot 58 owned by Christian Staley]. The gulf was bridged as soon as the Holland Land Company's lands were surveyed, about the year 1804. This Gulf road was the first and nearest one from our Main street (in the vicinity of Conjockety's creek and "The Plains - to Black Rock. But it was little traveled, at an early day, and only in a dry time, or in winter when the ground was frozen. The old Guide-board road [present North Street] mentioned below, was the principal traveled road to Black Rock ferry from the East.*

*After crossing the Gulf road, the old main road followed about the course of the present Delaware street, passing close by the Jubilee spring. Just north of this spring was a second log house, on what we used to call the Remington lot, or farm, Shadrach Remington and family having come and occupied this farm before the War of 1812 [apparently the south half of lot 62 as previously noted]. To the south of this Jubilee spring was a third log house, which was, I well remember, occupied by John Mains, and afterwards by George Wormwood. The road still following nearly the course of Delaware street, crossed lot No. 58, lying on the north side of the present Utica street; on which lot was a fourth log house, occupied by Christjohn Staley [Christian Staley]. Down the hill, east of this house, was a fine large spring of water, which I remember visiting as early as 1810. The spring is still [1885] in the same place, and looking very much as it did more than seventy-four years ago.<sup>33</sup>*

*Near the present Utica street the road bore a little eastward, and after crossing this street, continued about parallel with Delaware, crossing lots 57, 56 and 55, (the "Cotton" lot); then bearing a little westward again, it crossed lots 54 and 53 to the old Guide-board road (now North street)...<sup>34</sup>*

Hodge goes on to comment on the rationale behind these early roads, as well as some of the conditions faced by travelers and residents:

*In a new country such paths usually go from one watering-place to another, and this course would be more than half as far as the wagon-track by way of the breach. But, in fact, in those days the road from*

<sup>33</sup> Original footnote in text here reads "All trace of it is now gone" written by editor Frank Severance in 1922.

<sup>34</sup> Quoted from William Hodge (younger), "The William Hodge Papers," 230-232.

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*the Cold Spring to near Conjockety's (or Granger's) creek, consisted of a log-way or causeway, and I have seen much of this road many times in the spring and fall flooded with water.<sup>35</sup>*

Hodge gives a short description of the general setting of the area, giving a sense of its lack of improvements:

*It should be noted that before the Gulf road above-mentioned was opened and the gulf bridged, those who lived in the vicinity of "The Plains" used to reach Niagara river by following the north bank of Conjockety's creek. Many continued to do this for years after the Gulf road was opened, as it was better traveling.*

*People from the neighborhood of the Cold Spring reached the river by going through the woods on the north side of lot No. 58, starting in about where Utica street now is, and keeping on the high ground' passing near Staley's house and spring, and keeping on in a nearly direct course to the river.<sup>36</sup>*

Another early resident in this general vicinity was the Rev. Dr. John C. Lord, pastor of Buffalo's Central Presbyterian Church. Rev. Lord built a stately Gothic Revival mansion on Delaware Avenue and was an early resident in the area. He notes broadly about the landscape in this region of Buffalo that, in 1825:

*...north of Chippewa and Niagara, was an almost unbroken forest, where the huntsman often pursued the game abounding in the primeval woods. I remember well, that within a year or two after I became a resident of this city, an enormous panther was killed a little beyond North street, in the rear of what was then called the Cotton farm.<sup>37</sup>*

**ROAD DEVELOPMENT**

Gradually as Buffalo began to grow during the 1830s and 1840s, these Farm Lots also began to see new development. Improvements included the establishment of new roads in the area. Emslie's 1859 deed atlas of the area appears to capture some of the earliest roads from the 1820s or 1830s in what would become the Elmwood district. While unnamed on his map, Main Street is clearly visible. At the point where the road bends, at the Cold Spring, other roads intersect at that location. Running in an east-west direction from the Mile Strip Reservation is a road that appears to be current Ferry Street. Interestingly, another street springs from this

<sup>35</sup> Quoted from William Hodge (younger), "The William Hodge Papers," 232.

<sup>36</sup> Quoted from William Hodge (younger), "The William Hodge Papers," 234.

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intersection, heading in a northwesterly direction away from Main Street toward what may have been a ford at Scajaquada Creek. While unnamed on Emslie's map, this road appears to be the Buffalo-Tonawanda Road. This road also appears as an indistinct line on a map from 1829, supporting the notion that, while now existing, this road was an important connection between the Buffalo Road/present Main Street and Buffalo and Ellicott Creek to the north at the time.<sup>38</sup>

Other roads soon developed in this area, one of the earliest being what is now Delaware Avenue, originally known as Delaware Street. While a more populated street in early Buffalo, in its northern extents the street remained a crude pathway, carved roughly through the forest, for several decades, as described by Rev. Lord. Originally laid out by Ellicott in his 1804 plan for Buffalo, Delaware Street only extended as far north as Chippewa Street, at the city's then boundary. Literally inch by inch, the road crept northward as the settlement expanded; by 1827 it was extended to North Street, and between 1835 and 1836 it was recorded that the street was roughly extended through lot 53 to lot 62. The boundaries of the street were surveyed and marked by "monuments." In 1842, Delaware street was extended to meet the Buffalo-Tonawanda road, and the two roads were altered to form one continuous road. This new Delaware street extended from the city of Buffalo northward some six miles to the growing Erie Canal community at Tonawanda, at the northern edge of Erie County. This alteration also removed the Buffalo-Tonawanda Road from its previous location at the intersection of Main and Ferry Streets, creating the intersection present there today.<sup>39</sup>

The northward extension of Delaware Street was significant, as it bisected the long lots, previously established by the Holland Land Company that stretched the mile between Main Street and Rogers Street at the Mile Strip Reservation line. While ownership of these lots did not immediately change hands, many of the lot holders had built their houses and farms closest to Main Street, the best and only north-south road to traverse this area

<sup>37</sup> Quoted from Order of the Church Session, comp., *Memoir of John C. Lord, D.D., Pastor of the Central Presbyterian Church for Thirty-eight Years* (Buffalo, N.Y.: Courier Company, Printers, 1878), 9-10, <http://ia600506.us.archive.org/1/items/memoirofjohnclor00buff/memoirofjohnclor00buff.pdf>.

<sup>38</sup> Emslie, "Map of Township..." Also, David H. Burr, "Map of the County of Erie," map, in *An Atlas of the State of New York* (New York, NY: D.H. Burr, Publisher, 1829), <http://www.davidrumsey.com/luna/servlet/s/1d28sd>.

<sup>39</sup> Buffalo Bureau of Engineering, *Index to Records of Streets, Public Grounds, Waterways, Railroads, Gas Companies, Water Works, Etc., of the City of Buffalo, from 1814 to 1896*. (Buffalo, NY: Bureau of Engineering, 1896), 171-172.

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through much of the early 1800s. The construction of Delaware Street clearly begins to divide the older settled areas of the Cold Spring neighborhood from what would become, by the late 1800s, the "Elmwood district." In the mid-1800s, the access granted by the extension between points began to open this middle ground to development. The presence of Delaware Street encouraged and attracted land sales in this area, helping to begin the process of settlement and suburbanization in what would become the Elmwood district.

What is today known as Ferry Street is also one of the oldest routes through this region. As Hodge noted, many early trails and roads through the vicinity of the young Buffalo connected sources of water before the time it was piped to households. This appears to have been the case here, as Ferry Street linked the Black Rock ferry at the west to the Cold Spring at the east. Ferry Street at its present route likely dates to the period when the Black Rock ferry was moved from its original site at the black rock northward to the Ferry lot, an approximately 100-acre lot designated in the Mile Strip Reservation in 1826.<sup>40</sup> By 1835, the road extended from the State Reservation Line in Black Rock to Main Street and was recorded as being four rods, or 66-feet, wide, a road of substantial size.<sup>41</sup> West Ferry Street would become a primary west-east route in the Elmwood Historic District, containing some of the larger and finest examples of residential architecture in the area.

Another of the early streets in the Elmwood area was Rogers Street. Tracing a portion of the State Reservation's eastern boundary line, and thus the "back" of Black Rock, this street was established as a north-south route in 1837. Named in honor of Henry W. Rogers, a prominent local attorney in Buffalo, Rogers Street extended at this time between York Street (now Porter Avenue) and terminated at Utica Street.<sup>42</sup> Just beyond the North Street border, Summer Street was established as an early east-west route. By the 1830s, the growing population in Buffalo was already well established in the city's northern edges, and several houses and farms were built just beyond its borders. In 1835, a four-rod-wide (66-foot) road between Main Street and the Mile Strip Reservation

<sup>40</sup> Charles D. Norton, "The Old Black Rock Ferry," in *Publications of the Buffalo Historical Society*, vol. I (Buffalo, N.Y.: Bigelow Brothers, 1870), 107.

<sup>41</sup> Buffalo Bureau of Engineering, 244-245.

<sup>42</sup> Buffalo Bureau of Engineering, 602.



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line, running through lot 54, was surveyed.<sup>43</sup> Rogers Street would later be reimagined by Olmsted and incorporated into his park system as The Avenue, later renamed Richmond Avenue.

### NURSURIES

As the streets were gradually beginning to be carved out through the Elmwood Historic District during the first half of the nineteenth century, allowing greater access, one of the most successful industries to emerge in the transitional period was the nursery industry. The development of the nursery industry during this era marks an important shift in the culture of Buffalo and in the nature of the Elmwood district as it evolved from forest to farm to nursery to park to suburb. The earliest residents in the region were concerned with basic human needs, such as food and shelter, both of which had to be obtained using their own skills and labor. By the 1840s and 1850s, with the growth of business, commerce and industry in Buffalo, the increasingly wealthy population could concern themselves with cultural pleasures, such as art, design and architecture. As the forest was cleared, family farming could mature into agricultural industry.

Some of the nurseries in the future Elmwood district were established relatively early on, providing fruit trees and plants to farmers. In subsequent decades, the nursery industry was fueled by the emerging naturalistic, picturesque aesthetic promoted by the writings of people such as Andrew Jackson Downing, whose 1841 work, *A Treatise on the Theory and Practice of Landscape Gardening, Adapted to North America*, was widely popular. This new emerging field of landscape architecture created the desire among Buffalo's growing and appreciative population, influenced by the trends in other leading areas of the nation, to plant rare, unique and beautiful trees and plants on their properties in the 1840s and 1850s. "Buffalo has many wealthy citizens, who take pride in ornamenting their grounds with choice trees and shrubs, as well as cultivating the finer variety of fruits," the Buffalo Horticultural Society reported in 1853.<sup>44</sup>

William Hodge (elder) established one of the earliest known nurseries in the Elmwood district. When he purchased lot 57 in 1809, the parcel already contained apple trees that had been planted by Joseph Husten. This

<sup>43</sup> Buffalo Bureau of Engineering, 707.

<sup>44</sup> P. Barry, ed., *The Horticulturalist, and Journal of Rural Art and Rural Taste*, vol. IV (Rochester: James Vick, Jr., 1854), 150.

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nursery was said to have been the first planted in the Western New York frontier. In 1825, Hodge and his wife traveled with a group of Buffalonians and Governor DeWitt Clinton to New York City, as he brought water from Lake Erie eastward to mingle the waters in the ocean at the harbor, the so-called "wedding of the waters." During this prestigious trip, Mr. Hodge was said to have visited nurseries on Long Island and to have purchased new trees for his nursery in Buffalo.<sup>45</sup> The elder William Hodge operated his nursery until 1834, when he sold the enterprise to neighbor Abner Bryant. Bryant at the time owned the adjacent farm lot 56, just south of the Hodge property. It is said that, from the Hodge nursery, most of the apple orchards in Western New York can trace their origins.<sup>46</sup> With the success of William Hodge's early nursery, other sites also developed in the Elmwood district. A map of the area from 1855 indicates three large nurseries in the area, stretching between the current Richmond Avenue and Main Street: the Erie County Nursery, operated by Henry C. and Isaac Bryant, sons and successors to Abner Bryant, and the Buffalo Nursery operated by Col. Benjamin Hodge, an older brother to William Hodge (elder).<sup>47</sup>

The other notable nursery depicted on the 1855 map of the area is the J. B. Eaton & Co. Nursery and Greenhouses, also known as Oaklands Nursery, located on lot 61 just east of the present Elmwood Avenue at Ferry Street. Oaklands Nursery featured a large, state-of-the-art greenhouse, initially constructed by the firm of Mason & Lovering in the fall of 1853 before it was taken over by Eaton shortly after. A plan of the greenhouse was published in *The Horticulturalist* journal in 1854, a popular national publication edited for many years by landscape architecture pioneer Andrew Jackson Downing, touting them as "the most complete and elegant plant houses which we have seen in this country."<sup>48</sup>

The Oaklands Nursery greenhouse is notable as it would have been one of the most architecturally and technologically sophisticated buildings in this area of Buffalo in the 1850s. Constructed of hollow brick and

<sup>45</sup> William Hodge (younger), "The William Hodge Papers," 184-185.

<sup>46</sup> William Hodge (younger), "The William Hodge Papers," 177-178.

<sup>47</sup> Frank Williams, *Williams' New Map of the City of Buffalo, Compiled from Actual Surveys & Reliable Records: Showing All the Territory Embraced within the City Limits, Dimensions of Blocks, Original Lot Lines, Public Improvements, Etc., Etc.*, map (Buffalo: Frank Williams, 1855). Also, "Western Horticultural Review: Changes," in *The Horticultural Review and Botanical Magazine*, ed. J.A. Warder, M.D., vol. II (Cincinnati: Morgan & Overend, 1852), 530.

<sup>48</sup> Barry, 150-151.

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glass, the greenhouse must have stood out in its otherwise naturalistic surroundings.<sup>49</sup> This building, with its expanses of glass, marble walks and complex steam heating system, introduced a higher level of design and materials in this landscape, a precedent for development in the Elmwood district in the decades to follow.

**FOREST LAWN CEMETERY**

It was this natural landscape, still distant from the center of the emerging city of Buffalo, which attracted another development in the area in the 1840s, Forest Lawn Cemetery. As most of Buffalo's early burial grounds were located close to the population centers, concerns arose in later years about burying those who had succumbed to diseases such as cholera in such close proximity to the residents of the growing city. These real estate and health motives also combined with a new romanticism and sentimentality about death, which gave rise to the rural cemetery movement. The rural cemetery movement promoted cemeteries with picturesque landscaped burial grounds, combining naturalistic settings with elegant monuments, memorials and statuary, creating a place for mourning and also recreation.

Responding to the rural cemetery influence and the dire need for more burial space in Buffalo, Charles E. Clarke purchased 80 acres of land in 1849 in lots 64 and 65 on the north bank of the Scajaquada Creek, more than 2 ½ miles north of the city center. Clarke appears to have acted both as a private developer and as one concerned for greater health for the public.<sup>50</sup> In the spring of 1850, work began on the project, which Clarke named Forest Lawn Cemetery, to deliberately shape the rough topography of the area and carefully manicure the existing vegetation. In 1864, the Buffalo City Cemetery, a non-profit incorporated trust, was established and in 1865 the trustees invited Spring Grove Cemetery (in Cincinnati, Ohio) superintendant and trained landscape gardener, Adolph Strauch, to create a more open, airy, unbroken landscape.<sup>51</sup> The relationship between the cemetery and the city of Buffalo sets the stage for and nicely presages the character of the Elmwood District:

<sup>49</sup> Barry, 189-190.

<sup>50</sup> Clarke, a lawyer in Buffalo, and not only the founder of Forest Lawn Cemetery, but also was noted as a founder and president of Buffalo General Hospital in 1855. His involvement in both these medical-based projects indicates he may have had an interest in the health and well-being of his community beyond just seeing Forest Lawn as a development scheme.

<sup>51</sup> Forest Lawn Cemetery reached its current size of 240 acres in 1884, with a purchase of seven acres of land. Albert L. Michaels and Bette A. Rupp, "A History of Forest Lawn Cemetery," in *Forest Lawn Cemetery: Buffalo History Preserved*, by Richard O. Reisem

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*It was considered of the first importance to locate this Cemetery where it would enjoy a permanent seclusion; where the expenditure of taste and money would become a heritage of all coming time; where desecrating tendencies of modern commercial growth should never violate its sanctity, or the encroaching waves of a noisy, restless city life, disturb its repose.*

*The grounds now embraced by "Forest Lawn" seem to fulfill these conditions, without being at too great a distance from the paved thoroughfares of the city.<sup>52</sup>*

While the intent of the builders of Forest Lawn Cemetery may have been to remain remote, far from the reaches of the city, the park-like grounds had the opposite affect, quickly attracting people to this region of Buffalo and encouraging its later development. The creation of the cemetery that would provide the northeastern border of the Elmwood Historic District was a notable milestone in this area's transition from farms to more refined, garden-like settlement.

### CREATION OF THE 11<sup>th</sup> WARD

In response to its rapidly growing population and the new development in the outlying Town of Black Rock, the city of Buffalo dramatically expanded its municipal boundaries with the revised city charter of April, 1853. The area characterized in descriptions by settlers such as Dr. Lord and William Hodge as a rural fringe area was then made a part of the city of Buffalo. Under the political divisions of the new city charter, much of this region was organized as the 11<sup>th</sup> Ward. This large ward encompassed land stretching from the Niagara River, including the former Mile Strip Reservation, to Main Street, running from North Street as far north as the Scajaquada Creek. The 11<sup>th</sup> Ward encompassed the established street patterns of Upper Black Rock, generally east-west roads, and the undeveloped areas near Delaware Street and Main Street. In order to begin preparing the new territory for development, City Surveyor George Cole was tasked with surveying the new area by the City Council in the spring 1855. With the rapid growth and expansion of the city at its previous northern border around North Street, a neighborhood now known as Allentown, Cole also began to lay out roads through the new territory.<sup>53</sup>

(Buffalo, NY: Forest Lawn Heritage Foundation, 1996), 39-50. Also, John A. Bonafide, *Forest Lawn Cemetery*, report no. 90000688, State and National Registers of Historic Places Nomination, 1990.

<sup>52</sup> *Forest Lawn: Its History, Dedications, Progress, Regulations, Names of Lot Holders, &c.* (Buffalo, N.Y.: Thomas Howard & Johnson, 1867), 119.

<sup>53</sup> Buffalo Bureau of Engineering, 45. Also cited elsewhere in the book for other streets.



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With the absorption of this area and the incorporation of the Black Rock community into the city of Buffalo, efforts were made to knit together, where possible, the streets of Black Rock from the west and Buffalo from the south. While a few north-south streets, primarily Delaware Street, Main Street, and Rogers Street, were already established, many of the new roads first created in the Elmwood district were east-west streets, originating in the Mile Strip Reservation in Black Rock. Some of these west-to-east streets conform, either tracing a dividing line or bisecting a larger parcel, to the long, narrow lots created by Joseph Ellicott in his original 1804 plan for the Holland Land Company Farm Lots. Some of these were extensions of roads originally created running west-to-east from the Niagara River and the Erie Canal to the Mile Strip Reservation line.

A map of these new city boundaries published in 1854 provides clear evidence of the street pattern in the new territory annexed by Buffalo.<sup>54</sup> In the 11<sup>th</sup> Ward, the street pattern within the former village of Black Rock appears as a distinct, well-developed grid of streets, in contrast to the less-developed Elmwood district region. South of Ferry Street, the streets were a dense grid, while north of Ferry Street, Black Rock contained only a few west-to-east streets that extended from the river to the Mile Strip Reservation line. These streets include Bouck Street, Clinton Avenue, Bird Avenue and Forest Avenue.<sup>55</sup> At the time, many of the streets would have been simple dirt roads, not widely used for traffic.

The street pattern depicted in the Elmwood district reveals a different situation of origin. In the area between the Mile Strip Reservation line and Delaware Street, only a few roads existed in 1853. Summer Street, established by at least the 1830s, ran between Rogers Street and Delaware Street, just north of North Street. Bryant Street had been cut through lot 56. Running between Rogers Street and Main Street, the first official record of Bryant Street was recorded in 1854; however, a road existed here prior to this date, used by the Bryant family in their nursery.<sup>56</sup> North of Bryant Street, in lot 57, Utica Street was present between Massachusetts Street in Black Rock, across Rogers Street, and extended to Main Street. William Hodge notes that a road here, running to

<sup>54</sup> "A New Map of the City of Buffalo, Embracing All the Territory including Upper & Lower Villages of Black Rock, Cold Springs, &c. as Authorized under the Act of 1853," map (Buffalo, N.Y.: Jewett Thomas &, 1854).

<sup>55</sup> "A New Map of the City of Buffalo..."

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Black Rock, was in existence as far back as 1816.<sup>57</sup> Linking Bryant Street and Utica Street, a small street is present. While unnamed, the street is later identified as Oakland Avenue (now Oakland Place), taking its name from the Oaklands greenhouse nearby. North of Utica Street, Butler Street was identified (now Lexington Avenue). While street records only extend back as far as 1854, when this territory was put under city jurisdiction, the street was apparently previously in existence. The long stretch of Ferry Street is also noted on the map, running from between the river and what is now Bailey Avenue. Although it was one of the earliest and primary routes from Black Rock to Main Street, even Ferry Street was not a well developed road in the mid-1800s, noted in the 1840s as being "a narrow dirt road, corduroy in some places, and occasionally too narrow for two vehicles to pass each other."<sup>58</sup>

North of Ferry Street, the streets depicted in the area that became the Elmwood district on the 1854 map all have their roots in roads established in Black Rock. Originally known as Batavia Street, Bouck Street (now Lafayette Avenue), named for 1840s New York State Governor William C. Bouck, was extended from the Niagara River, through the Mile Strip Reservation line, and ended at Delaware Street. Clinton Avenue (now Potomac Avenue) was initially laid out in Black Rock but was extended from Black Rock to Delaware Street in 1853.<sup>59</sup> A street is also indicated running roughly north-south between Ferry Street and Clinton Street. Roughly tracing the Mile Strip Reservation line, this road appeared on slightly later maps as Putnam Street (named for local land owner James O. Putnam). Bird Avenue was laid out in Black Rock in 1853, before being extended eastward to Delaware Street that same year.<sup>60</sup> The eastern end of Bird Avenue also formed the early entrance path into Forest Lawn Cemetery, crossing the Scajaquada Creek to arrive at the cemetery site on the north bank. Named for the thick, dense forests present in this area, Forest Avenue was the northernmost street in the 11<sup>th</sup> Ward,

<sup>56</sup> Buffalo Bureau of Engineering, 61.

<sup>57</sup> The Hodges may have given the street its name of Utica. In his memoir to his father, William Hodge (younger) tells a tale of how his father once walked 200 miles to Utica, NY to learn the trade of screen-making. William Hodge (younger), "The William Hodge Papers," 176, 291.

<sup>58</sup> *Buffalo Courier*, "Deer Shot in Utica Street," February 19, 1911.

<sup>59</sup> Buffalo Bureau of Engineering, 535.

<sup>60</sup> Buffalo Bureau of Engineering, 44-45.

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running just south of the Scajaquada Creek. While a roadway here was probably already in existence, the first official record of the street is dated 1855.<sup>61</sup>

As one of the earliest and only routes through this area of the city, Delaware Street had proven to be one of the most popular streets for the construction of large houses since the 1850s, following its extension. Many of the city's emerging business leaders had chosen to build large, stately residences on the street decades before the creation of the Olmsted parks and parkways. Many of these properties encompassed enormous swaths of land, since the only real access point for these parcels was along Delaware Street and The Avenue (Richmond Avenue), with few other cross-streets allowing for more interior access. The character of Delaware Street as a fashionable street in Buffalo was established early on. Myron P. Bush, co-owner of the prominent Bush & Howard tanning business with George R. Howard, built one of the earliest houses on Delaware Street. In 1859, Bush purchased five acres at the northwest corner of Delaware and Summer Streets and hired architect J.D. Towle of Boston, Massachusetts to build what was considered one of the showpieces of Buffalo.<sup>62</sup> George R. Howard also had a prominent home on Delaware Street on land that he had purchased in 1872, with property that extended westward to The Avenue. Howard partnered with Aaron Rumsey in the prominent tannery company of Rumsey and Howard, before joining forces with Myron P. Bush. He built a massive mansarded Second Empire style house with a prominent five-story mansard tower. After his death in 1888, his property began to be sold off in smaller plots, facilitating the development of streets just north of Summer Street.<sup>63</sup> In 1873, Jewett M. Richmond purchased a massive lot, stretching from Delaware Avenue near Bryant Street all the way to the west, ending on The Avenue. In 1879, the street was renamed in his honor (Richmond Avenue).<sup>64</sup> In

<sup>61</sup> Buffalo Bureau of Engineering, 256.

<sup>62</sup> The house was later demolished in 1903 for the Frank H. Goodyear House. *Buffalo Times*, "Boston Architect's Famous Houses," December 10, 1926.

<sup>63</sup> The George R. Howard House was later torn down in 1915 for the construction of a new mansion for Grace Millard Knox, widow of Seymour H. Knox. Chuck LaChiusa, "Knox House," Knox House, 2002, accessed May 21, 2012, <http://www.buffaloah.com/a/del/800/hist/index.html>.

<sup>64</sup> Richmond's house suffered a devastating fire in 1887, but was rebuilt. It was later remodeled by Thomas B. Lockwood. Today, the Richmond-Lockwood House is listed as a contributing building in the State and National Register Delaware Avenue Historic District (NR Ref. No. 74001232). Chuck LaChiusa, "Richmond-Lockwood House," Richmond-Lockwood House, 2003, accessed May 21, 2012, <http://buffaloah.com/a/del/844/tc.html>.

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their homes, these men established a high level of architectural achievement, which was later emulated on a small scale by many of the middle- and upper-middle class property owners in the Elmwood Historic District.

The first New York State census to record the expanded city of Buffalo was conducted in 1855, and it provides a great deal of information on the buildings and residents of Buffalo's new 11<sup>th</sup> Ward. While this ward covered territory larger than the future Elmwood district and many of the population figures and structure information likely pertains to the more developed Black Rock neighborhood, the census information paints an interesting picture of this still lightly settled region of the city. The total population of the 11<sup>th</sup> Ward in 1855 was recorded at 3,314, with the total city population noted at 74,214 residents, making the enormous 11<sup>th</sup> Ward only 4.5 percent of the total population.<sup>65</sup> In comparison, the 11<sup>th</sup> Ward encompassed 2,778,900 acres of the total 25,343,576 acres of the city of Buffalo at the time; or just over 10 percent. While 1,431 people residing in the 11<sup>th</sup> Ward were born in New York State, 281 people were born outside of the state, and more than 1,600 people were born in another country. The majority of these foreign-born residents came from England, Ireland, Germany and Canada.<sup>66</sup> The census indicates that 657 families resided in the 11<sup>th</sup> Ward in 1855, and there was a total of 596 buildings. There were two churches in the ward, as well as three schools and seven grocery stores. The 11<sup>th</sup> Ward contained two hotels, and five retail stores. While this area saw widespread use for nurseries and greenhouses, 252 cows, 229 horses, 140 hogs and 57 pigs under six months of age were also tallied, suggesting that more traditional agriculture was still an important occupation.<sup>67</sup> It is quite a contrast: the 11<sup>th</sup> Ward retained much of its Joseph Ellicott-era Farm Lot character even as nationally significant modern-day villas were being constructed on Delaware Street.

Perhaps some of the more interesting data revealed in the detailed 1855 state census comes from the chart listing the materials and values of dwellings. While encompassing some of the stately dwellings in Black Rock, mostly along Niagara Street, the data for Buffalo's 11<sup>th</sup> Ward reveals a changing landscape. William Hodge (younger)

<sup>65</sup> Franklin Benjamin Hough, *Census of the State of New-York, for 1855: Taken in Pursuance of Article Third of the Constitution of the State, and of Chapter Sixty-four of the Laws of 1855* (Albany: Printed by C. Van Benthuyssen, 1857), xx, <http://nysl.nysed.gov/Archimages/88819.PDF>.

<sup>66</sup> Hough, 84-90.

<sup>67</sup> Hough, 6-13.



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had noted with great accuracy and detail the number of log houses in the area in the 1810s and 1820s, but a generation later in 1855, only one log house was noted remaining in the entire 11<sup>th</sup> Ward.<sup>68</sup>

While the 11<sup>th</sup> Ward was sparsely settled in the mid-1800s, there is some indication of who was living in the area in the 1850s. Buffalo's City Directory from 1855, the same year of the state census, indicates a few residents on Summer Street, the southernmost street in the future Elmwood district. Later recollections of Summer Street indicate that the earliest houses on the street were located on the south side and served as coachman's houses attached to the large houses that fronted North Street.<sup>69</sup> While none of these residences were given street numbers, many of these early houses were noted as being near Delaware Street. A few houses were also noted as being located along Ferry Street, again, near Delaware Street. One of these residents was Amasa Mason, a nurseryman, whose "large and costly residence" was noted as being constructed on Ferry Street on the same property as the Oaklands Nursery in 1854.<sup>70</sup> In fact, many of the early residents of the area in 1855 were employed as gardeners at the large nurseries in the area. Many of the other residents listed as living in the area had no occupation listed, indicating they possibly worked off their land in some fashion.<sup>71</sup>

### THE NEED FOR OPEN SPACE

The success of the Erie Canal created new wealth and new opportunities for residents, allowing the city to mature from its rough-scrabble pioneer existence to a society that had both the means and the opportunity for leisure and recreation. As downtown Buffalo began to swell in population in the mid-1800s, growing to more than 42,000 residents in 1850, many residents looked to the still undeveloped and unspoiled regions in the 11<sup>th</sup> Ward for their recreation and entertainment, escaping the noise and the dirt of the industrialized city. Improved roads, such as the Buffalo and Williamsville Macadam Road (now Main Street) and Delaware Street provided the primary routes for escaping the downtown core of Buffalo in the 1850s. This trend is indicative of a new way of living that was emerging in Buffalo during the 1850s.

<sup>68</sup> Hough, 233.

<sup>69</sup> *Buffalo Courier*, "Deer Shot in Utica Street," February 19, 1911.

<sup>70</sup> *The Commercial Advertiser Directory of the City of Buffalo* (Buffalo, N.Y.: Thomas and Lathrops, Publishers, 1855), 193.. Also, Barry, 189.

<sup>71</sup> *The Commercial Advertiser Directory of the City of Buffalo*, 153, 226.

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Upon its opening in Buffalo in 1849, Forest Lawn Cemetery became one of the most popular recreation spaces. The cemetery grounds were said to have become so crowded with picnickers and visitors that the management had to sell tickets to control the crowds and maintain the consecrated space.<sup>72</sup> One alternative was provided by local florist Johann Westphal. Around 1849, Westphal had established a garden at his property on the east side of Delaware Avenue, just south of Forest Lawn Cemetery. Known as "Westphal's Garden," this private park became a favorite location for beer drinking and picnicking. Westphal's Garden was described:

*From the street nothing is particularly observable but a forest of native trees, occupying a large portion of the entire territory, but when this forest is once entered upon, the visitor finds avenues and walks laid out among hills and dells, all of them beautiful and many of the entirely impervious to the sun.*<sup>73</sup>

Another popular picnicking site in the general area, west of Richmond Avenue, was known as Clinton's Grove or Clinton's Forest. Located at the southern corner of Forest Avenue and Grant Street, extending to Baynes Street and Bird Avenue, Clinton's Grove was another popular private park in the 1860s, owned by George DeWitt Clinton. Here it was noted that there was a large, unsheltered platform used for dancing, and people brought their lunches and beer to enjoy.<sup>74</sup> The emergence of these privately owned, for-profit parks and recreation areas indicates how desperate Buffalonians were for recreation and outdoor entertainment in the mid-1800s. Even parks and recreation areas that charged a fee to use and enjoy were attractive to city residents.

With increasing leisure time, the enjoyment of natural spaces became a primary concern in Buffalo during the 1860s. By the 1850s and 1860s, Buffalo had largely transitioned from its early pioneer wilderness into a booming modern, industrialized city. With the increasing noise and pollution in areas of Buffalo such as the waterfront and east side and the growing urban density in the city's core, and out of concern for the welfare of their city, civic leaders and residents began to desire a clean, safe natural environment for recreation and

<sup>72</sup> David A. Gerber, "The Germans Take Care of Our Celebrations." in *Hard at Play: Leisure in America, 1840-1940*, by Kathryn Grover (Amherst: University of Massachusetts Press, 1992), 52-53. Also, *Geschichte Der Deutschen in Buffalo Und Erie County, N.Y.: Mit Biographien Und Illustrationen Hervorragender Deutsch-Amerikaner, Welche Zur Entwicklung Der Stadt Buffalo Beigetragen Haben*. (Buffalo, NY: Reinecke & Zesch, 1897), 100-101.

<sup>73</sup> *Buffalo Commercial Advertiser*, "A Public Park," July 16, 1856.

<sup>74</sup> *International Gazette*. "Clinton Grove Popular Picnic Grounds in 60's." December 27, 1930.

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enjoyment. "We know, that aside from our noble Lake and River, the suburbs of Buffalo are somewhat deficient in variety of natural scenery, the area embraced by the Cemetery grounds being a marked exception," noted an 1867 history of Forest Lawn Cemetery.<sup>75</sup> Buffalo was said to be facing a "poverty of rural recreation" in this era.<sup>76</sup> In the 1850s, the desire to establish a public park, not a park open only to subscribers, became a great source of concern. An editorial in the *Buffalo Commercial Advertiser* from 1856 noted:

*Public grounds are of the last importance in a large and growing city like Buffalo...we should be glad to see any plan adopted by which so beautiful and capacious a park might be secured for the recreation of all inhabitants. We incline, however, to the opinion that this can only be effectually done by purchase of the property by our city authorities and converting it into a public park, free for all.*<sup>77</sup>

The growing aspiration to create a public park, rather than more private or subscription parks, was also inspired by the increasing spirit of reform. Buffalo's wealthy industrialists were highly influenced by a prevailing moral sense that their wealth was to be used for the larger common good, to help elevate Buffalo as an important American city. It was this sort of paternalistic theory that encouraged the development of the Buffalo park system and spurred one of the largest and most dramatic projects ever undertaken in the city of Buffalo, one that would come to define the appearance and character of the Elmwood Historic District.<sup>78</sup>

**FREDERICK LAW OLMSTED – PARKS & PARKWAYS**

The origin of the second major development in the 11<sup>th</sup> Ward region originated in the growing public desire to create a park for Buffalo. William Dorsheimer, U.S. District Attorney and Buffalo resident, sought the assistance of America's greatest and best known landscape architect, Frederick Law Olmsted. In August of 1869, Olmsted replied with his vision for a large, comprehensive system of parks, seeing value in each of the three sites he was shown the previous week. While he claimed he had not been able to discern a plan for the park during this review, an article about the meeting noted the following:

<sup>75</sup> *Forest Lawn: Its History, Dedications, Progress, Regulations, Names of Lot Holders*, 119.

<sup>76</sup> *Eleventh Annual Report of the Buffalo Park Commissioners, January 1881* (Buffalo, N.Y.: Young, Lockwood &, 1881), 76.

<sup>77</sup> *Buffalo Commercial Advertiser*, "A Public Park," July 16, 1856.

<sup>78</sup> Francis R. Kowsky, "Municipal Parks and City Planning: Frederick Law Olmsted's Buffalo Park and Parkway System," *Journal of the Society of Architectural Historians* 46, no. 1 (March 1987): 50, JSTOR.

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*He [Olmsted] suggested that, commencing with the base ball \_\_ and grounds in the vicinity, a small auxiliary Park might be constructed, giving a beautiful river front; from this a Boulevard could be laid out, with roads for business and pleasure travel, leading to the land on either side of Delaware street north of the cemetery, where the Central Park would be located.<sup>79</sup>*

This description was realized in not just a single park, but an entire connected network of parks and parkways, a park system. The plan for the Buffalo park system, known as the Delaware-Front Park system, was drawn by 1870 and substantially completed by 1876.<sup>80</sup>

This extensive system of small parks linked with landscaped roads and a larger city park would create interconnectivity between many parts of the city, centered on the Elmwood Historic District. Olmsted's plan also created a framework, like that originally created by Joseph Ellicott, for a region of the city that had grown without a plan through the nineteenth century, improving access and encouraging development. Olmsted's scheme envisioned three parks in the city's 11<sup>th</sup> Ward, The Park (now Delaware Park) being the largest, with The Front (now Front Park) along the Niagara River, with The Parade (later Humboldt Park, now Martin Luther King, Jr. Park) to the east.

Olmsted's The Park was established on 350 acres of land north of Forest Lawn Cemetery. To create a naturalistic landscape, The Park incorporated an area that Olmsted and Vaux termed "greensward," meaning rolling meadowland dotted with trees, and also a 46-acre lake. The greensward was ringed by a density of trees, typical of Olmstedian designs, which was intended to insulate the park against the city beyond. A series of bridal paths, carriage drives and footpaths wound through the park. Like he had done at Central Park, pedestrian travel was separated from the carriages to create a safe, relaxing environment for all.<sup>81</sup> Olmsted was attracted to the existing natural features in the area where he established The Park. While he appreciated the natural lay of the land, he was also enticed by the park-like Forest Lawn Cemetery. Olmsted used the expanse of trees and

<sup>79</sup> *Buffalo Commercial Advertiser*, "The New Park Project," August 26, 1868.

<sup>80</sup> Claire L. Ross, *Olmsted Parks and Parkways Thematic Resources*, report no. Ref. No. 90THM00012, National Register of Historic Places Nomination, 1981, 8-1.

<sup>81</sup> Kowsky, "Municipal Parks and City Planning," 52-53.



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meadow at Forest Lawn as a visual southern extension of The Park, blurring the lines between the two naturalistic elements.<sup>82</sup>

The first of their kind to be constructed in America, Buffalo's parkways and landscaped avenues, described by historian Frank Kowsky as "sylvan tributaries," were created as green ribbons running throughout the city.<sup>83</sup> Beyond just the creation of natural landscapes for recreation, Olmsted's plan shaped the development of this region of Buffalo. Perhaps most significant is that his design finally reconciled the criss-crossed Black Rock and Ellicott street grids, a generation after Black Rock was subsumed into the city of Buffalo. Located outside the existing population centers of Cold Spring, Black Rock and the city, The Park was deliberately located by Olmsted where the land was vacant and inexpensive, yet he wanted The Park to be accessible to all and joined it to these existing centers with new parkways embracing areas which he knew would become populated over time. Olmsted defined parkways (a term he coined) as "broad thoroughfares planted with trees and designed with special reference to recreation as well as for common traffic."<sup>84</sup> For these parkways Olmsted both created new roads and also built on existing streets, creating an approach to the primary city park through a hierarchy of streets, from stately 100-foot wide avenues to broader 200-foot wide parkways to an even more grandiose 400-foot wide parkway leading to The Park. At the intersection of York, North and Rogers Street, near the sites of what had been the former Black Rock Burial Grounds and the Buffalo "Pest House," Olmsted created The Circle (now Symphony Circle). Olmsted reconfigured Rogers Street (now Richmond Avenue), north of The Circle, as The Avenue, underscoring his vision for the roadway as one of the most prominent approaches to The Park from the south. His plan for The Avenue widened the existing carriageway and planted it with a double-row of elm trees on either side. Where the original Rogers Street had terminated at Ferry Street, Olmsted created Ferry Circle, beyond which he extended the path of the street northward through unimproved land. Where The Avenue intersected with Bidwell Parkway, Olmsted designed Bidwell Place (now Colonial Circle), a spacious rectangular shaped area. Bidwell Parkway linked the western elements of the plan, while Chapin Parkway similarly linked to components on the eastern side. Both were established as 200-foot wide parkways with a

<sup>82</sup> Kowsky, "Municipal Parks and City Planning," 53.

<sup>83</sup> Kowsky, "Municipal Parks and City Planning," 56.

<sup>84</sup> Quoted in Kowsky, "Municipal Parks and City Planning," 58.

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broad, tree-lined central median for horseback riders and pedestrians, with a roadway on either side. Where these two parkways met, Olmsted created Soldier's Place, a generous 700-foot diameter circle. Emerging from the north side of the circle was Lincoln Parkway, perhaps the most gracious of the streets designed by Olmsted, envisioned as a gateway to The Park. Lincoln Parkway was designed with a broad central road, divided from smaller access roads by a grassy, treed strip of land.<sup>85</sup>

The park system that Olmsted and Vaux designed in Buffalo effectively brought the influence of sophisticated European urban planning to what, at the time, was a rural hinterland. Influenced by the work done by Georges-Eugene Haussmann in his bold redesign of the streets of Paris between 1853 and 1870, in designing a similar network of formalized boulevards, broad vistas, and terminal monuments in Buffalo's northern regions, Olmsted defined this former farm and nursery outskirts area as an attractive, civilized, cultured area to be enjoyed by all. Olmsted worked to integrate earlier elements of Joseph Ellicott's plan for the city, linking many of the new streets and parkways to Ellicott's preexisting ones and extending and expanding Ellicott's vision of two generations before. Olmsted appreciated the early plan of Ellicott, itself influenced by grand European models. Olmsted built off of Ellicott's 1804 plan to create one large, comprehensive plan that united both the settled areas of the city with the new areas as well, setting the stage for the growth and character of the future Elmwood district. Olmsted and Vaux were so thrilled with the accomplishments in Buffalo that they exhibited their Buffalo parks and parkways plan at the 1876 Centennial Exposition in Philadelphia, where Olmsted noted that Buffalo was "the best planned city, as to its streets, public places and grounds in the United States, if not the world."<sup>86</sup> Thus, the stage was set for the development of the character of the Elmwood Historic District.

While obviously focused on the design and structure of the parks and parkways themselves, Olmsted also envisioned the larger impact these features could have on the surrounding areas. Olmsted's placement of the parks in the undeveloped 11<sup>th</sup> Ward was not merely because of the availability of vacant land, but was also done with an eye for encouraging the growth and development in Buffalo's northern areas at a time when the

<sup>85</sup> Kowsky, "Municipal Parks and City Planning," 58.

<sup>86</sup> Quoted in Kowsky, "Municipal Parks and City Planning," 49.

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populations was growing dramatically. Olmsted was a firm believer that parks and parkways improved the quality of life in cities, both for living and working, stating:

*A park fairly well managed near a large town, will surely become a new centre of that town...It is a common error to regard a park as something produced complete in itself, as a picture to be painted on a canvas. It should rather be planned as one to be done in fresco, with constant consideration of exterior objects, some of them quite at a distance and even existing as yet only in the imagination of the painter.<sup>87</sup>*

While some residential growth was occurring in the future Elmwood district already by the 1860s, the placement of the parks was a deliberate attempt to stimulate and encourage residential development in the area. Olmsted envisioned creating neighborhoods much like his parks, with a new sense of spaciousness and openness lacking in the densely developed urban center to the south. Olmsted saw the development of freestanding houses with yards and space as parts of a new model for nineteenth-century residential living, compared to the crowded tenement-type housing found in older regions of cities. The park and parkways system in Buffalo was inherently designed to be integrated into this new model of residential living, fostering the growth of a suburban area. Olmsted was keenly aware of the influence of the park system on residential growth, intentionally setting the stage for the future Elmwood Historic District to become one of Buffalo's most fashionable and desirable new residential neighborhoods.

Like Ellicott more than 60 years before, Olmsted inspired the city of Buffalo to create a park system plan not only for use by the current residents, but with consideration for future generations as well. Olmsted's vision for the park influenced city leaders and the Buffalo Park Commissioners, who noted in their *Second Annual Report* from 1872,

*The Act of the Legislature requires us, in selecting and locating the lands, to have 'in view the present condition and future growth and wants of the city.' The plans which were adopted were meant to meet this double purpose – not to be beyond our present ability, and yet to be sufficient for the future.<sup>88</sup>*

<sup>87</sup> Quoted in Kowsky, "Municipal Parks and City Planning," 62.

<sup>88</sup> *Second Annual Report of the Buffalo Park Commissioners, January 1872* (Buffalo, N.Y.: Warren, Johnson &, 1872), 11.

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The report continues:

*To another generation, the Park will be the object of municipal pride, and will be associated with the holiday pleasures of the people, and it is hardly worth while to speculate as to the expenditure which will then be cheerfully made for its improvement and ornamentation.<sup>89</sup>*

That residents were already attracted to the new parks while they were still under construction was an indication of how hungry Buffalonians were for a public recreation ground.<sup>90</sup> Buffalo park commissioners and Olmsted were correct in their assumption that former undeveloped farm lands near the parks and parkways would increase in value. A review of maps of the city from 1866, prior to the development of the parks, and from 1872, reflects how popular the Elmwood district became in just a few short years. The *Map of a Part of the City of Buffalo*, created by surveyor Peter Emslie in 1866, depicts the 11<sup>th</sup> Ward area as sparsely settled east of Black Rock. While this atlas does not show parcel boundaries or note individual owners in most cases, it does give a good impression of the general density of areas of the city and those streets that were developed at the time. Delaware Street had several buildings indicated, and Ferry Street was also fairly well developed. Summer Street and Bryant Street had a few buildings recorded, but were still fairly open. Other streets showed were noted as having no buildings constructed on them, and generally the area of the future Elmwood district was undeveloped. The 1866 atlas image does depict the development of new roads in this part of Buffalo. Here, Elmwood Avenue is now visible. Elmwood Avenue was comprised of several various street segments, gradually connected together, but the portion of the street located in the Elmwood district had its origins in 1854, when it was laid out between Ferry Street and the Gulf Road (Delavan Avenue) and named Oakland Avenue. On the 1866 map, south of Ferry Street, Elmwood Avenue is noted extending to Butler Street (now Lexington Avenue) and from Utica Street to Bryant Street, but is a vague dotted line between Butler Street and Utica Street, and near Summer Street. This indicates that the road had not yet been run through these blocks, as Elmwood Avenue cut through several of the nurseries in this area. The road may have existed as an informal path through the nursery grounds but was not connected until later. Ashland Avenue, an informal road laid out in the 1850s, and Oakland Avenue (not to be confused with the original name of a portion of Elmwood Avenue, this route

<sup>89</sup> *Second Annual Report of the Buffalo Park Commissioners*, 12.

<sup>90</sup> *First Annual Report of the Buffalo Park Commissioners, January, 1871*. (Buffalo: Warren, Johnson &, 1871), 13.



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corresponds to the current street), both of which ran from Summer Street to Ferry Street, also has a similar dotted indication, signifying that these new north-south thoroughfares were not well established in the 1860s prior to the creation of the park system. These roads may also have been private roads, not open to the public.<sup>91</sup>

As soon as 1872, the vacant land in the area of the parks was already noted in the park reports as being in demand, and many new roads were introduced in the area. The *Atlas of the City of Buffalo*, published in 1872, reflects this phenomenon. On plates for the 11<sup>th</sup> Ward there is clear visual evidence that the tracts of land once owned by Buffalo's pioneers are in the process of being sub-divided and parceled into smaller plots. While the Elmwood district is portrayed as still only having a few residences constructed in the 1870s, primarily in the southern portion of the district, much of the land has been divided into smaller parcels, suitable for the construction of houses, rather than the farm tracts which had proceeded. The large tracts given over for use as nurseries have disappeared by this point, indicative that this land was now more valuable for development.<sup>92</sup> Olmsted's streets and parkways were established by this point, noted as being generally open while work continued on planting and finishing. In 1872, The Avenue (Richmond Avenue) was established, running from The Circle (Symphony Circle) north to Bidwell Place (Colonial Circle). North of Bidwell Place, Rogers Street continues to Forest Avenue. Elmwood Avenue ran from Butler Street (Lexington Avenue) north to Delavan Avenue. The rapid physical transformation of Elmwood shown between 1866 and 1872 reflects the growth of real estate speculation in the area. Because of the new desirability of the area, Buffalo Park Commissioners feared that the development of new streets in the area would be haphazard and irregular, ruining the orderly Olmstedian vision for the region. From a financial perspective, they were also concerned with maintaining and increasing the value of land around the parkways, as they informed the Common Council in their report.

*The vacant lands in the vicinity of the Parks are eagerly sought after. New buildings are constantly being erected, and our population is gradually but steadily creeping towards its borders. With this fact in view it may not be amiss to call the attention of your honorable body to the importance of causing a survey to be made of the whole northern and eastern portion of the city, with the view of*

<sup>91</sup> "Map of a Part of the City of Buffalo," from *New Topographical Atlas of Erie County, N. Y. From Actual Surveys Especially for This Atlas*. (Philadelphia: Stone & Stewart, 1866).

<sup>92</sup> "Parts of the Eleventh and Twelfth Wards," and "Part of the Eleventh Ward," plates from G.M. Hopkins & Co., comp., *Atlas of the City of Buffalo, Erie County, New York* (Philadelphia: Edward Busch, 1872).

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*having the streets so laid out as to harmonize with a general system, with the Parks and their approaches as the objective points. It is not too soon now to block out the vacant lands within the city limits and mark the lines of streets which must at no distant day be required for the section of the city...The adoption of some general plan as here indicated would enhance the value of the land and bring it speedily into market, soon to be occupied by suburban homes.<sup>93</sup>*

The establishment of the Buffalo parks and parkways system in Buffalo marked an important turning point in the history of the city's northern fringes. Their development marks the close of the early development history of the region, which persisted into the mid-nineteenth century, and the beginning of the maturation of the city of Buffalo on the national stage. The development of the parks marks the start of a period of rapid growth and settlement that took place in the Elmwood district area in the 1880s and 1890s, setting its configuration and character to high standards.

**BUFFALO STATE ASYLUM**

The third major development to occur in the 11<sup>th</sup> Ward during this era that helped shape the Elmwood District was the project for the Buffalo State Asylum for the Insane. Known by different names over the course of its existence (including Buffalo State Hospital, the Buffalo Psychiatric Center, and currently the Richardson-Olmsted Complex), this project was a large undertaking that had a dramatic impact on shaping and taming the landscape at the area north of the 11<sup>th</sup> Ward. A break-out project designed by soon-to-be nationally prominent architect Henry Hobson Richardson on grounds designed by Frederick Law Olmsted, the Buffalo State Asylum helped to establish the high standard of architecture set amidst an enveloping designed landscape for the Elmwood area. With Forest Lawn Cemetery and the Olmsted parks system, notably The Park, the establishment of the Buffalo State Asylum also helped to shape what would become the northern boundary and the essential character of the Elmwood Historic District.

While the Buffalo State Asylum created a notable architectural feature in the landscape of the 11<sup>th</sup> Ward, the grounds of the hospital also were a significant new addition to the area. The grounds were surveyed by Marsden Davey in 1870 and designed by Frederick Law Olmsted between 1871 and 1881, with later improvements and

<sup>93</sup> Quoted from *Third Annual Report of the Buffalo Park Commissioners, January 1873* (Buffalo, N.Y.: Warren, Johnson &, 1873), 11.

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refinements made between 1881 and 1899.<sup>94</sup> The grounds promoted Thomas Kirkbride's philosophy of the therapeutic landscape, where ample natural light, fresh air and healthy activity were thought to improve the physical and mental wellbeing of the patients. This concept of open space and a natural landscape promoting health and well-being was influential in the development of open, single-family houses in the Elmwood Historic District. With the completion of the Buffalo State Hospital buildings and grounds, the final piece of the framing element of the edges of the Elmwood Historic District was in place. While the grounds of the hospital formed a barrier for development, the building's twin towers created a significant visual landmark on the horizon that is as recognizable today as it was in the nineteenth century.

The decades between the 1850s and the 1880s saw the dramatic transformation of this region of Buffalo from the natural to the naturalistic. The natural environment was the area that the early pioneers and settlers encountered in northern Buffalo in its earliest phases. The establishment of the nurseries during the 1840s and 1850s was the first stage towards the creation of a naturalistic landscape in the future Elmwood district. Naturalistic can here be defined as a man-made landscape that intended to imitate or create the effect or appearance of nature, or paraphrasing how Olmsted described his work, art completing nature. This transition marked the increasing sophistication of not only the city of Buffalo as a whole, but also of the Elmwood Historic District area as well, transitioning from the pioneer era to the high design and high-mindedness of a world-class city. Taken together, Forest Lawn Cemetery, The Park (Delaware Park) and the Buffalo State Asylum created a carefully manicured, naturalistic greensward, to use a term invented by Olmsted himself, of over 500-acres in the northern region of Buffalo.

With these three elements in place, by the 1870s and 1880s the boundaries of the Elmwood district had largely been established. The Allentown neighborhood around North Street, to the south, was reaching its capacity following the Civil War era. Black Rock and the Mile Strip Reservation to the west had rapidly developed beginning in the 1820s and 1830s following the success of the Erie Canal. The Cold Spring neighborhood, developed along both sides of Main Street, had become a thriving population center in northern Buffalo since

<sup>94</sup> Heritage Landscapes, *Cultural Landscape Report: The Richardson Olmsted Complex, Buffalo NY*, report (October 2008), 1-2.

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the early settlement era. Delaware Street (later Avenue), extended northward beginning in 1842, also helped encourage early growth and development along this primary spine. With the creation of the cemetery, parks and parkways system and asylum, the northern borders of the future Elmwood district had been defined. What was remaining inside of these borders was an empty canvas ready for development.

Not only were the physical parameters of the Elmwood district established, but the character of what this Elmwood district neighborhood would become was also created in this period. The nurseries in the area helped establish this region of the city as a lush and protective naturalistic landscape, filled with manicured flowering trees and exotic plants, and sophisticated modern greenhouses. The future character of the neighborhood had already been elevated by the elegant plans of Olmsted and the creation of The Avenue, Bidwell and Chapin Parkways, the circles and other elements in the area. These new, improved roads designed by Olmsted encouraged modern, more efficient modes of transportation in and around the Elmwood area, which encouraged and enabled residential districts to be separated in space from manufacturing and commercial areas but still be in proximity to them. Already an area buffered and removed from the industrial areas such as Black Rock, the Hydraulics and Buffalo's East Side, the Elmwood Historic District was an area well-suited for the gracious, open residential neighborhood envisioned by Olmsted, a therapeutic landscape for the industrial-era family. While Olmsted may not have developed a comprehensive plan for the Elmwood neighborhood, as he later did for Parkside, his parks and parkways helped to plant the seeds for the future character of the neighborhood by establishing an armature and a standard that encouraged its development as a beautiful, naturalistic, healthy and desirable residential area for the latter half of the nineteenth century.

**STREETCARS AND PUBLIC TRANSPORTATION IN BUFFALO**

In 1860, a new mode of transportation was established in the 11<sup>th</sup> Ward that encouraged and aided travel to and from the area. While the majority of travelers to the cemetery or the private parks took their own personal farm wagons or carriages in the 1850s, the cost of maintaining the vehicles and horses was an expense that not all Buffalonians could afford. As a result, walking was the primary means of travel in the first half of the nineteenth century, even among the middle and upper classes, and many people necessarily resided in close proximity to their places of business and shops. The 1860 establishment of a horse car line created a new transportation



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option in the city. The Buffalo Street Railroad commenced operations on Main Street on June 17, 1860. This line extended from "the Dock" at the Buffalo Creek northward to Edward Street by June 11<sup>th</sup> and was continued on to Cold Spring (likely terminating at the intersection of Main and Ferry Streets) on July 14, 1860.<sup>95</sup> Already by the mid-1860s, the impact of the horse car systems was felt in Buffalo:

*A very material addition to the comfort and convenience of our citizens has been made by the Street Railroads. They have rendered distant parts of the city readily and cheaply accessible, and have correspondingly enhanced the value of lands outside its more settled limits.*<sup>96</sup>

One of the biggest challenges towards realizing the vision and potential for the park and parkways system as a place of social and economic egalitarianism was in the relative lack of accessibility. While Olmsted had promoted accessibility to the already-populated centers with the design of his parkway system, linked into the existing street systems in the future Elmwood district area, it was still a difficult, expensive and tedious trip from the more settled areas of the city to the distant northern area. Already by 1873, just a few short years after construction of the parks began, the Buffalo Park Commissioners made a plea to the city for improved public access to the parks. In their *Fourth Annual Report*, made in January of 1874, the commissioners reported that many of the visitors to the park arrived in private carriages, sometimes as many as 1,000 a day, but many people walked from the horse car station at Cold Spring. However, they noted, the walk was long and could be especially difficult in inclement weather. "A cheap and convenient line of stages or a branch from the horse car lines would be a great boon to this class," the report noted.<sup>97</sup>

Improvements to the transportation system did not take long. The horse car line was extended from Cold Spring to The Park in 1879, providing an easier and more affordable means of traveling to and from the park. The Buffalo Street Railroad also opened additional lines in the area, including a Ferry Street line in 1885 and a Forest Avenue line that connected to The Park in 1888.<sup>98</sup> These lines helped to open up access between the downtown, Black Rock and East Side neighborhoods to the 11<sup>th</sup> Ward and the Elmwood district, which only a

<sup>95</sup> Larned, Vol 1, 145-148.

<sup>96</sup> Sanford B. Hunt, *The Manufacturing Interests of the City of Buffalo including Sketches of the History of Buffalo : With Notices of Its Principal Manufacturing Establishments*. (Buffalo: C.F.S. Thomas, 1866), 24.

<sup>97</sup> *Fourth Annual Report of the Buffalo Park Commissioners, January 1874* (Buffalo, N.Y.: Warren, Johnson &, 1874), 19.

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decade before had been seen as a distant region. For the Elmwood Historic District, the most significant improvement to Buffalo's streetcar system was the establishment of a horse car line on Elmwood Avenue. Opened on July 1, 1889, this horse-drawn line ran from Virginia Street to Forest Avenue and immediately began to improve access to the park.<sup>99</sup> This line also dramatically opened up the still largely vacant land in Buffalo's 11<sup>th</sup> Ward for development, ushering in the era of dramatic real estate sales and speculation. Nearly immediately following its opening, advertisements began to appear marketing the new "Elmwood district" to prospective home builders and purchasers, marking the start of a boom in real estate.

Vast improvements were made to streetcar transportation in the late decades of the 1800s. The first experimental electric streetcar service was established on the line from Main Street and Michigan Avenue to Delaware Park, via Harvard Place, Delevan, Delaware and Forest Avenues in 1889 and was noted as being an immediate success.<sup>100</sup> The entire line of streetcars was converted to electric power beginning in 1891 and progressed quickly in the ensuing years.<sup>101</sup> Elmwood Avenue's line transitioned to electric service in 1892. The new electrified cars provided several benefits to travelers, as compared to the horse-drawn cars. The electric cars travelled more quickly, which meant that people could travel greater distances in an equal amount of time. Thus, people could live further away from their place of employment, making Elmwood increasingly attractive for residential growth. At the time, most workers worked and lived, often in tenements, "downtown," but as their income and opportunities began to increase, they were able to afford single-family houses.

At nearly the same time, the New York Central Railroad established a line that circled the city of Buffalo, known as the Belt Line. The New York Central Railroad had operated a track in the northern area of Buffalo in 1880, known as the Niagara Falls Branch, which operated a station on Main Street, near the present Jewett Avenue. However, the New York Central's expansion in 1882, which nearly encircled the city, was an attempt by the railroad to decentralize the industrial development that was occurring on the east side and create

<sup>98</sup> Larned, Vol 1, 145-148.

<sup>99</sup> *Twentieth Annual Report of the Buffalo Park Commissioners, January 1890* (Buffalo, N.Y.: Courier Company, Printers, 1890), 32.

<sup>100</sup> D. David. Bregger, *Buffalo's Historic Streetcars and Buses* (Charleston, SC: Arcadia Pub., 2008), 9.

<sup>101</sup> Larned, Vol 1, 148.

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connections to factories in other locations in Buffalo.<sup>102</sup> Tracks cut through largely unsettled areas of the city, running north of The Park and Forest Lawn Cemetery. Stations convenient to the parks in the northern areas of the city were located at Central Park, near Main Street and Amherst Street, and on Delaware Street, north of the park. On December 24, 1890 a permanent electric streetcar line was opened on Main Street, running from Cold Spring and the New York Central Railroad Belt Line station near Jewett Avenue.<sup>103</sup> This connected the passenger service of the Belt Line with the street car system, and allowed for better access to the park area. The Olmsted-designed park gave the railroad a reason for being in this area of the city.

**STREETCAR SUBURBS IN THE UNITED STATES (ca. 1880s – 1920s)**<sup>104</sup>

The introduction of streetcars in American cities in the 1870s and 1880s had a dramatic impact on the urban landscape, encouraging new types of suburban residential living remote from the urban center. While slower and less reliable horse-drawn cars were the earliest incarnation of these systems and proved an improvement in transportation, by the 1890s electric streetcars were widely being installed that provided quick and relatively affordable alternatives to pedestrian travel for many urban residents, allowing them to look beyond the dense city core for housing. As a result, new residential areas, known as streetcar suburbs, developed in many American cities around the turn of the twentieth century.

Throughout much of history, being financially well-to-do carried the benefit of living near the center of the city. This was considered a mark of prestige and wealth and also afforded proximity to businesses and commerce. The concept of suburban living implied the nobleman's villa or country estate, typically far beyond the city limits. Typically these estates, owned by only the wealthiest and most prestigious citizens, were refuges for outbreaks of disease or extreme city heat. Being on the outskirts of the city was relegated to the middle-class and even the working-class, who faced longer walks to the city center.

<sup>102</sup> Mark Goldman, *High Hopes: The Rise and Decline of Buffalo, New York* (Albany: State University of New York Press, 1983), 178.

<sup>103</sup> Bregger, 9.

<sup>104</sup> Much of this discussion is drawn from United States of America, U.S. Department of the Interior, National Park Service, *Historic Residential Suburbs*, by David L. Ames and Linda Flint McClelland, National Register Bulletin: (Washington D.C.: National Park

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Several factors influenced the growth of suburban living in the second half of the nineteenth century. Population movement was occurring in the 1800s, partly in response to the growing commercial needs that dominated American city centers in the 1800s, pushing residential use increasingly away. City centers increasingly became associated with disease, crowded conditions, pollution from factories, and noise. Those who could afford it constructed their homes far from the city center, traveling by carriage, a phenomenon seen on Buffalo's Delaware Avenue. Increasing immigrant populations in cities, which saw immigrants often settling in dense communities that shared a common language and heritage, filled many of these now vacant inner city neighborhoods. Simultaneously, new advancements in public transportation in the second half of the nineteenth century dramatically shifted the relationship of the middle-class living in the city center, replacing foot travel with horse-drawn and later electric powered streetcars. By the 1890s, most of the wealthiest were gone from city centers and, thanks to improvements in affordable public transportation, the middle-class would soon follow.

Throughout the nineteenth century, idealized residential living was characterized by open space, natural landscapes with trees and plants, and single-family homes. These philosophies of ideal neighborhoods and communities were partially modeled on older notions of individual suburban mansions set on lush, manicured grounds as symbols of not only wealth and status but also of good health and tranquility. These notions contrasted with the housing stock in many American city centers in this era which consisted of crowded multi-story tenement buildings, with multiple families packed into small units with little light or air. This type of housing became widely associated with disease, as the density, poor ventilation and often unsanitary living conditions all contributed to the rapid spread of illness such as cholera and tuberculosis.

Streetcar suburbs generated tremendous growth in American cities beginning in the 1870s, helping to decentralize the dense urban core and providing an affordable option for a growing middle-class. Streetcars made frequent stops at short intervals along their route, creating continuous corridors of growth along the lines as they radiated out from the city core. Commercial businesses frequently developed either at key intersections along the streetcar line, or along the route of the line itself, as the streetcar brought visibility and accessibility to



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the stores and shops. Apartment buildings also frequently occurred along these routes, providing a less expensive living option with good access to transportation, though closer proximity to the noise of the streetcar.

Beyond the streetcar route itself, developers took advantage of the cheaper land prices, lower building costs, and public transportation systems to create new middle-class residential development. In addition to the streetcar lines, public utilities played a significant role in shaping the development and character of these early suburban developments. As properties were dependant on connections to utilities such as water, sewer, gas and later electricity, it was common for developers to divide lots into rectangular parcels with a narrow frontage on the street. This allowed for more houses to be constructed along a street, maximizing access to utilities, and also maximizing profitability for the developer or builder. These long, narrow lots with houses sited at a regular setbacks also resulted in the creation of a "front yard" and a "backyard," drawing on the desire for surrounding oneself in the natural landscape; while these are now typical elements of suburban development, in the 1880s and '90s this was a new concept. Despite the relatively small lots and closely spaced buildings, residents in these new streetcar suburbs enjoyed more light, air, space, and better sanitary conditions than those in urban centers and older residential areas at this time.

As streetcar suburbs became more widely developed and settled, the desire to regulate and ensure the "quality" of these neighborhoods became common. In an era before true zoning regulations, the most common method for controlling the nature and character of the growth of the community was often accomplished through deed restrictions. Deed restrictions could stipulate the type, use and size of building that could be constructed on the land. In some instances deed restrictions even regulated the cost of the building or the architectural style.

The introduction of the automobile and its widespread popularity in the early decades of the twentieth century spelled the end of the streetcar suburb. Initially, automobiles were incorporated into the streetcar neighborhoods, spurring the conversions of barns or the construction of new buildings to serve as automobile garages. New driveways were installed on properties. However, automobiles and buses quickly began to dominate transportation by the 1920s, and as ridership declined, many streetcar lines were removed and replaced with buses to make routes more flexible. Like the streetcar of a half-century earlier, the increased speed of the

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automobile allowed for further growth and expansion away from city centers, creating new automobile suburbs even more remotely located. By the 1940s the majority of streetcar lines were removed, replaced by automobiles and buses, effectively ending the era of the streetcar suburb.

**GROWTH OF THE ELMWOOD DISTRICT (1870s – 1910s)**

In the 1860s, Frederick Law Olmsted had envisioned that his parks and parkways system would spur the growth of an area of Buffalo that, until the end of the nineteenth century, had no name and no identity. His vision for the area around the parks was fulfilled, as a variety of influences converged in Buffalo in the 1880s and 1890s, including improved transportation and access, the completion of the attractive new parks and parkways, and also a rapid growth in the city's population and wealth. The Elmwood Historic District saw tremendous, rapid growth and development in the period between the 1870s and the early twentieth century. It was an era marked by tremendous real estate speculation and investment.

Even during the construction of Olmsted's parks and parkways, the adjoining land in the 11<sup>th</sup> Ward began to rise in value. As soon as 1875, the park commissioners reported that the increase in land values in the areas adjacent to the parks system was enough to pay off the interest on the bonds issued by the city for its construction. Land values showed an impressive growth in only a few short years; the assessor indicated that in 1870 the value of taxable real property in the 11<sup>th</sup> Ward was recorded at \$2,170,985. Only five years later, in 1875, values were at \$2,752,640 – an increase of over \$500, 000 in the short time. In the land where much of the park system was sited, primarily the 7<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> Wards, land values had increased more than \$1 million dollars in this time. The park commissioners reported that if this trend continued for the next five years, the increase in the tax revenue alone would prove sufficient to cover the costs of creating the park system.<sup>105</sup>

While the park commissioners had hopes for the steady growth of real estate values, Buffalo, like the rest of the nation, suffered a setback to its financial and economic growth during the financial crisis of 1873. In the years surrounding this crisis, business showed a general decline between 1871 and 1876. In fact, the Common Council

<sup>105</sup> *Sixth Annual Report of the Buffalo Park Commissioners, January 1876* (Buffalo, N.Y.: Press of the Courier Company, 1876), 9-10.

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paid the parks commissioner's additional funds to put more unemployed men to work on the parks at this time. However, the industrial and manufacturing sectors in the city had been quite prosperous during the Civil War, and Buffalo fared better than other commercial centers during the financial crisis. Aided by its comparative economic health during this era, during these years the population of the city also grew rapidly from 117,714 in 1870 to 134,557 in 1875.<sup>106</sup> This influx of an average of 9 people a day meant that the city needed to build two dwelling units per day at the then-rate of about 4.5 persons per household.

A combination of factors, including the continued growth in population, the success and intensification of Buffalo's economy and the development of the parks and parkways system, combined to make the vacant land in Buffalo's 11<sup>th</sup> Ward at the center of a real estate boom in the 1870s and 1880s. As historian J.N. Larned phrased it,

*There came now a time of remarkable stimulation in every department of activity...This led up to the only inflation of real estate values that Buffalo has ever given way to since the instruction experience of 1836-7.<sup>107</sup> A remarkable conservatism in the pricing of city ground had prevailed for fifty years; and it resisted for a long time the infection fevers of booming speculation that were running through the country in the eighties. At last, in about 1888, it succumbed, and real estate speculation rioted for the next four or five years. Buffalo was equipped in that period with street extensions and new streets, generally sewerred, paved and gas-lighted in advance of settlement on them...<sup>108</sup>*

In the 1870s, the Buffalo Park Commissioners had recommended that the city begin surveying and laying out new roads in the areas surrounding the Olmsted parks and parkways system in order to manage the growth of the neighborhood. In order to protect its investment in the parks, the city obliged this request, expanding and laying out a new order of roads in the Elmwood Historic District area. Because Delaware Avenue was already well developed with large mansions, during the 1870s and 1880s Elmwood Avenue gradually developed into a north-south spine. Already established in small fragments between Bryant Street and Ferry Street beginning in the 1850s, a portion lying between Butler Street and Utica Street was opened in 1870, and Elmwood Avenue

<sup>106</sup> Larned, Vol 1, page 85.

<sup>107</sup> Here, Larned refers to the previous real estate boom that occurred in Buffalo, spurred by the rapid rise of Benjamin Rathbun who purchased, constructed and financed the construction of many buildings in early Buffalo. His financial collapse has been noted as being partially responsible for the national financial crisis of 1837.

<sup>108</sup> Larned, Vol 1, page 85-86.

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was extended between Ferry Street and North Street in 1873, creating a direct link to the more densely developed areas to the south. In 1883 Elmwood Avenue was extended from Bryant Street to Forest Street. A non-continuous northern portion of Elmwood Avenue was planned between Delavan Street and Amherst Street, adjacent to the Buffalo State Asylum, in 1869; however, this route was not opened until 1881, when Elmwood Avenue was declared a public highway, 99-feet wide, from Forest Avenue to the Scajaquada Creek.<sup>109</sup> These new roads changed the previous east-west, river to Main Street connection in the ward into a more north-south orientation, linking the city and the park.

In general, the introduction of roads in the Elmwood district area grew from the established population centers of Black Rock and especially downtown and continued northward to the parklands. Ashland Avenue was formally laid out from Summer Street to Ferry Street in 1874 and was expanded from Ferry to Auburn Avenue in 1884.<sup>110</sup> Howard Avenue (named for George R. Howard, renamed Norwood) was established in 1874.<sup>111</sup> Anderson Place was established from Rogers Street to Elmwood Avenue in 1870.<sup>112</sup> Auburn Avenue, originally established in Black Rock in the 1830s, was extended eastward from Rogers Street to Elmwood Avenue in 1873.<sup>113</sup> Bird Avenue, another street of Black Rock origin, was extended eastward from the Mile Strip Reservation Line to Delaware Street in the 1850s, but was not noted as being an open, improved roadway until 1868.<sup>114</sup> Breckenridge Street was created in Black Rock in 1833 and was extended from the Mile Strip Reservation line east to Elmwood Avenue in 1868.<sup>115</sup>

The improvement of roads in the developing Elmwood district fostered its development. While the Buffalo and Williamsville Macadam Road (Main Street) had been improved using macadam construction in the 1830s, many of the roads in the Elmwood district remained dirt paths for many decades. It was not until the 1870s that many of these streets were graded and smoothed, but still most remained unpaved. Even Olmsted's elegant parkways

<sup>109</sup> Buffalo Bureau of Engineering, 213-17.

<sup>110</sup> Buffalo Bureau of Engineering, 24-25.

<sup>111</sup> Buffalo Bureau of Engineering, 486.

<sup>112</sup> Buffalo Bureau of Engineering, 19.

<sup>113</sup> Buffalo Bureau of Engineering, 28.

<sup>114</sup> Buffalo Bureau of Engineering, 45-46.

<sup>115</sup> Buffalo Bureau of Engineering, 55-56.



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and The Avenue were only graded, drained and opened to the public as dirt roads in 1874.<sup>116</sup> One of the streets in the worst condition in the 1870s was The Avenue (Richmond Avenue). Low spots in this road had been filled roughly with debris from the construction of the parks and parkways. However, this fill, along with the increasingly heavy carriage traffic on the road, created a rough, muddy and often impassable route on one of Olmsted's key park approaches. Calls to pave The Avenue with gravel and stones were issued by the Buffalo Park Commissioners in 1874.<sup>117</sup> The Avenue/Richmond Avenue was finally stoned and graveled in 1879 between Bidwell Place and Forest Avenue at the expense of adjacent property owners; however, this did little to improve its overall condition.<sup>118</sup> The north end of the street, north of Bidwell Place (Colonial Circle), faced less traffic and was in decent condition after it was graveled. However, south of Bidwell Place, Richmond Avenue remained a rough dirt road, and in wet weather was impassable.<sup>119</sup> Plank sidewalks had been installed along Richmond Avenue by this point, which helped to keep pedestrians out of the mud of the street. In 1881, the Buffalo Park Commissioners continued to lobby for improvements to Richmond Avenue, noting that the poor condition of the road was leading to deterioration to the adjacent grass, and the trees were subject to damage from horses and cows that roamed the area. During the winter of that year, the condition of the road was so poor that it was noted as being impassable for over three months.<sup>120</sup> Finally, Richmond Avenue was paved with Trinidad asphalt, a naturally occurring asphalt imported from the island of Trinidad, from North Street to Bouck Street (Lafayette Avenue) in 1885.<sup>121</sup>

Other roads in the Elmwood Historic District were also improved in the late 1870s and 1880s, making them attractive to development. While water-bound macadam surfaces had been the material of choice through much of the nineteenth century, used in the initial construction of the Buffalo and Williamsville Macadam Road (Main Street) in the 1830s, by the late 1800s the use of asphalt as a binder and sealer for a macadam road was proving to be more hard-wearing and durable. By the turn of the century, experiments with refined petroleum asphalt,

<sup>116</sup> *Third Annual Report of the Buffalo Park Commissioners*, 7.

<sup>117</sup> *Fourth Annual Report of the Buffalo Park Commissioners, January 1874* (Buffalo, N.Y.: Warren, Johnson &, 1874), 17.

<sup>118</sup> *Tenth Annual Report of the Buffalo Park Commissioners, January 1880* (Buffalo, N.Y.: Young, Lockwood &, 1880), 46-47.

<sup>119</sup> *Eleventh Annual Report of the Buffalo Park Commissioners, January 1881* (Buffalo, N.Y.: Young, Lockwood &, 1881), 67.

<sup>120</sup> *Twelfth Annual Report of the Buffalo Park Commissioners, January 1882* (Buffalo, N.Y.: Courier Company, Printers, 1882), 16-17.

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rather than natural asphalt, were already proving successful, making asphalt production cheaper and more widely available.<sup>122</sup> Bryant Street was paved with asphalt in 1881-82. Butler Street (Lexington Avenue) and Ferry Street were asphalt paved in 1884. In 1885, Summer Street was also paved with asphalt. The following year, Bouck Street (Lafayette Avenue), was completed. The length of Elmwood Avenue was paved from North Street to Forest Avenue in 1887. In 1888, Howard Avenue (Norwood Avenue), Ashland Avenue, Highland Avenue and Breckenridge Street were all paved. Other streets in the area were paved in the 1890s and 1900s.<sup>123</sup>

In order to prepare the land in the area for development, one of the first measures taken was to drain it. Covering an area more than 2,100 acres in size in the valley of the Scajaquada Creek near Delaware Street and Main Street, the Bird Avenue sewer was first proposed in 1875. Construction of the Bird Avenue sewer system occurred in stages between 1883 and 1894, and drained land between Bird Avenue, north up Lincoln Parkway, south around Chapin Place (now Gates Circle), and south down Main Street and as far east as the present Bailey Avenue.<sup>124</sup> While the Bird Avenue sewer helped to drain a large area of the Elmwood district, opening it up for development, its construction did destroy the Cold Spring at Main and Ferry Streets, marking the loss of one of the city's oldest water sources.

At around this same time, other sewer lines were also being installed in Elmwood. The construction of sewer lines on a street is a good indication of when the street was sufficiently developed to warrant the installation of sewers. Later dates for sewers in the 1890s and 1900s were typically noted for streets in the northern portion of the Elmwood Historic District (West), reinforcing the notion that the overall development in the district occurred from south to north. One of the earliest sewer mains run in the neighborhood was under Forest Avenue, which was installed beginning in 1874 as a part of the Buffalo State Asylum project. A sewer line in Ferry Street was laid in 1884. Anderson Place had a sewer line installed in 1885-86. Howard Avenue (Norwood

<sup>121</sup> Hodge Bros., Agents, Statistical Story of Progressive Asphalt, ca. 1889, MS, Buffalo and Erie County Historical Society, Buffalo, N.Y.

<sup>122</sup> "1823 - First American Macadam Road," Macadam - Road Building in America!, 2009, accessed May 23, 2012, [http://curbstone.com/\\_macadam.htm](http://curbstone.com/_macadam.htm).

<sup>123</sup> Hodge Bros., Agents, Statistical Story of Progressive Asphalt.

<sup>124</sup> "Map Showing the Territory to Be Drained by the Ferry and Bird Ave. Receiving Sewer, Buffalo NY," map, in *Annual Report of the City Engineer, Buffalo, NY for the Year 1875* (Buffalo, N.Y.: Young, Lockwood &, 1876).

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Avenue) and Ashland Avenue were sewered in stages from south to north between 1883 and 1888. Bryant Street had sewer mains installed between 1882 and 1886, indicating a relatively early development period on this street. Ferry Street also had sewers added early in this era, in 1884, as a part of the Bird Avenue sewer project. Highland Avenue had sewers in 1889. Bidwell Parkway had a sewer line laid relatively late, between 1892 and 1898. Breckenridge Street in the Elmwood district was also sewered relatively late, between 1890 and 1894. Between 1890 and 1891, Delavan Avenue in the Elmwood Historic District (West) was sewered.<sup>125</sup>

The roads of the west side of Elmwood Avenue were constructed at a slightly earlier time than those on the east side of Elmwood Avenue, resulting in a slightly different appearance and character on either side of that street. As many of the east-west streets in this general region originated in Black Rock, it was easy to extend these from the west to the east, and the prominence of Elmwood created a natural stopping point for road projects in the 1870s. However, when extensions of many of these roads east of Elmwood Avenue were sought in the 1880s, many of these measures were vetoed by the city's mayors. While it would seem natural that a mayor would support the progress and development of his city, especially in the midst of such booming growth, Mayor Phillip Becker's 1877 address to the Common Council highlighted the situation:

*(The Street Department) is always the subject of concern. No matter how faithfully the Street Commissioner may endeavor to perform his duty, he cannot escape criticism and daily complaints. We hear much about the bad condition of our streets, but when an attempt is made to clean them by laborers employed by the city, and tax expenses are assessed upon the property, many of the property owners protest against the system.*<sup>126</sup>

These sentiments were echoed only a few years later by Mayor Alexander P. Brush, whose motives stemmed from a growing wave of abuse, corruption and shoddy workmanship occurring in road construction in the 1870s and 1880s. Also, the rapidly growing street system required the allocation of additional funds for their repair and maintenance, putting a strain on finances. The city spent over \$92,000 in 1876 just for paving streets in stone

<sup>125</sup> For a complete list of sewer activity in the Elmwood district, please refer to: *Index of Paved Streets, Sewers, Water Mains: With Important Ordinances, Regulations and Permit Forms Relating to Work in Public Streets* (Buffalo: Bureau, 1912).

<sup>126</sup> Michael F. Rizzo and Genevieve M. Kenyon, *Through the Mayors' Eyes: Buffalo, New York 1832-2005* ([Buffalo, N.Y.]: Old House History, 2005), 125.

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and wood and an additional \$30,000 plus for repaving and repairing.<sup>127</sup> By 1878, the city had spent over \$196,000 on creating new streets, plus almost \$10,000 for repairs on existing ones.<sup>128</sup> These costs were exacerbated as new services were installed in this area; many of the roads were torn up and the replacement roads were of deficient quality. Mayor Brush outlined his thoughts in his address to the Common Council on January 5, 1880:

*The constant repairs required on our paved streets are rendered necessary largely by reason of the imperfect manner in which paving is replaced after making sewer, gas and water connections...(E)ffectual measures should be taken to secure a practical and perfect manner of doing such work that the streets may be left in a proper condition, and kept so by the parties doing our work. This end might be secured by requiring contractors in this line to take our licenses.*<sup>129</sup>

The reaction to the apparent bad practices in road construction during the early 1880s appears to be a primary reason for the development of what appeared as two different street patterns in the larger Elmwood Historic District area. One example comes from the records on Auburn Avenue. In 1873, Auburn Avenue was extended from Black Rock to Elmwood Avenue. Eight years later, on October 3, 1881, a petition was made to extend the road between Elmwood and Delaware Avenues; however, this was met with a veto, issued by Mayor Brush, on October 17. The west side, which developed rapidly, had a more complete grid-like pattern of both north-south and east-west streets. The cautionary measures taken by Buffalo mayors in the 1880s seem to have slowed road construction east of Elmwood Avenue, creating longer blocks with fewer north-south streets.

With improved transportation and access to the area, proper drainage, new roads being created and many local amenities emerging, by the end of the 1870s the Elmwood district area was poised for a rapid growth in population and construction. On the eve of such rapid growth in the area, information culled from the 1875 New York State Census indicates that the large 11<sup>th</sup> Ward had a population of 11,121 people and 2,280 houses built of brick, frame and stone. While this ward then encompassed the well-developed areas of the former Black

<sup>127</sup> *Annual Report of the City Engineer, Buffalo, NY for the Year 1876* (Buffalo, N.Y.: Young, Lockwood &, 1877), 60.

<sup>128</sup> *Annual Report of the City Engineer, Buffalo, NY for the Year 1881* (Buffalo, NY: Courier Company, Printers, 1882), 38.

<sup>129</sup> Rizzo, 114.



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Rock neighborhood, this growth is impressive compared to the 3,314 residents and 596 buildings (of any sort) recorded in 1855.<sup>130</sup>

One of the earliest developments in the Elmwood Historic District was neither residential nor religious but recreational. Richmond Avenue was the site of a baseball stadium in the early 1880s. In August 1883, Josiah Jewett, president of the Buffalo Baseball Club, was forced to look for a new site for his club after the existing ball park at Fargo Avenue and Rhode Island Street refused to renew his lease for 1884. Jewett located a large lot located at Richmond Avenue and Summer Street, not far from his house on North Street. The lot was owned by George Howard, whose home fronted on Delaware Avenue but whose lot extended west to Richmond Avenue. A five-year lease was negotiated for 360 feet along Richmond Avenue, extending east to Howard Street (now Norwood Avenue). Surveyor Marsden Davey, who had also surveyed Delaware Park and the Asylum, laid out the field, while William F. Burrows served as contractor for the project. The new 4,000 seat stadium, called Olympic Park, featured a sheltered grandstand and a special ladies section at the west end with caned arm-chairs. The outfield fence extended from Richmond Avenue to Norwood, and the main entrance was at the corner of Richmond and Summer streets. The Buffalo Bisons baseball team played there from 1884-1888. The fences and stands were later disassembled and moved to a new location on Michigan Avenue near Ferry Street. The valuable land on Richmond Avenue was soon sub-divided and swallowed up by construction, and the First United Presbyterian Church (unknown construction date) and several houses were built on the parcel.<sup>131</sup>

One of the earliest reports of the real estate boom in the Elmwood Historic District comes from 1888. The *Pictorial Yearbook & Calendar for 1888*, recording events and occurrences from 1887, was noted in June "great activity in building; over 500 dwellings in process of erection in the Eleventh Ward."<sup>132</sup> While this quote does not specify where exactly the construction activity was occurring, it is one of the earliest comments about the flurry of construction activity in this area. The growth in this ward was further enumerated; while the 11<sup>th</sup> Ward

<sup>130</sup> Table No. 20, *Annual Report of the City Engineer, Buffalo, NY for the Year 1876* (Buffalo, N.Y.: Young, Lockwood &, 1877), n.p.

<sup>131</sup> Today, the F.A. Sedita Senior Housing tower is located on the site. Joseph M. Overfield, "When Baseball Came to Richmond Avenue," *Niagara Frontier* 2, no. 2 (Summer 1955).

<sup>132</sup> Quoted from *The Pictorial Year-book and Calendar for 1888 with Buffalo Events in 1887...* (Buffalo, NY: Matthews, Northup &, 1888), 30.

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claimed 20,262 residents in 1885, only two years later it had a population of 25,463.<sup>133</sup> The addition of over 5,200 new residents marks an impressive growth of 125 percent, reflecting the popularity of the area. In September of 1889, *The Architectural Era* also noted the impressive growth and development taking place in the emerging Elmwood district:

*Last week over one hundred applications were made to build frame residences. Very few architects ever hear of these buildings, on account of arrangements made with the planing-mills and contractors for the drawing of the plans for nothing.*<sup>134</sup>

This comment from a national architectural newspaper captures the nature of the development occurring in the up-and-coming Elmwood Historic District. Unlike the wealthier streets, such as Delaware Avenue, Linwood Avenue and others, many of the buildings being erected in the Elmwood district were designed and constructed largely by contractors and builders. Many were built speculatively, with real estate investors or builders purchasing a larger plot of land, subdividing it into several smaller lots, building a house on each lot, and marketing them for sale. Because the area also attracted many upper-middle class residents as well, there are also several excellent examples of architect-designed residences among those builder designed.

As a clear attempt to market this new, valuable territory for development, the area was branded, apparently by developers, with the name "Elmwood District" or "Elmwood Avenue District" in the 1880s. It is difficult to ascertain exactly when this name was given to the neighborhood, or by whom, but it was widely in use in real estate advertisements by 1890, right after the opening of the streetcar line on Elmwood Avenue in 1889.

Drawing its name from the longest and most prominent street in the area, the name appears also to reference the verdant landscape of the neighborhood as a means to entice development in the area. Buffalo was characterized by elm trees for over a century until the Dutch Elm disease devastated their numbers. Other street names in the area also appear to draw on this association, including Ashland Avenue (drawing its name from the Ash tree) and Norwood Avenue (an apparent play on the Norway maple tree). Oakland Avenue, while also drawing on associations with nature, was likely derived from the nearby Oaklands Nursery, which was prominent in the

<sup>133</sup> *The Pictorial Year-book and Calendar for 1888...*, 62.

<sup>134</sup> H. S. Pickett, ed., "Buffalo," *The Architectural Era* 3 (September 1889): 195.

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1850s and 1860s. While its exact origin is elusive, by the 1890s the "Elmwood District" name was a widely used name for this area, giving it a sense of suburban character and identity that would help to shape and define its impending development.

This swath of undeveloped land was popular for new development in the late nineteenth century for several reasons. The first and perhaps most obvious reason is that it was available at a time when the city's population was rapidly growing. In 1870, Buffalo's population was recorded at 117,714, while in 1880 it grew more than 30 percent to 155,134. The trend continued, with the 1890 census recording a nearly 65 percent growth in only ten years to 255,664. The continuing growth of the population resulted in the need for new housing. Olmsted's parks and parkways system in the area offered an attractive alternative to the dirt and pollution of more industrialized areas of the city, making the Elmwood district a place considered fresh and healthy. In the nineteenth century, fresh water and parklands were seen as ways to help prevent the spread of diseases and illness. The wide open space also allowed for the construction of new, less-dense housing types rather than tenement houses, also seen as a healthy. The improved roads and streetcar systems in the area also encouraged growth in this area, providing better access to the land. These new roads were not just created as simple thoroughfares, but were broad and elegantly landscaped. This character created higher land values, and also encouraged the purchase of these lands by the city's growing middle- or upper-middle income classes.

The prominent role that the streetcar system played in opening up the new Elmwood district for growth and settlement also had a role in shaping its character. As urban historians Sam Bass Warner and Andrew H. Whittemore phrased it, the horse car and its modest fare "sorted riders from pedestrians."<sup>135</sup> While access to this area was highly improved, the fact that this land was remote from the majority of jobs, shops and places of employment in Buffalo's downtown and East Side areas meant that in order to reside in the Elmwood district, a person had to be able to afford the fare for the daily commute. Those who could not afford the streetcar fare were forced to walk to their jobs, meaning they had to live in close proximity, which usually meant in downtown Buffalo or the East Side. At the other end of the spectrum, those folks who were wealthy enough to

<sup>135</sup> Sam Bass Warner and Andrew H. Whittemore, *American Urban Form: A Representative History* (Cambridge, MA: MIT Press, 2012), 50.

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afford their own private carriages typically resided on larger properties more independent from the noise and commotion of the streetcar lines.<sup>136</sup> This left a middle- and upper-middle class population in Buffalo that could afford the daily fare but not a personal carriage, so a neighborhood like the Elmwood district would have been immensely appealing. This group of people could afford to build or purchase their own single family homes, mimicking the styles and open landscaped yards of the wealthy at a smaller scale.

**SUBDIVISIONS & LAND USE**

Another factor appears to have also aided in developing the character of the Elmwood Historic District. As the older generation of land owners in the Elmwood district area either sold their lands or died, leaving their holdings to their heirs, many times the sellers could stipulate the nature of the building that could be erected on the site in the deed. This occurrence helped to divide these large pioneer-era tracts into smaller lots, broken down amongst several heirs. Evidence of this phenomenon comes from the record of a sale between George Rumsey Howard and William C. Warren. Howard, who inherited his father George R. Howard's property in the Elmwood district in 1888, sold a lot with 100-feet of frontage and 200-feet of depth on Summer Street. Howard's own house was a spectacular mansion designed by Joseph Lyman Silsbee in 1887, located at the corner of Elmwood Avenue and Summer Street, and Warren's new parcel was neighboring. According to the *Real Estate and Building News* of October 17, 1891: "It is evident from the severe restrictions imposed by Mr. Howard that the house to be erected will be an elegant one."<sup>137</sup>

It is likely and typical of the era, that as a term of the sale, Howard imposed strict restrictions on the type of building that Warren could construct on this lot, here stipulating that it must be residential. Howard may have even imposed design guidelines on Warren, governing the style and type of house he could construct on the property. Howard likely applied such strict regulations on the sale to regulate what was constructed near his own home, to help maintain the appearance and character. He would not have wanted a factory building to spring up next to his stately house, a possibility in the years before zoning was adopted in the city.

<sup>136</sup> Warner, 50-51.

<sup>137</sup> "Notable Sales," *Real Estate and Building News* III (October 17, 1891).



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James O. Putnam also placed a deed restriction on land on Richmond Avenue that he sold to Anna J. Keating in 1902. Putnam, a New York State senator and an original founder of the University at Buffalo, was an early land owner in the area, owning a large parcel of land as early as 1872 on the Lafayette Avenue between Richmond Avenue and Elmwood Avenue. In his transaction for what is now 615 Richmond Avenue (1910, contributing), the deed stipulated:

*The house which shall be built on said lot shall be a single dwelling house, not flats, or an apartment and shall be built not less than one foot from the north line of said lot and that the front of said house shall set back from Richmond Avenue on a line with the front of the house next south and known as No. 613 and shall be set not less than six feet north line of said house. No. 613 on Richmond Avenue and the house to be erected on the lot hereby conveyed shall be of a cost not less than \$8,000.00 and be for a dwelling house.*<sup>138</sup>

Putnam's deed restrictions governed not only the type, size and siting of the house, but also the sum to be spent on its construction. In the early twentieth century, a typical frame house would have cost approximately a few thousand dollars, so Putnam is clearly establishing a high level of architectural character in his sale of the land. These are just two documented occurrences, but this phenomenon, an early sort of citizen-imposed zoning regulation, was occurring throughout the Elmwood Historic District, also helping to govern the nature and character of the architecture being built.

New theories and philosophies regarding real estate speculation were also becoming prominent in this era. Real estate business in the later nineteenth century was thought of as a "science." In the past real estate investors were typically millionaires who could invest in vast swaths of vacant land and wait years and sometimes decades for the natural growth to make their investment profitable. They made no improvements to it, and this land remained just open grounds. This older method required a great deal of already-established capital that could be tied up for unknown lengths of time. By the late nineteenth century, the new "modern" method for real estate speculation (as published in the *Real Estate and Building News* in 1891) was more complex:

<sup>138</sup> Quoted from deed for 615 Richmond Avenue, as provided by current owner.

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*It requires judgment in selection, push in overcoming obstacles, unity of purpose in the matter of improvements, an outlay to attract population, and last but not least, a liberal amount of advertising.*<sup>139</sup>

Under this new modern philosophy of investing in real estate of subdivide, parcel, and build, the idea was for multiple specialized businessmen to purchase large portions of cheap land which had possibilities, render it into market-palatable parcels, improve the parcels, which in 1890s Buffalo generally meant building houses or commercial buildings, and either collect rent on the buildings or sell them for a higher profit.

*Now, suburbs way out, bought cheap and made presentable by made roads and grading, by elegant side walks, induce the homeseeker to pass the unimproved and neglected outskirts to the district which combine the air of the country, with the improvements of the cities, electricity and other rapid travel overcoming distances. The new plan is best, and under its beneficent influences, suburbs are becoming constructed which are beautiful, healthy, substantial and in every way superior to even the best city locations and buildings.*<sup>140</sup>

This new approach towards quickly and cheaply purchasing and developing property would have a significant impact on the development of the Elmwood district during this period. Many of the new houses in this area were the results of speculation on the part of real estate developers who purchased large plots of vacant land and builders who built a strip of houses and quickly looked to sell or rent the properties at a profit.

Also fueling speculation in land sales in the Elmwood district was a city law that went into effect in 1877 requiring a new appraisalment of the city's real estate value. As a result, the total value jumped from just under \$40 million to \$88.8 million in 1878, more than double the previous assessed value. After 1878, however, the values of real estate still continued to climb, while tax rates in Buffalo were noted as being lower than other comparable American cities at the time.<sup>141</sup> This created an excellent environment for the boom in land sales and construction that would occur in the ensuing decades.

<sup>139</sup> "Old and New Real Estate Ideas," *Real Estate and Building News* III, no. 1 (July 1891).

<sup>140</sup> "Old and New Real Estate Ideas," *Real Estate and Building News* III, no. 1 (July 1891).

<sup>141</sup> George M. Bailey, "Sketch of Buffalo," in *Buffalo 1893: A Descriptive and Statistical Sketch of the City of Buffalo and Its Suburbs*, by George M. Bailey (Buffalo, N.Y.: Rowland &, 1893), 16-17.

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Urban historians Sam Bass Warner and Andrew H. Whittemore have studied the broad phenomenon of suburban real estate speculation during the late nineteenth century in America. Many of the broad patterns they describe were true for the development of the Elmwood district. Unlike some suburban developments shaped by a single developer or builder, the Elmwood Historic District was shaped by countless builders, carpenters, real estate dealers and other non-professional men, Warner and Whittemore's so-called "9,000 decision makers." Many of those involved in shaping the size, scale, architecture and layout of the neighborhood were small investors, building their own house or a small group of properties, sometimes scattered throughout the neighborhood. Warner and Whittemore's broad observations seem to parallel the story of the suburbanization of the Elmwood district, explaining the general uniformity of building type and character:

*...Speculating landowners cut up their fields and woods to offer lots for sale...Carpenters and other craftsmen who built three to six houses a year took most of the lots for development; some families purchased a lot to build on their own account. Whether builder or homeowner, their financing rested on short-term, straight-line mortgages whose principal fell due in five to seven years. Many depended on paying a down payment and then no principal, hoping that the mortgage would be renewed at the end of its term. When depressions tightened the mortgage market, renewal ceased and uncounted numbers of mortgagors lost their property.*

*In a city-building process of many small entrepreneurs, little innovation could be expected. Everyone sought market safety in repeating what was already known and proven popular. Thus, without legal regulations, custom and fear of failure directed the design of the vast new areas of streetcar suburbs.*

*Freestanding wooden, stone and brick houses characterized the new neighborhoods of the well-to-do. Often here the subdividers added covenants against the building of livery stables, saloons, or manufacturing, and set requirements for lot lines and the control of fences.<sup>142</sup>*

Lacking a single guiding vision, no real legislation or regulation was in place to shape the character of the Elmwood Historic District. However, developers and builders were not truly free to create whatever they wanted. Construction was guided by existing factors such as street patterns, access to public utilities, land prices and other physical conditions. Also influential to the design of the area was a consideration for the type of people who could afford to live in the area and purchase houses, and many of the speculatively built houses were designed to appeal to the masses and attract quick sales. With these forces at play, shaping its growth and

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character, a description of the Elmwood District from 1894 notes the vast bounds of the neighborhood early in its development: "The 'Elmwood district' really comprises the territory bounded by Virginia Street, Delaware, Richmond, and Forest avenues..."<sup>143</sup>

**LAND VALUE**

The total value of construction occurring throughout the city was equally impressive. In 1890, it was estimated that between \$5 million and \$6 million worth of building had occurred in the city. While this figure included several large-scale projects, it also included dozens of houses in the Elmwood Avenue area. It was estimated that in 1891 that the total figures would range between \$8 million to \$10 million.<sup>144</sup>

What had previously been a undeveloped section of the city quickly became some of the most valuable real estate in the city at the end of the 1800s. The increase in land values and land prices was impressive. One source noted that property on Ashland Avenue in 1881 could be purchased at cost of \$2,600 an acre, or \$10 per foot frontage. By 1893 this same land had increased in value to \$26,400 per acre, or \$150 per foot frontage.<sup>145</sup> In 1894, newspaper articles reported that land on Summer Street and other streets nearby, which had sold for \$10 or \$15 per foot in the early 1880s was then selling for \$300 to \$400 a foot.<sup>146</sup> Real estate values were skyrocketing in Buffalo during the 1880s and 1890s, spurred largely by the rapid development of the Elmwood district, causing a bubble in land values. Some of the practices in real estate at the time were far more sinister, and there were false valuations, forced inflation, and illegitimate speculations that often worked against prospective homebuyers in the Elmwood Historic District.<sup>147</sup> One 1899 source summed up the real estate situation in the city at the time, stating, on the eve of the Pan-American Exposition:

<sup>142</sup> Quoted from Warner, 76.

<sup>143</sup> *Buffalo Courier*, "Where Houses Grow: Marvelous Growth of the Elmwood District," September 9, 1894.

<sup>144</sup> Real Estate and Financial News, March Supplement.

<sup>145</sup> Elias A. Long, *An Acre in the City. A Brief Treatise on Land, Millionaires, Fortunes in Real Estate, Buffalo, Niagara Power* (Buffalo, 1894), 3.

<sup>146</sup> *Buffalo Courier*, "Where Houses Grow: Marvelous Growth of the Elmwood District," September 9, 1894.

<sup>147</sup> *A History of the City of Buffalo: Its Men and Institutions: Biographical Sketches of Leading Citizens*. (Buffalo: Buffalo Evening News, 1908), 32.



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*The low cost of property, and the very low tax rate unite in giving to the investor in real estate, opportunities that cannot be had had in any city of similar size in the country.*<sup>148</sup>

This relationship of real estate value and population growth was summarized by George M. Bailey, a prominent journalist and real estate investor in 1893. Bailey points out that land sales were not enough to spur the success of a real estate investment. Only by building a structure, especially a house, could an investment in land become profitable for the purchaser:

*Population makes land value. If Buffalo is adding to her population every year a city as large as Lockport, while her limits remain the same (about 42 square miles), it stands to reason that there must be more people who wish to buy land than of those who have land for sale. Hence the increase in value, which is made permanent by new fixtures upon the land, in the way of houses and other buildings that produce rent, as against vacant land that usually bring no income, but is a tax-eater. The amount of substantial building in Buffalo during the past few years has been something tremendous, and it is to be regretted that there is no accurate method of getting at its value.*<sup>149</sup>

As an attempt to regulate and oversee the real estate speculation occurring in the city, the Buffalo Real Estate Exchange was organized on January 23, 1885. For many years much of the real estate business in Buffalo was conducted through this organization.<sup>150</sup>

This astonishing growth in Buffalo in the late nineteenth century is described in a publication issued by the Common Council in 1897, in the midst of the development of the Elmwood Historic District:

*[Buffalo] had a healthy, but not a phenomenal growth, until about the year 1870, when it began to roll up cumulatively astonishing additions to its population, and to give evidence of becoming some day one of the greatest commercial and manufacturing cities in the civilized world. That expectation has already been realized. Its growth between 1880 and 1890 was like compounding interest on money, and was in every way phenomenal, and the development has continued until to-day, when it is generally conceded*

<sup>148</sup> *Ins and Outs of Buffalo, the Queen City of the Lakes; a Thoroughly Authentic and Profusely Illustrated Guide.* (Buffalo: A.B. Floyd, 1899), 22.

<sup>149</sup> George M. Bailey, "Sketch of Buffalo," in *Buffalo 1893: A Descriptive and Statistical Sketch of the City of Buffalo and Its Suburbs*, by George M. Bailey (Buffalo, N.Y.: Rowland &, 1893), 17.

<sup>150</sup> *A History of the City of Buffalo: Its Men and Institution*, 33.

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*that Buffalo affords the best field for speculative enterprises and for manufacturing undertakings of any of the cities of its size in the world.*<sup>151</sup>

This rapid speculation and inflation was halted by the financial crash of 1893; yet after the mid-1890s, real estate development continued to grow, not only out of speculative investment but also out of sheer need based on the still-growing population, but it was of a more conservative nature.<sup>152</sup>

**TURN OF THE TWENTIETH CENTURY / PAN AMERICAN EXPOSITION**

By the mid-1890s, the Elmwood district was poised as Buffalo's most attractive, fashionable neighborhood. During 1898 and 1899, Buffalo issued around 2,000 building permits, nearly four per day, many of them for residential structures and many to be built in the Elmwood district.<sup>153</sup>

In 1901 after the delay of the Spanish-American War, the Pan-American Exposition took place on grounds located just north of Delaware Park. While the development of the Elmwood district was already well underway by 1901, the Pan-American Exposition did help to encourage the further growth and development in the area. In preparation for the fair, new streetcar lines were constructed in the area, further enhancing the transportation network in this area of the city. The streetcar line on Elmwood Avenue, electrified around 1892, brought travelers directly to one of the main gates for the Pan-American Exposition, further increasing the popularity of this line. The Pan-American Exposition also attracted new attention to the "Elmwood district." Taking advantage of their proximity to the fair, many homeowners rented rooms and served as boarding houses as a way to earn some additional money. The Parkes at 759 Bird Avenue offered lodging and breakfast as well as maps to their guests. Mrs. Cleves at 383 Bryant Street advertised a "delightful location" ten minutes from the Pan-American grounds. Walter S. Jenkins offered guests a ground room floor and a private bathroom at his home at 805 West Ferry.<sup>154</sup> So while the Pan-American Exposition may not have directly influenced the growth and development of the Elmwood district, the fair was clearly a part of life in the area around 1901.

<sup>151</sup> Quoted from Buffalo Common Council, *Manual Containing a Sketch of Buffalo, Facts and Figures on Various Subjects... and Full Data Relative to Public Affairs for the Year 1897*. (Buffalo, N.Y.: Wenborne-Sumner, Printers, 1897), 8.

<sup>152</sup> *A History of the City of Buffalo: Its Men and Institution*, 33.

<sup>153</sup> *Ins and Outs of Buffalo*, 22.

<sup>154</sup> "Advertisements," *The Outlook* 68, no. 18 (August 31, 1901): n.p.

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In November of 1902, the development in the Elmwood district was quantified in the journal *Greater Buffalo*. An article devoted to "The New Elmwood District" noted that fifty-seven buildings were in the course of construction, all of them devoted to residential use with the exception of one store building at the corner of Elmwood and Auburn Avenues. The residential buildings ranged from stone mansions to four-family apartment buildings. The number of buildings under construction on several of the Elmwood district streets was provided:

*Hoyt, 5; North Norwood, 2; North Ashland, 5; Elmwood, 5; Richmond, 2; Brantford Place, 2; Norwood, 3; Ashland, 1; Lincoln Parkway, 2; Bidwell Parkway, 5; Auburn 2; Lafayette, 4; West Delavan, 7; Potomac, 3; Bird, 2.*<sup>155</sup>

Besides this tally, more than two dozen houses were also noted as being recently completed. The article noted that the Elmwood district had seen at least 76 new residences constructed between May 1<sup>st</sup> and November in 1902.<sup>156</sup>

The growth and popularity of the Elmwood district continued into the first decade of the new century. By 1900, the population of the city had grown to over 350,000 residents. During this era, new buildings were constructed in the Elmwood district that helped to create a sense of place and desirability in the neighborhood. The only permanent building erected for the Pan-American Exposition, the Buffalo Historical Society (now the Buffalo and Erie County Historical Society, NR Ref. No. 80002606), added a touch of classical design to the Delaware Park area in 1901. The elaborate Beaux Arts style Lafayette High School (NR Ref No. 80002608), located just west of Richmond Avenue on Lafayette Avenue, was built to the design of local architects Esenwein and Johnson between 1901 and 1903 to serve as the city's third high school. The Albright Art Gallery (now Albright Knox Art Gallery, NR Ref. No. 71000538), was designed by noted Buffalo architects Green and Wicks. Located on Elmwood Avenue near Delaware Park, it was initially conceived as part of the Pan-American Exposition and construction began in 1890; however, delays postponed opening until 1905. These cultural and civic monuments not only continued the trend of high-style architecture in the largely residential Elmwood district, they also

<sup>155</sup> "The New Elmwood District," November 1902, 19.

<sup>156</sup> "The New Elmwood District," November 1902, 19.

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created additional attractive places to learn, study, visit, raise families and live. In October 1902, the journal *Greater Buffalo* noted:

*Altogether the northern part of the Elmwood district has advantages which the southern has never had, and for that reason it is developing more rapidly than any district in Buffalo.*<sup>157</sup>

This article points out a key fact about the overall growth and development of the Elmwood district. After the turn of the twentieth century, these new cultural and educational institutions in the area encouraged residential development in a larger, more opulent manner. It is during this era of the early twentieth century that areas just south of the park begin to develop, notably along Lincoln Parkway.

**DORCHESTER ROAD (1903)**

One of the last streets established in the Elmwood Historic District (West) was Dorchester Road. Dorchester Road was created as a divided street with a planted median, outside of the parkways designed by Frederick Law Olmsted, the only of its type in the Elmwood Historic District (and one of only a few in Buffalo). Developed beginning in 1903, Dorchester Road was cut from Bidwell Parkway through Richmond Avenue to Baynes Street. The landscaping, which was said to feature grass plots, fountains and shade trees, was installed and created by the Niagara Tree Company.<sup>158</sup> It seems likely that the developers of the street drew on Olmsted's parkways, which commanded higher prices for land, hoping to recreate the profitability of an "exclusive" street. For several years, the street sat vacant and was slowly parceled out. In 1906 Sylvanus B. Nye purchased some of the land to build houses. Nye was a prominent developer in Buffalo at the time, developing Argyle Parkway and Ardmore Place before turning the land once occupied by the Pan-American Exposition into a residential neighborhood known as Nye Park in the 1910s.<sup>159</sup> Houses that Nye had built on Dorchester Road included 116 Dorchester (erected by builder Charles G. Hudson in 1908), 156 Dorchester (built 1908), 139 Dorchester (built 1908) and 97 Dorchester (built 1909). The Dorchester Improvement Company, a real estate development company of unknown background, had built 122 Dorchester (built 1909), 124 Dorchester (designed by architect

<sup>157</sup> "The New Elmwood District," October 1902, 8.

<sup>158</sup> "The New Elmwood District," October 1902, 8.



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Emerson C. Dell in 1910), 154 Dorchester (designed by Dell in 1909), and 164 Dorchester (built 1909). As another of the Elmwood district's most attractive streets, Dorchester Road also contains several architect-designed houses in addition to the contractor-built examples. Green and Wicks designed several houses for William H. Scott, a contractor, including his own house at 20 Dorchester (built 1904), 27 Dorchester (1907), 23 Dorchester (1908), 73 Dorchester (1909) and 49 Dorchester (1910).

Houses in the district reflected the same hierarchy of design as did the streets. Just as the landscape became larger and more spectacular approaching The Park, so too did the architecture and real estate values. In general, the land along secondary or side streets, such as Ashland Avenue, Bryant and Summer Streets, developed earlier with houses set on smaller, more densely packed lots. These lots were more affordable for developers as they were close to the amenities of the park but not immediately adjacent. Those lots along Richmond Avenue and Bidwell Parkway, some of the most desirable land bordering Olmsted's landscape improvements, commanded higher prices and were developed slightly later by a wealthier clientele. The most desirable lots nearest to The Park along luxurious Lincoln Parkway developed even later, around the turn of the twentieth century. These properties, just south of The Park, contained generous lots with large, high-style houses.<sup>160</sup>

**CHANGES IN THE ELMWOOD DISTRICT (1910s – ca. 1940s)**

By the end of the 1910s, the Elmwood Historic District had emerged as Buffalo's most fashionable and desirable residential neighborhood. In one generation, this area of the city had rapidly transformed from vacant land to a densely built pedestrian suburb north of Buffalo's growing commercial center. Although limited construction in the Elmwood Historic District continued through the 1920s and 1930s, as early as 1902, the neighborhood was described as "well filled up" with the houses of the "well-to-do."<sup>161</sup>

<sup>159</sup> Mike Rizzo, "Turn-of-the-'previous'-century Splendor Abounds in City's Architecture," *The Buffalo News*, March 29, 2003, Home Finder ed.

<sup>160</sup> Francis Kowsky, Martin Wachadlo, and Christine M. Longiaru, *Intensive Level Historic Resources Survey - City of Buffalo: Grant-Ferry-Forest Neighborhood*, report (Buffalo, N.Y.: Clinton Brown Company Architecture, Feb 2006), 3-14.

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**ELMWOOD AVENUE EXTENSION**

In the early twentieth century a subtle shift in the character of the Elmwood Historic District, especially focused on its primary thoroughfare, Elmwood Avenue, began to take hold. By 1901 and the time of the Pan-American Exposition, Elmwood Avenue was a primary artery in the northern part of the city and in the Elmwood Historic District. The streetcar line, initially installed in 1889 and electrified around 1892, helped drive this connection between the urban core and the Elmwood Historic District via Elmwood Avenue. Elmwood Avenue had been gradually extended throughout the late nineteenth century, and, by 1901, ran from Virginia Street at the south and continued north into the growing community of Kenmore beyond the city line. By 1903, options for the extension of Elmwood Avenue were explored. The most popular plan was to unite Elmwood Avenue with Morgan Street, which ran parallel and just west of Delaware Avenue near Niagara Square. Many residents of the Elmwood district were unhappy and felt inconvenienced that the Elmwood streetcar line did not extend directly into downtown. Because of the narrowness of the street at its southern end, one train car would have to wait for another to pass. The road was too narrow for two parallel tracks.

The benefit of extending Elmwood Avenue to connect Buffalo's thriving suburb more directly to the downtown core was seen as an undertaking with little risk and high reward. The project was said to interfere with few valuable buildings along the new route. This section of Buffalo closest to downtown was seen as old, shabby and less fashionable with its small, outdated houses and cramped streets compared to the new residential growth in the Elmwood district. This area of the city, especially along Main Street and Delaware Avenue nearby, was transforming from a residential area into the city's commercial district by the turn of the twentieth century. Public sentiment favored the construction, and it was said that:

*Surely there has never was an instance in a city of anything like the population of Buffalo where a public improvement of such magnitude in an old and valuable part of the city could be effected at so slight a cost as this will involve.*<sup>162</sup>

<sup>161</sup> "The New Elmwood District," October 1902, 8.

<sup>162</sup> *Buffalo Courier Express*, "How Easily Morgan Street Could Be Extended and Elmwood Avenue Widened," June 22, 1903.

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While the extension of Elmwood Avenue south to Morgan Street was costly and labor intensive, it also faced another obstacle. Occupying a large plot of land in the middle of the proposed route was the Rumsey estate. Known as "Rumsey Park," the palatial grounds of the Bronson Rumsey estate at 330 Delaware Street dated back to 1862 and stretched from Delaware to Whitney Place and Carolina Street. Rumsey Park was the center of Buffalo high society in the late 1800s, one of the city's landmark residences. Given Bronson Rumsey's prominent role in Buffalo at the time, it was not until after his death in 1902 that the road extension project through his property began to take shape.<sup>163</sup>

After much public discussion, the Elmwood Avenue extension project began in 1903. Many residents in the Elmwood district celebrated the road extension. "This will bring the city to our very doorstep," it was proclaimed.<sup>164</sup> Bisecting the old Rumsey estate, the road construction continued for nearly a decade. The widening part of the project, broadening Elmwood Avenue both north and south of Allen Street to allow for two tracks for the streetcar line, was completed in the fall of 1910, and the entire project was completed in 1911.<sup>165</sup> Elmwood Avenue then served as a primary north-south artery from downtown Buffalo through to the city line and beyond, a key role it plays to this day.

While it might have been expected that this newly extended roadway would encourage the further residential development along Elmwood Avenue, many residents shied away from living in such close proximity to the streetcar lines and their noisy activity. As a result of the increased streetcar traffic and the growing number of automobiles in the area, Elmwood Avenue began to transform into a commercial area. By the 1920s, Elmwood Avenue was described as a "street of spots," with residential pockets and commercial pockets.<sup>166</sup>

<sup>163</sup> "Rumsey Park," Western New York Heritage Press, 2005, accessed May 30, 2012, [http://wnyheritagepress.org/photos\\_week\\_2005/rumsey\\_park/rumsey\\_park.htm](http://wnyheritagepress.org/photos_week_2005/rumsey_park/rumsey_park.htm). Also, *Buffalo Courier Express*, "How Easily Morgan Street Could Be Extended and Elmwood Avenue Widened," June 22, 1903.

<sup>164</sup> Quoted in *Life on Elmwood*, ca. 1983, TS, Buffalo and Erie County Historical Society, Buffalo, NY.

<sup>165</sup> Larned, vol. I, 96.

<sup>166</sup> Bureau of Business and Social Research, Ralph C. Epstein, and Florence M. Clark, *Buffalo Real Estate Assessments 1905 - 1928*, University at Buffalo Studies in Business (Buffalo, N.Y., 1929), 27.

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Real estate values on Elmwood Avenue appear to have played a role in shaping its development in the early decades of the twentieth century, as values fluctuated on an almost block by block basis. While commercial development on the street had been spurred by the Pan-American Exposition in 1901, it was actually residential demand that dictated higher land values on Elmwood Avenue through the early decades of the 1900s. The block between Summer and Bryant Streets was considered one of the most fashionable residential strips on Elmwood Avenue in the 1920s, with assessments of \$110 per front foot. In comparison, blocks like that between Anderson and Lexington Avenues were assessed at only \$47 per front foot. This lower cost allowed these blocks to be desirable and affordable for commercial ventures.<sup>167</sup> By the late 1920s, commercial development had occurred on the blocks between Bryant and Utica Streets, Breckenridge and Cleveland Streets, Delavan and Potomac Streets and Bird and Forest Streets.<sup>168</sup>

The commercial growth of Elmwood Avenue in the Elmwood Historic District took on a unique architectural character. Instead of replacing many of the houses on the street that had been constructed only a decade or so earlier with commercial blocks, one or two-story commercial additions were constructed to the front elevations of houses to accommodate shops and restaurants. While this type of converted building is not unique to Elmwood Avenue, it does occur at an unusually high frequency on the street, giving it a distinctive commercial appearance. The building at 746 Elmwood Avenue is an excellent example of this type of conversion, featuring a ca. 1916, two-story stone-clad Classical Revival commercial block in front of a ca. 1890s former house. Another good example is 736 Elmwood Avenue, featuring a two-story brick commercial front with a central entry flanked by showrooms and an elegant shaped pediment, set in front of a ca. 1890s frame Queen Anne style residential building. While some two or three story commercial blocks were constructed, notably the group of stately brick buildings on Elmwood Avenue near Bidwell Parkway, the scale of these buildings was still highly compatible with the surrounding residential neighborhood, never taking on the sort of mammoth scale of commercial development of downtown Buffalo.

<sup>167</sup> Bureau of Business and Social Research, 30-31.

<sup>168</sup> Bureau of Business and Social Research, 28.



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**AUTOMOBILES**

By the 1920s, automobiles had become a prominent fixture in the daily lives of Buffalo residents, and their ownership was becoming more affordable and widespread. Around this time, many home owners constructed automobile garages, sometimes referred to as "autobarns," on their properties to accommodate their vehicle. The majority of houses in the Elmwood Historic District (West) had been developed before the rise of the automobile, and on some streets, houses were set too closely to their neighbors, making the addition of a driveway and an automobile garage difficult to accommodate. Some properties, such as those along Richmond Avenue, where the parcels were more generous, either transformed carriage houses and barns into auto garages or built new structures to accommodate vehicles. This reflects a change in transportation in the middle- and upper-middle class neighborhood, as public transportation, which had been the primary mode of transportation in the late 1800s and early 1900s, shifted to the convenience of privately owned personal vehicles. East of Elmwood Avenue developed slightly later than the west side of the street, and original driveways and garages are more common features in the Elmwood Historic District (East).

While automobiles made travel to and from the Elmwood Historic District easier and faster, it also had a negative impact on the neighborhood. After the streetcars had opened up access to the area for growth and development in the late nineteenth century, the automobile and improved roads allowed the flight out of the city beginning in the early twentieth century. The ease and affordability of automobile transportation encouraged new residential growth even further away from the urban core of Buffalo. New suburban neighborhoods developed north of the Scajaquada Creek within the city limits. Parkside (NR Ref. No. 86003372 and 86002817), which had been proposed by Frederick Law Olmsted in the 1870s, was largely developed in the auto era, 1920s through the 1940s. The area north of Hertel Avenue also developed around this time. Outside of the city boundaries, the village of Kenmore flourished on both sides of Delaware Avenue as a developers' haven in the 1910s and 1920s. These new suburban neighborhoods were all made possible by the ease in transportation afforded by owning automobiles.

While the Elmwood Historic District continued to be popular, the character of the neighborhood was subtly changing in the 1920s. In the 1890s and 1900s it was common and affordable to maintain several live-in

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servants and staff; by the 1920s only the wealthiest could afford such a cost. The heirs of the original owners and builders could not as well afford the costs of maintaining the large houses and mansions in the Elmwood district. As a result of a decline in their popularity and the costs of maintaining these properties, many of the large single-family residences were subdivided into apartments beginning in the 1920s. This trend was further exacerbated by the Great Depression in the 1930s.<sup>169</sup>

As automobiles continued to play an ever-growing role in the Elmwood district, as they did throughout the city of Buffalo and the United States at the time, the growing congestion on the city's streets was becoming a concern in the 1920s. Designed for horse-drawn wagons, pedestrian traffic and streetcar lines, the streets were now the subject of new plans to widen them to accommodate automobile traffic. In 1922, Boston architect and urban planner Edward H. Bennett proposed a radical redesign of the city, largely to accommodate automobiles. While he largely left the local-traffic streets of the Elmwood Historic District intact, he did propose extending Richmond Avenue south through The Circle (now Symphony Circle) forming a new route parallel to Elmwood Avenue connecting to the Terrace. A similar concept was proposed in 1935, with the extension of Richmond Avenue through Wadsworth Avenue to Edward Street, creating a new thoroughfare paralleling Elmwood Avenue before connecting to a proposed high-level bridge to the Hamburg Turnpike.<sup>170</sup> These proposals reflect the growing significance of the automobile in thinking about the Elmwood Historic District neighborhood. Had these extensions been completed, Richmond Avenue could have become a major highway through the city of Buffalo, potentially having a devastating effect on one of the city's most intact Olmsted-designed residential streets, akin to the demise of Olmsted's Humboldt Parkway on Buffalo's east side.

Perhaps the most significantly transformative road project for the Elmwood Historic District was a road widening project undertaken in the late 1930s which underscored a significant shift in thinking about the Elmwood Avenue area. In the late nineteenth century, the Elmwood Historic District was desirable for its natural landscape and bucolic tree-lined streets. It was a neighborhood intentionally removed from the hustle

<sup>169</sup> Life on Elmwood, n.p. Also, culled from information in Sanborn maps that reflects the change in notation for many of the houses in the neighborhood from "D" or dwellings to "F" for flats.

<sup>170</sup> *The Buffalo News*, "Map Outlines Proposed Richmond Avenue Extension," August 10, 1935.

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and bustle of downtown business and industry. By the 1930s, the focus on these qualities in the Elmwood Historic District was replaced by the growing importance of the automobile. In 1935, a proposal was created to widen Elmwood Avenue from 42 feet to 49 feet from Niagara Square to Forest Avenue. The Works Progress Administration (WPA)-funded project was proposed to alleviate the automobile traffic congestion on this busy route. This road widening meant the loss of hundreds of Elmwood Avenue's stately elm trees, which provided this area of the city with its natural beauty. Many residents at the time argued against this loss, "Buffalo trees certainly are becoming victims of progress," commented Mr. Edward Hall of 58 Elmwood Avenue. "I suppose we can't have beauty and automobiles as well."<sup>171</sup> One of the concerns with the street-widening project was that residents on Elmwood Avenue would have four lanes of traffic practically in their front yard: "... (W)e're going to have the streets come up to the doorsteps; trees felled everywhere, and the sidewalks will be so close to the street that a pedestrian won't have a chance to avoid motor vehicles."<sup>172</sup> Perhaps the most graphic depiction of the transformation of Elmwood Avenue from stately thoroughfare to modern artery is a photograph in the *Buffalo Evening News* newspaper from November 9, 1938, titled "Widening Program Robs Elmwood Avenue Block of Stately Elms." Construction continued for over a decade on Elmwood through the 1930s and into the 1940s. In 1948, 17 elm trees were removed from the block between Lexington and West Utica Streets; at least five of them were said to have been over a century old.<sup>173</sup>

This sense of the closing of a chapter in the history of the Elmwood Historic District is reinforced by the removal of the streetcar lines from Elmwood Avenue in 1941 to make way for automobiles and buses.<sup>174</sup> The automobile had supplanted the streetcar as the primary mode of transportation, as the streetcar had succeeded pedestrian travel in the late nineteenth century. The Elmwood Historic District's character as a streetcar suburb had ended, and a new auto-centric existence lie ahead.

<sup>171</sup> Quoted in *Buffalo Evening News*, "Better Planning Asked as Street Loses Trees," November 8, 1938.

<sup>172</sup> *Buffalo Evening News*, "Better Planning Asked as Street Loses Trees," November 8, 1938.

<sup>173</sup> *Buffalo Courier Express*, "Making Way for Progress," April 6, 1948, Courier-Express Daily Pictorial sec.

<sup>174</sup> Natalie Green Tessier, "The Old Photo Album: Elmwood Avenue," *Western New York Heritage*, Summer 2002, 14.

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As historian Mark Goldman stated "While the streetcar helped to create the modern central business district, the automobile helped to destroy it."<sup>175</sup> A similar statement could be made for the Elmwood Historic District. This neighborhood was built in the 1880s and 1890s largely because of the access the streetcar lines afforded this swath of land. What made this neighborhood attractive was its trees and verdant landscape. With the rise of the automobile in American society in the early twentieth century, new growth was made possible in even more distant suburban areas, and the loss of its namesake trees on Elmwood Avenue also marked an end to the initial development period of the Elmwood Historic District.

**NOTABLE RESIDENTS OF THE ELMWOOD DISTRICT (WEST)**

A contemporary depiction of the residents of the Elmwood district described the neighborhood as "consisting of a smattering of wealth mingled with people who might be classified as in moderately comfortable circumstances," an apt characterization of the social and economic status of residents.<sup>176</sup> The Elmwood district attracted scores of Buffalo's growing middle and upper-middle class from a wide range of political, business and cultural backgrounds. Many of the residents who purchased or built houses in the Elmwood district had made their wealth through Buffalo's growing industrial economy. In general, many of the early homeowners here were managers, upper level staff and even owners of some of Buffalo's thriving companies. Unlike Buffalo's more working-class neighborhoods closer to downtown or in the East Side, the Elmwood district developed a character associated with modest wealth and leisure time. The neighborhood was composed of a large group of people of growing financial wealth and social standing, and they enjoyed recreations that demonstrated both. In the 1890s, one of the most common activities amongst the residents was known as "trotting," where pricey thoroughbred horses and sleighs were raced on snow-covered Richmond Avenue.<sup>177</sup>

William F. Wendt is perhaps the quintessential resident of the Elmwood district during its development era of the late nineteenth century. Wendt is representative of Buffalo's prominent German and German-American community that emerged during the late nineteenth century as leaders in business, industry and politics. Born in

<sup>175</sup> Goldman, 192.

<sup>176</sup> "Larkin's 'Self-Serve' Store Winning Out," *Printer's Ink*, April 18, 1918, 125.



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Buffalo in 1858, the son of German immigrants, at a young age Wendt was active in industry in Buffalo. While still in his early 20s, Wendt purchased for a small sum a half-interest in the Buffalo Forge Company. At that time in 1878, the newly established Buffalo Forge Company was struggling, but by 1883 Wendt bought out his partner and assumed control of the company. With the addition of his brother Henry W. Wendt in 1909, the Buffalo Forge Company became one of the city's and the nation's most prominent and diverse machinery companies. At first the company marketed two sizes of blacksmiths forges; however, the company quickly diversified and sold a variety of heating and ventilating equipment and high-speed automatic engines. With employee Willis H. Carrier, the company pioneered air conditioning systems in the early nineteenth century.<sup>178</sup> During his time as president of the Buffalo Forge Company, in 1895 Wendt engaged one of Buffalo's most prominent architects, George J. Metzger, to design a stately brick mansion and carriage house at 570 Richmond Avenue. The 1910 census records William and Mary Wendt, daughter Margaret L., and also two household servants. In the large carriage house lived George Griffon, the family's chauffeur, and his wife, Mary. Wendt retired as president of the Buffalo Forge Company in 1916. After William F. Wendt died on October 31, 1923, Mrs. Wendt and her daughter continued to be fixtures in the Elmwood district. After Mary Wendt's death in the 1940s, daughter Margaret L. Wendt continued to reside in the house until her own death in 1972, giving the Wendt family a presence on Richmond Avenue for nearly 80 years.<sup>179</sup>

Another notable resident in the Elmwood Historic District was the nationally prominent photographer Charles Dudley Arnold. As the official photographer for the 1893 World's Columbian Exposition in Chicago and the 1901 Pan-American Exposition in Buffalo, Arnold helped to shape and popularize the visual image of these architecturally significant fairs. Arnold is representative of the artistic and cultural community that was attracted

<sup>177</sup> Barton Atkins, *Modern Antiquities: Comprising Sketches of Early Buffalo and the Great Lakes, Also Sketches of Alaska*. (Buffalo, NY: Courier Company, Printers, 1898), 131.

<sup>178</sup> Charles H. Diefendorf, "INTRODUCTION OF MESSRS. HENRY W. WENDT AND EDGAR F. WENDT, AT BUFFALO ON MAY 6, 1952, BY CHARLES H. DIEFENDORF, PRESIDENT, THE MARINE TRUST COMPANY OF WESTERN NEW YORK; VICE-CHAIRMAN OF NIAGARA COMMITTEE, IN THE NEWCOMEN SOCIETY OF ENGLAND.," Buffalo Forge Company - History, 2010, <http://wiki.vintagemachinery.org/Buffalo%20Forge%20Company%20History.ashx>. Also, Chuck LaChiusa, "Buffalo Forge Company," Buffalo Forge Company, 2006, accessed May 29, 2012, <http://www.buffaloah.com/h/bfloforge/index.html>.

<sup>179</sup> Margaret L. Wendt would herself become a well known figure in Buffalo. Along with Rev. Ralph Loew, Ms. Wendt worked with her investment broker, Samuel D. Lunt, and her lawyer, William I. Morey, establishing the Margaret L. Wendt Foundation in 1957. The Margaret L. Wendt continues today to be a prominent supporter and funder of historic preservation and cultural projects throughout Western New York.

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to the scenic beauty in the Elmwood Historic District, and the area continues to this day to attract artists, musicians and performers. Born in Port Stanley, Ontario, Canada on March 19, 1844, Arnold moved to Buffalo at age 20. By the 1880s, Arnold had become a professional photographer, and in an age where commercial photography was primarily portraiture, Arnold instead focused on architectural photography. He lived in New York City between 1885 and 1891, working as a photographer, and his first book of photographs, titled *Studies in Architecture at Home and Abroad*, was published in 1888. With the success of this book, Arnold was contracted to serve as the official photographer for the 1893 World's Columbian Exposition in Chicago. Arnold relocated to Chicago in 1891 to begin documenting the construction of the fairgrounds; however, he was replaced as official photographer before the final buildings were documented. In 1895, Arnold documented the Cotton States & International Exposition in Atlanta, Georgia. In February of that same year, Arnold purchased property in the Elmwood Historic District on the Olmsted-designed Bidwell Parkway at a time when this portion was still largely vacant. Arnold engaged the architect Joseph Lyman Silsbee to design a Tudor Revival style house. While operating his studio from the house, Arnold also served as the official photographer of the Pan-American Exposition in Buffalo in 1901, setting up a studio on the grounds where he sold his images. At the Pan-Am, Arnold faced a unique new challenge, that of documenting the buildings with thousands of light bulbs illuminating their features. C.D. Arnold, his wife, Sarah, and their live-in servants resided at his home at 123 Bidwell Parkway until about 1916. Arnold passed away in 1927, followed by his wife in 1937.<sup>180</sup>

The Elmwood Historic District was also home to Buffalo's political leaders. George S. Buck was born in Chicago in 1875, relocating to Buffalo with his family shortly afterwards. After graduating from Yale University with a bachelor's degree, Buck returned to Buffalo in 1896. Buck became a prominent lawyer in the city, and in 1904 was elected to the Erie County Board of Supervisors representing the 21<sup>st</sup> Ward (formed from a portion of the older 11<sup>th</sup> Ward). After holding other elected positions, Buck was elected mayor of Buffalo in 1917 with a campaign platform of "Civic Patriotism." Buck served as mayor during a tumultuous period in American

<sup>180</sup> John M. Bewley, "C. D. Arnold, Photographer of the Pan-American Exposition - Illuminations: Revisiting the Buffalo Pan-American Exposition of 1901 - University at Buffalo Libraries," C. D. Arnold, Photographer of the Pan-American Exposition - Illuminations: Revisiting the Buffalo Pan-American Exposition of 1901 - University at Buffalo Libraries, December 10, 2007, accessed May 29, 2012, <http://library.buffalo.edu/exhibits/panam/essays/arnold/arnold.html>. Also, Thomas G. Yanul, "C.D.

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history, ushering Buffalo through World War I, finally leaving office in 1921. During his tenure as mayor, Buck and his family resided at 599 Ashland Avenue (1904, contributing), living in the house between about 1912 and into the 1930s. Having a mayor and upstanding citizen such as Buck make his home in the Elmwood Historic District is a measure of the high social and cultural standing of many of the area's residents.

One of the more notorious residents of the Elmwood Historic District was Donald Y. Leslie. A Canadian immigrant, Leslie arrived in Buffalo in 1860 and constructed a large house at 578 Richmond Avenue in the 1890s. He was the owner and proprietor of a successful lumber yard at 92 River Street in Buffalo, the D.Y. Leslie Lumber Company, a wholesale yard that dealt primarily in white pine and Norway lumber and manufactured lath and shingles. Like many in the Elmwood Historic District, Leslie came to Buffalo at the height of its economic and commercial prosperity in the late nineteenth century to become a business owner. The lumber industry was one of Buffalo's most successful sectors due to the ample natural resources surround the city and the access to the Erie Canal and railroads for shipping. However, business for the D.Y. Leslie Lumber Company was not as successful, and in 1910, the company suddenly filed for bankruptcy, owing over \$100,000 to its creditors. While the company's assets and accounts were reviewed, shady business practices were revealed, including hiding funds in accounts marked as closed. The case was so scandalous that it was covered in national newspapers. When his investors from out West came to Buffalo, Donald Y. Leslie disappeared, said to have fled to Toronto.<sup>181</sup>

William Nichols, on the other hand, made a more positive contribution to Buffalo. Nichols resided at 83 Ashland Avenue in a stately Colonial Revival style house that was constructed in the 1890s. Nichols was born in Boston, Massachusetts in September 1842 and was a graduate of Harvard University class of 1863. In 1892 Nichols founded a school along with a group of parents who saw a need for a college preparatory school for their sons. Known as Nichols school, it was located in a small 1 ½-story frame building at 33 (later 35)

ARNOLD -A Chronology," C.D. ARNOLD -A Chronology, 2001, accessed May 29, 2012, <http://www.thomasyanul.com/arnold1.html>.

<sup>181</sup> George W. Engelhardt, *Buffalo, New York: The Book of Its Merchant Exchange* (Buffalo, NY: Matthews-Northrup, 1897), 103. Also, "Buffalo Letter," *The St. Louis Lumberman* XLVI, no. 10 (November 15, 1910): 42. "Business Trouble: Leslie Lumber Company," *The St. Louis Lumberman* XLVI, no. 12 (December 15, 1910): 83.

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Norwood Avenue. From these humble origins, the Nichols School grew, becoming one of the city's most prominent schools. William Nichols served as the school's founder and headmaster from 1892 until 1907. In 1909, thanks to the contributions of several of the city's wealthy patrons, the school relocated to Amherst and Colvin Streets near Delaware Park. Today, Nichols School remains one of Buffalo's leading private, non-denominational co-educational college prep schools.<sup>182</sup>

One of the most scandalous episodes to rock the Elmwood Historic District occurred in 1903. On a Friday morning, February 27, 1903, Edwin Burdick, an executive and part owner of the Buffalo Envelope Company, was found murdered in his luxurious Ashland Avenue home. At the time, his wife, Mrs. Alicia Burdick, was in Atlantic City, but his mother-in-law and three children were in the house. Only a few months before his death, Edwin Burdick had filed for divorce from his wife, who was rumored to have been conducting an affair with family friend and local lawyer, Arthur Pennell. Many speculated that Pennell killed Burdick in a fit of jealous rage. Newspapers in Buffalo and nation-wide, including the *New York Times*, carried the story, emphasizing the high-society angle of the Burdicks and the Pennells. These couples epitomized the perceptions of the Elmwood Historic District residents as young, married, wealthy, *bon vivants*, who led decadent, unscrupulous lives filled with activities considered morally questionable by an older generation of Buffalonians. While the case was never officially solved, Pennell and his wife were killed only a few weeks after the murder in March 1903 when their carriage plummeted into a quarry on Kensington Avenue in Buffalo. Some suspected Pennell had taken his own life in the midst of the scandal and accusations.<sup>183</sup>

## WOMEN IN THE ELMWOOD HISTORIC DISTRICT

Of interest in the history of the Elmwood Historic District is the high number of houses designed and built for women. For many centuries, women could not own property, even if they were married. New York State did not

<sup>182</sup> *Nichols School Alumni Directory 2005* (Chesapeake Virginia: B.C. Harris Publishing, 2005), vi-vii. Also, Larned, , vol. II, 155-157.

<sup>183</sup> The Burdick murder was known as one of the biggest murder trials of the 20<sup>th</sup> century, and became a source of inspiration for various crime stories. In the 1940s, a version was published in *True* magazine. Lawrence Russell's *Buffalo Mystery* (1976) also recounts the story. Elizabeth Licata, "Western New York Scandals: Fear and Loathing and Sex and Death, Buffalo-style," Buffalo Spree Magazine, December 2008, Edwin Burdick: Elmwood orgies have a deadly result, accessed May 22, 2012,



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have a 'married women's property act' until 1848, which was supplemented in 1850 and 1851. In 1862, New York State passed the New York Earnings Act, which was a significant reform giving women the legal status to own a separate estate of wages and real estate.<sup>184</sup> In the late Victorian era of the 1880s and 1890s, and into the early years of the twentieth century, it was still rather uncommon for a woman to own real estate, let alone build a house or deal speculatively in land sales.

One of the earliest women landowners in the Elmwood district was Elizabeth Miller. Married to William T. Miller, president of the Buffalo and Williamsville Macadam Road Company in the 1830s and 1840s with a house in the Cold Spring neighborhood, Elizabeth inherited the bulk of his estate upon his death in 1847. Based on an 1872 map of the area, Elizabeth Miller owned significant acreage on Elmwood Avenue near Breckenridge Street. Interestingly, her property on the east side of Elmwood Avenue appears, at this early date, to have already been parceled into the typical narrow urban lots present in the Elmwood district today. At the time, most of the surrounding neighborhood was still large, undeveloped plots. There are no built structures visible on this map, but it appears that Elizabeth Miller may have been an early developer of Elmwood Avenue in the 1870s.<sup>185</sup>

Other women played a more active role in developing the Elmwood Historic District. Women were not just building their own homes, but building and developing speculatively. In 1890, Mrs. Adelaide C. Howe purchased from John B. Manning a large parcel of land on Ashland Avenue, Anderson Place and Utica Street, comprising around 700 or 800 feet of land. Mrs. Howe intended to "build up the entire tract with modern houses."<sup>186</sup> Margaret Brennan, principal at School 13, developed a sizable parcel of property on Ashland Avenue, building 731 Ashland, 735 Ashland, and 739 Ashland in 1902. Ms. Antoinette Pleuther had 541 Lafayette Avenue built for her in 1907 and also had architect William L. Schmolle design 503 Lafayette in 1903. A pair of Queen Anne houses was constructed for Elizabeth A. Stall at 539 Norwood Avenue and 541 Norwood (non-contributing) in 1904. In 1914 Margaret T. Chamberlain had architect Stephen R. Berry design

[http://www.buffalospree.com/buffalospreamagazine/archives/2008\\_12/1208fearandloathing.html](http://www.buffalospree.com/buffalospreamagazine/archives/2008_12/1208fearandloathing.html). Also, *New York Times*, "Mrs. Arthur R. Pennell Dies of Her Injuries," March 12, 1903.

<sup>184</sup> Nancy Marie Robertson and Susan M. Yohn, "Women and Money: The United States," *Woman and Their Money 1700-1950: Essays on Women and Finance*, 2008, 219.

<sup>185</sup> "Parts of the Eleventh and Twelfth Wards," and "Part of the Eleventh Ward," plates from Hopkins 1872.

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and build a pair of Craftsman styled houses for her at 499 and 503 Richmond Avenue. Many women built houses in the district, including Mary Hogan, who hired architect William L. Schmolle to design her house at 598 Ashland Avenue in 1906. Nearby, Zella A. Farley built 610 Ashland Avenue in 1910 (non-contributing). Emma Voltz hired architect Thomas W. Harris to design her house at 32 Dorchester Road in 1905, and in 1906 Bertha T. Wood hired Schmolle to build her house at 68 Dorchester. Many other houses were built for women in the area, marking the prominent role that women had in growing the Elmwood district.

Margaret L. Wendt is another example of the type of women who lived in the Elmwood Historic District. A second-generation resident of the area whose father, William F. Wendt, had 570 Richmond Avenue constructed, Margaret inherited both the house and the family fortune after her father's death. With this money, Margaret eventually established a charitable foundation, one of the first of its kind in Buffalo, the Margaret L. Wendt Foundation, with a directive to improve the lives of residents in the city. Still prominent today, the Wendt Foundation has contributed millions of dollars to the Buffalo and Western New York community to protect and preserve historic places and cultural organizations.

**THE BIDWELL FARM**

The transition of the Elmwood Historic District from rural hinterland of the early 1800s into a posh suburban enclave by the early 1900s is perhaps captured in the transition of one particular property. In 1810, Benjamin Bidwell purchased a large tract situated on the Gulf Road (now Delavan Avenue) in what was then Black Rock, just to the west of the Mile Strip Reservation line. Here, he built what became known as the Bidwell farm. The farm was modest, containing a small 1 ½-story house with a 1-story rear projection, a large barn, a hen house and several other sheds and outbuildings.<sup>187</sup> The property also contained a small burial ground, used between 1811 and 1823, before Forest Lawn Cemetery was established. Bidwell also owned a town house on Cottage Street in one of Ellicott's Inner Lots, but the farm served as a summer retreat for the family. Benjamin Bidwell was a prominent and successful shipbuilder, co-owner of the Stannard and Bidwell Shipbuilding Company that had constructed ships for Commodore Perry during the War of 1812. In 1820, the first steamer on the Great

<sup>186</sup> *Buffalo Express*, "Another Large Sale of Real Estate," January 19, 1890.

<sup>187</sup> Based on information in the 1900 Sanborn Fire Insurance Map.

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Lakes, the *Walk-in-the-Water*, was built by Bidwell's company.<sup>188</sup> Benjamin and his wife, the former Jane Harvey, had five children, including Daniel Davidson Bidwell. Following her husband's death in 1862, Mrs. Bidwell continued to reside on the farm. Mrs. Bidwell was noteworthy for her first-hand account of activities during the War of 1812. Their son, General Daniel D. Bidwell, was a prominent Civil War general who died from his wounds after the Battle of Cedar Creek, Virginia in 1865. After Mrs. Bidwell's own death in 1875, the farm was owned by the Buffalo Iron and Nail Company in the 1880s, but its use is unclear.<sup>189</sup>

By the time of her death, Mrs. Bidwell would have seen incredible changes at her doorstep during her lifetime. Mrs. Bidwell's property for nearly 50 years would have been considered part of Black Rock until it was absorbed by the growing city of Buffalo in 1853. What was once a remote pioneer farm in a war-time theater during the 1810s was by the 1870s adjacent to The Avenue, part of one of the most sophisticated urban projects ever to take place in Buffalo and the nation. Mrs. Bidwell's own son, Gen. Daniel D. Bidwell, had given his name to the circle built at the southeast corner of their farm, Bidwell Place, and also to Bidwell Parkway. While once Mrs. Bidwell would have had to travel perhaps a mile or more to reach her friends and neighbors, by the 1870s, the 11<sup>th</sup> Ward was on the verge of tremendous residential construction and development. Remarkably, the farm property survived largely intact until the turn of the twentieth century. In 1900, the farm appears as a sort of island of buildings in the middle of a large property that included the block between Richmond and Baynes Avenues, from Lafayette Avenue to Potomac Avenue, bisected by Delavan Avenue. The large swath of farm property is juxtaposed against the proliferation of the smaller urban lots that characterized the neighborhood by 1900, contrasting the old against the new ways of living in this area of Buffalo. By 1902, the development pressures were great in the Elmwood Historic District, and the Bidwell farm was torn down for the construction of numerous houses and the opulent Beaux Arts-style Lafayette High School.

<sup>188</sup> Katherine Smith, "Bidwell Parkway Honors Civil War Hero," *Buffalo Courier Express*, October 2, 1938, sec. 5.

<sup>189</sup> Frederick David Bidwell, *The Life of General Daniel Davidson Bidwell* (Albany: J.B. Lyon & Co, Printers, Ca. 1903), 9-16. Also, *Illustrated Historical Atlas of Erie Co., New York: From Actual Surveys and Records*. map (New York: F.W. Beers &, 1880).

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**ARCHITECTURE OF THE ELMWOOD DISTRICT (WEST)**

The architectural character of the Elmwood Historic District was also established during this period. The vast majority of houses constructed in this area are of Queen Anne or Colonial Revival styling, with examples of other typical styles from the era. These styles were the most popular during the 1890s and into the 1900s, when most of these buildings were erected. As historians Warner and Whittemore noted, building in suburbs such as the "Elmwood district" often kept to tested, fashionable, popular styles, as builders attempted to appeal to the greatest number of people. While there are several examples of houses designed by architects, many more buildings were built by developers and contractors, often in groups or clusters. This phenomenon is reflected in the appearance of some neighboring houses, such as 536 Potomac Avenue (1900, contributing) and 540 Potomac Avenue (1900, contributing) which were built by H.H. Lanctot in 1900. Both houses share similarities in their pedimented porches and unique second-story bays with pilasters and polygonal bay windows.

The growth of the Elmwood Historic District occurred very rapidly, with the bulk of buildings being constructed between the 1890s and the 1910s. Given this relatively short development period, there is a great deal of cohesiveness in the vocabulary of architectural styles, materials, sizes and features present in the district. Whether architect-designed or built by a local builder or developer, the vast majority of buildings reflect common American architectural trends around the turn of the century. While a few excellent examples of earlier vernacular houses still remain, the bulk of the residential building stock in the district is composed of Queen Anne, Colonial Revival, Shingle Style, Tudor Revival, and Craftsman styles. Common to most houses in the district regardless of architectural style is a basic, comfortable box-like massing, contrasting to earlier buildings in the Allentown neighborhood whose very small, compact urban lots dictated typically elongated rectangular massing. Onto this box-like mass a variety of other elements such as gables, towers, dormers, porches etc. could be grafted. Common elements shared by these styles are front porches, regular fenestration, typically in the form of double-hung wood-frame windows, chimneys and other features. Residential architecture types include individual freestanding houses (now sometimes divided internally into apartments) and multiple family dwellings, which include duplexes and flats. There are also a handful of excellent examples of larger apartment buildings present in the Elmwood Historic District (West). Most residential examples are of frame construction,



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given the region's thriving lumber trade, although a few brick or stone examples are also present. Frame houses could be constructed quickly and inexpensively to keep up with the incredible demand for housing.

Some commercial buildings are also present in the Elmwood Historic District. These take two general forms: a small handful of buildings specially designed for commercial or mixed commercial and residential use, generally located within the interior of the Elmwood Historic District (West), and also those buildings which were initially constructed as residential buildings and later converted with an addition for commercial use. These buildings predominate along Elmwood Avenue and were generally transformed in the early decades of the twentieth century as this street became a prominent commercial thoroughfare. While this type of converted commercial building can be found throughout the city of Buffalo, there is a high concentration of them along Elmwood Avenue, which gives the street an eclectic architectural vocabulary. Architectural styles for commercial buildings also reflect the common architectural styles of the era, primarily Queen Anne.

Another prominent building type serving the largely residential neighborhood is churches. The majority of these religious buildings are constructed of stone, although one early wood frame church still remains. Like the houses, these churches also reflect typical styles used for church construction in the late nineteenth and early twentieth century, primarily Romanesque Revival and Gothic Revival. They form notable landmarks in the neighborhood, with towers rising above the rooftops, and are generally sited at prominent locations such as at corners of intersecting roads or at Olmsted's landscaped circles.

**Vernacular Houses**

The earliest extant architecture in the Elmwood Historic District is a small collection of vernacular houses, and they are significant as rare remaining examples of early residential architecture in the area. Many of the smaller, early houses and cottages from the 1850s-1870s, notable on maps, were removed or demolished to make way for larger, more stylish houses in the later nineteenth century, but a few survive intact. Some of the earliest houses built in the area would have predated the construction of good, traversable roads in the area, which began to appear in earnest in the 1870s and 1880s. While some of these houses appear to have been part of small farms, others appear to have served as housing for those lower or lower-middle class workers and tradespeople

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who were employed in the area, then the outskirts of the city. City directories indicate that many of the early residents of this period were carpenters, gardeners who worked in the large nurseries, or servants and coachmen for the larger houses on Delaware Avenue or North Street. Based on their architectural appearance and information from maps, these houses appear to have been constructed primarily in the 1860s and 1870s, just prior to the more widespread development in the Elmwood Historic District (West). Vernacular houses from this early period are primarily located at the south end of the nominated district

In general, these houses are of relatively smaller size and scale compared to their late nineteenth century neighbors. They are one-and-one-half stories or two stories in height and many are front gabled houses, generally three bays wide. Also common among the early vernacular houses is the L-plan variant, sometimes with a side porch. They are simply or plainly ornamented. Some examples may feature interpretations or modest elements derived from contemporary Italianate and Queen Anne styles. As many of these early houses predated the construction of neighboring properties, in many instances what distinguishes these buildings is that they are set back far from the street and don't align with the more standardized setbacks of houses constructed later. Construction is of frame, with simple wood clapboard sheathing, set on a fieldstone foundation.

There are several examples of the front gabled type of vernacular residential architecture toward the south end of Ashland Avenue. The house at 112 Ashland Avenue (ca. 1878, contributing) is an excellent representation of this early vernacular house type. Although its setback generally conforms to neighboring properties, the house is of the small scale and modest elaboration common to this type of building. Its one-and-one-half story size, simple clapboard on wood frame, lack of a front entry porch and unornamented window and door surrounds are typical of the vernacular housing stock from this era. No. 77 Ashland Avenue (ca. 1875, contributing) is another similar example of a small, one-and-one-half story front gable frame vernacular house, with a small entry porch crowned with cast iron cresting.

Perhaps the best example of the L-plan variation is the house at 170 Ashland Avenue (ca. 1870, contributing). Given a modest Italianate treatment with paired brackets and arched windows, this L-plan is of frame construction, with wood clapboard, original 2-over-1 and 1-over-1 wood double hung windows, and a small side

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entry porch. This house is set relatively close to the sidewalk, and its few feet of grassy front yard are surrounding by a historic cast iron fence. This house and its relationship to the street is more typical of the nearby Allentown neighborhood, where rows of Italianate houses that are set close to the street, than to the Elmwood Historic District (West), where houses typically contained more generous front yards. The south end of Richmond Avenue also contains a handful of modest L-plan vernacular houses, such as those at 38 Richmond Avenue (ca. 1876, contributing) and 50 Richmond Avenue (ca. 1880). Both houses feature a front gabled portion facing the street, wood frame construction with wood clapboard sheathing, and simple detailing. These examples feature prominent porches that wrap around the front of the building. The porch of 38 Richmond features modest Eastlake detailing, with a pierced tympanum and turned columns, while the porch of 50 Richmond is simply treated with square classical-derived columns.

Some older houses were updated with later Queen Anne elements and features to make them more stylish. No. 216 Ashland Avenue (ca. 1870, contributing) was likely originally constructed in a modest Italianate style, as evinced by its three round-headed windows on the upper story; however, the applied paneled frieze and decorative shingle indicate that it was likely "updated" with some Queen Anne elements to make this early house more fashionable in the later nineteenth century.

The proposed Elmwood Historic District (East) also contains good examples of early vernacular houses. While not included in this nomination, these buildings share a common history and development with those in the Elmwood Historic District (West). The house at 639 Lafayette Avenue (ca. 1870s), a frame L-plan vernacular house, is one-and-one-half stories in height, features paired entry doors with a transom, and has a porch with simple Italianate columns that wraps around the front and side elevation. Notably, this house is set far back from the street, and its lot is more generous in width, making it stand out amongst its turn-of-the-twentieth century neighbors. Likewise, 700 West Delavan Street also stands out on its street as an excellent example of early vernacular housing. This two-story frame, L-plan house features wood clapboard sheathing, round headed windows on the upper story and a wrap-around porch. The porch is elaborated with a turned balustrade and frieze and carved brackets, suggestive of Eastlake or Queen Anne style ornamentation. Like the house at 630 Lafayette Avenue, 700 West Delavan Street is set far back from the street on a more generous lot.

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These houses are significant as rare remaining early examples of housing that date to the era just after Olmsted's parks and parkways began to attract attention to Buffalo's 11<sup>th</sup> Ward but were built prior to the widespread real estate and development boom that replaced many existing buildings with larger Victorian-era houses.

**Queen Anne and Shingle Style Houses**

The predominant architectural styles in the Elmwood Historic District are the Queen Anne style and the Shingle Style. Both of these styles were popular in Buffalo during the late decades of the nineteenth century and into the early decade of the twentieth century, corresponding to the era when most of the construction of houses occurred in the nominated district. These two-story or two-and-a-half-story buildings contribute much of the size, scale and architectural character of the historic district. Because many were constructed on narrow urban lots, these types of buildings almost entirely feature their elaboration and detailing facing towards the street. Side elevations are much more simplified, as they were hidden from view by neighboring buildings.

These architectural styles were employed both by architects and by builders and contractors. Architects working in the Queen Anne and Shingle styles typically designed one-of-a-kind buildings for their clients, sometimes creating complex examples of Queen Anne and Shingle Style buildings with turrets, varied decorative shingles, elaborate surfaces and other features common to the style adhered to the basic box-like mass. Architect-designed buildings are typically more sophisticated, skillfully balancing the wide variety of ornamentation and design elements utilized in these styles. Builders and contractors employed the popular style in a more simplified manner, working from pattern books and plans, and often duplicated houses on multiple lots throughout the nominated district. Often built speculatively, these builder-designed houses were intentionally crafted to be fashionable but also to appeal to the greatest number of potential buyers, so they were of a more conventional design. Queen Anne and Shingle Style buildings predominate in the Elmwood Historic District (West), with their variety of peaks, gables, towers, porches, carved details and ornamental shingle work. These houses form the character of this area, where each individual building is distinctive but taken together they create a unified, harmonious architectural composition.



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Architect-designed examples of the Queen Anne and Shingle Styles include works by some of Buffalo's best known and most prolific architects. Although known to reject residential design commissions, Louise Blanchard Bethune (the country's first professional woman architect and first woman fellow of the American Institute of Architects) and her firm of Bethune, Bethune and Fuchs produced several fine examples in the nominated district, such as the George L. Thorne House at 40 Bidwell Parkway (ca. 1885, contributing) and the Mrs. E.H. Noye House at 35 Richmond Avenue (1883, contributing). The Thorne House features a polygonal tower, beltcourses and bands of decorative shingles, a broad porch with Doric columns and a finely detailed spindle balustrade and the overall irregularity in massing and silhouette characteristic of the Queen Anne style. With a brick first story and frame above, the Noye House demonstrates another variation of the Queen Anne style, with variety in its shingled surface, projecting bays, and its irregular roofline with numerous dormer windows.

Buffalo's most prominent architectural firm of the era, Green and Wicks, also contributed several excellent Queen Anne examples to the nominated district, including a house built for Robert M. Harding at 528 West Ferry (1902, contributing), a two-and-a-half-story hipped roof with deck example, with decorative brackets at the eaves and a scroll-work bargeboard featuring a seashell motif in the front gable.

Two examples of contractor or builder constructed Queen Anne buildings are 292 Ashland Avenue (ca. 1896, contributing) and 294 Ashland Avenue (ca. 1896, contributing). These two buildings are similar in their form and detailing and were likely built by the same developer or builder. Another excellent group of similarly designed houses is 353 Ashland (ca. 1900, contributing), 355 Ashland (ca. 1900, contributing), and 357 Ashland Avenue (ca. 1900, contributing). The basic design and form of these buildings is also common throughout the nominated district, with some slight modifications to detail, ornament and elaboration. These examples on Ashland Avenue are of frame construction, front-gabled, two-and-one-half stories in height, and feature a full-width front entry porch. The second story contains a polygonal bay, and these examples feature curved or square bays with a single window. The pedimented front gable features attic windows. In other examples this window may be paired, or even tripled, and some are set in decorative frames. Another good example, 533 Auburn Avenue (ca. 1890, contributing), is also an excellent example of this model of Queen Anne style house. This basic typology for many Queen Anne houses in the Elmwood Historic District (West) could be elaborated with

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decorative porch details, carved pediments above the entry stairs, decorative carved panels in the front gable, stained-glass windows, and other features selected from a builder's catalog of building elements.

While the majority of buildings in the Elmwood Historic District (West) are of wood frame construction, there are a few buildings rendered in masonry, primarily in brick. One excellent example of a brick house is 309 Highland Avenue (ca. 1892, contributing). The two-and-a-half-story side gambrel building features some decorative shingle work in its large front gable dormer. Common to the Queen Anne style, this house mixes the texture of a high rusticated stone foundation and watertable with the brick walls and wood shingles. The projecting wood shingled bay on the side elevation, supported with brackets, is another characteristic feature of the Queen Anne style.

The Shingle Style is sometimes grouped as a variant of the Queen Anne style while other scholars characterize it as a style in its own right. Here, the Shingle Style examples share many similarities with the Queen Anne style. The house at 76 Norwood Avenue (ca. 1888, contributing) is a good representative of the style. The large, cross-gabled building features a skin of wood shingles that wraps the building, including the porch columns. A small porch on the second story is brought within the mass of the building, simplifying the profile and outline of the building mass. The broad gables are more simplified than those typical on the Queen Anne style. Another good example of the Shingle Style is the house at 445 Norwood Avenue (ca. 1890), a two-and-a-half story side gable example with a broad roof slope that forms a recessed front porch simplifying the mass of the building. A two-story rounded corner tower is pulled into the building, and the entire surface is wrapped in a skin of shingles. The Elmwood Historic District retains numerous excellent, highly intact examples of the Queen Anne and Shingle styles, giving a good sense for the variety of shapes, details, features and designs common to these diverse architectural styles.

**Colonial Revival Houses**

The Colonial Revival style is just as prominent and common as the roughly contemporary Queen Anne and Shingle styles in the Elmwood Historic District. The Colonial Revival style became popular in the country following the 1876 centennial and regained popularity slightly after the Queen Anne style in the 1890s and

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1900s. The Colonial Revival, with elements derived from classical architecture, gained further interest during the many world fairs and expositions, including the influential 1893 World's Columbian Exposition in Chicago. The style broadly interpreted forms from America's colonial past such as simple massing, symmetrical facades, often with three or five bays, gambrel roofs, and mixed in classical elements such as columns, balusters, dentils and other elements.

Like the Queen Anne and Shingle styles, the Colonial Revival style examples in the nominated district are also typically two or two-and-a-half-story buildings, of frame construction, and feature much of their elaboration and detailing on the front-facing façade. Here, the massing is typically more simplified than in the Queen Anne style. Although the Colonial Revival style is scattered throughout the nominated district, many of the buildings in the style can be found in the northern area of the Elmwood Historic District (West), as this area developed slightly later than the southern area, with widespread construction occurring in the 1900s when the Colonial Revival style was at the pinnacle of its popularity. Some buildings reflect a mixed influence from the Colonial Revival and the Queen Anne style, reflective of the similarities and eclecticism between the styles and also the overlapping periods when these styles were popular. Like the Shingle Style and Queen Anne examples in the nominated district, the Colonial Revival features many contractor or builder-constructed works and several more high-style, architect designed examples.

Architect William L. Schmolle designed many houses in the Elmwood Historic District (West), including several notable examples of the Colonial Revival style. For developer Russell H. Potter, Schmolle designed a group of seven houses on Ashland Avenue at the corner of Lafayette Avenue, all constructed in 1904, that were built in either the Queen Anne or Colonial Revival styles, indicating the overlapping popularity of the two Victorian-era styles. The house at 587 Ashland Avenue (contributing) is an excellent example of the Colonial Revival style, as its side-gambrel design, oval window, Ionic columned porch and gabled dormers with tracery are all characteristic of the style. Schmolle's design for the nearby house at 603 Ashland Avenue (contributing) is also an example of the Colonial Style, being a two-and-a-half story frame building with a four-bay front façade. This example features fluted columns and a turned balustrade in its full-width front porch, with

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prominent modillions. On its hipped roof, which is not uncommon in the nominated district, the building features a hipped dormer with grouped round headed windows with keystones.

The Charles Mosier House at 96 Bidwell Parkway (1905, contributing), designed by prominent architects Esenwein and Johnson as the residence of a prominent contractor, is an excellent example of a masonry Colonial Revival house. Masonry in any style was uncommon in the Elmwood Historic District (West), as it was more expensive to construct and required more time and skilled labor to construct than did a frame house. This example features a side-gabled symmetrical mass with a three-bay front elevation. Prominent stone quoins mark the building's corners. Perhaps the most elegant feature of the building is the semi-circular porch with its Ionic columns and turned balustrade. Three pedimented dormers with fluted pilaster are located on the roof.

The aptly named Colonial Circle displays many examples of Colonial Revival styles, including some of the largest and most ornamented. Many examples on the circle are large frame examples with spacious front porches and classical details. One of the most elaborate examples of the Colonial Revival style is the house at 25 Colonial Circle (ca. 1898, contributing). A large two-and-a-half story building with a hipped roof with deck, 25 Colonial Circle features an elaborately detailed full-width front porch with Ionic columns, a festooned frieze and balustrade. Polygonal bays on the second story flank a decorative Palladian window group featuring decorative panels. The dormers include a central Palladian unit with a swan's-neck pediment. Neighboring 29 Colonial Circle (ca. 1898, contributing) is similar in form and massing, although it has an enclosed front porch and slightly more modest ornamentation; the two buildings were likely built by the same architect or builder.

Also found in the Elmwood Historic District (West) is a side-gabled Colonial Revival building type, drawing on many early American influences. Designed by Esenwein and Johnson for John C. Greey, the house at 768 Richmond Avenue (1906, contributing) is one example of this type, featuring a three-bay façade with a slightly overhanging second story on its side elevation. Wood shingles further augment the early Colonial appearance. Common to the Colonial Revival style are three front-gabled dormers featuring pilasters and keystone motifs, elements almost never present in early American construction. Similarly designed is a house at 770 Ashland Avenue (1902, contributing). Its symmetrical, three-bay front elevation features a small entry porch with Ionic



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columns and large sidelights flanking the door. Also sheathed in wood shingles, this building features a modillioned cornice and fanlight in the side gables, elements inspired by early Colonial architecture.

Richmond Avenue is home to a group of several excellent examples of the Colonial Revival style built by the builder-developer James Gibbs. Although each building is individual in its overall appearance, the houses at 601 Richmond Avenue (1897, contributing), 605 Richmond Avenue (1897, contributing), and 613 Richmond Avenue (1898, contributing), were built at about the same time and share many similar Colonial Revival features, such as full-width front porches with classical columns and turned balustrades and rock-faced stone foundations and piers. Their second stories feature polygonal or curved bays crowned with a modillioned cornice, and corner pilasters are employed in all of Gibbs's examples. These houses feature hipped roofs with decorative dormers on the front elevations, utilizing either swan's-neck pediments or decorative front-gabled shapes. Overall, while each individual building gets a slightly different treatment with detailing, this group of Colonial Revival houses shares many common features that tie them to the single builder-developer.

One of the largest and more grand examples of the Colonial Revival style is the house at 580 West Ferry Street (ca. 1895, contributing). The massive three-story building features a unique mix with Classical Revival influence, most notably the gambrel pediment with a two-story high colonnade of large Ionic columns. The recessed front wall features tripartite window hoods and a door surround with an elliptical fanlight; a hallmark of the Federal style. This large building is an excellent example of how Colonial Revival architecture from around the turn of the twentieth century took details and elements from the Colonial architectural styles, such as Georgian, Dutch and Federal, and combined them in unique and historically uncommon ways.

Many examples of the Colonial Revival share similarities in form, massing and overall design as houses designed in the Queen Anne style, with a hipped roof with dormer or front gable design, full-width front porch, and polygonal or projecting bay on the second story. By applying classical or colonial details to this basic form, rather than Queen Anne elements, this basic house form could be translated into the various styles by builders or developers. The house at 526 Auburn Avenue (ca. 1895, contributing) is such an example. A relatively modestly ornamented building, the house has a hipped roof, full-width front porch, and paired polygonal bays on the

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second story, elements common for many houses in Queen Anne, Craftsman and other styles in the area. Here, corner pilasters, simple square columns and eared window and door headers indicate the Colonial Revival. A Palladian-motif front dormer also suggests the use of classical elements common in Colonial Revival styles. Another good example is the house located at 20 Bidwell Parkway (built for Dennis R. Warden, 1898, contributing), a modest example of this type with only a Palladian-influenced window in the front gable to distinguish it as Colonial Revival. A house built for Delphine Hudson at 557 Richmond Avenue (1898, contributing) is also a good example of this type of Colonial Revival model, featuring a full-width front porch, paired tripartite windows on the second floor and a hipped roof with a large bonnet-top pedimented gable. Elements that distinguish the house as Colonial Revival include Ionic columns on rusticated stone piers, full-height fluted Ionic pilasters at the building's corner, and the use of Ionic pilasters around windows and doors. The house at 503 West Delavan Avenue (1898, contributing) is also a good example of this basic model, with modest Colonial Revival elements (here, a Palladian window in the front gable on its hipped roof) to establish its architectural character.

Nationally, the Colonial Revival style remained popular, in an increasingly simplified way, until the 1950s and 1960s. In the nominated district, there are some examples of the Colonial Revival style that date from the early decades of the twentieth century, indicating the style was still in fashion in Buffalo. Examples such as 92 Richmond Avenue (ca. 1920s, contributing) feature a prominent front gable with chimney, and a full width sun-porch facing the street. Access to the interior is usually through a smaller entry porch on the side elevation.

**Tudor Revival Houses**

The Tudor Revival grew in popularity in Buffalo around the turn of the twentieth century and remained popular for several decades. Influenced by the medieval architecture of Europe and England, the style is commonly identified by its stucco and faux half-timbered surfaces and occasional use of brick or stone to add texture and character. Often, projecting bays, oriels, or entire second stories were common elements. While not as widespread in the nominated district, there are several good examples of the Tudor Revival style located in the Elmwood Historic District. Perhaps the most significant Tudor Revival house in the nominated district is the house designed by Joseph Lyman Silsbee for Charles Dudley Arnold at 123 Bidwell Parkway (ca. 1895,

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contributing.) While the front porch is a later sympathetic addition, the house itself features a brick first story and faux half-timbered upper story, characteristic of the style. The flared, steeply pitched cedar shake roof is a rare remaining example of this early roof covering method (once common in the district, but largely replaced by asphalt shingle roofing) that also draws on medieval thatched roofs.

Architects Green and Wicks demonstrated their take on the Tudor Revival style with the unusual William H. Scott House at 20 Dorchester Road (1904, contributing). Guided by the odd angle of the parcel as the road bends, this house features a curved, apsidal-like bay. The raised stone watertable, wood clapboard first story and faux half-timbered upper level are all typical of the style. Here, Green and Wicks employed curved and decorative planks in the faux half-timbered section, with some decorative inlaid cross details. The overhanging eaves are supported by heavy carved brackets, and the building features several windows with small diamond shaped panes, reminiscent of medieval windows.

Another excellent example of the style can be found at 460 Richmond Avenue (ca. 1905, contributing). With its brick construction and use of faux half-timbered elements such as the pediment above the porch, small side porch, and projecting front gable, the house at 460 Richmond Avenue is an excellent example of the Tudor Revival style. The shaped bargeboards used for the gabled dormers and front gable are also commonly employed Tudor style elements, as is the use of large, simple brackets that seem hand carved.

There are also a small handful of Tudor Revival houses that appear to have been built by the same developer or contractor, possibly James Newton. One of the best examples of this group is 74 Bidwell Parkway (ca. 1910, contributing). Although painted in non-traditional colors, the building features a brick first story and stucco upper level, with a faux half-timbered pedimented porch, a slightly projecting front gable with a shaped parapet, and a broad molding at the eaves accented with corner crocket-like elements. A carved window surround groups three round-headed windows in the front gable. This model appears to have been replicated with subtle variations in several locations through the Elmwood Historic District (West), indicating a common builder or developer. The house at 113 Bidwell Parkway (1905, contributing) is also a Tudor Revival house similar in appearance, featuring the same projecting front gable with corner pendant motif, heavy molding at the eaves and

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three windows grouped into a decorative molding. Another possible example of this pattern may be the house at 566 Richmond Avenue (1912, contributing). This house, built by James Newton as his own private residence, also features that identifiable shaped front gable, with a brick first story and wood shingle above. Like the previous examples, this building also features three grouped windows in the peak of the front gable, although lacking the more ornate frame. The house located at 615 Richmond Avenue (built for James Newton, ca. 1915, contributing) also shares many common features, such as that prominent front gable with the shaped parapet and corner details; however, it has been rendered in a rough, rock surface that gives it more of a Craftsman style appearance. This basic model may have been specially modified to suit that client's needs and tastes.

At least one building in the nominated district utilizes that common model of full-width front porch, varied second story bay, and front gable design, applying more Tudor Revival style elements than Queen Anne or Colonial Revival. Designed by architect Stephen R. Berry for Charles J. Smith, the house at 746 Richmond Avenue (1906, contributing) features that basic scheme, although drawing from the Tudor Revival in the use of a brick first story and faux half-timbered upper story.

**Craftsman Style Houses**

Craftsman (or Arts and Crafts) architecture was popular in the early twentieth century in Western New York, and the style was especially popular in Buffalo thanks to the Prairie style influences of Frank Lloyd Wright, furniture designer Charles Rohlfs, and Elbert Hubbard and the Roycroft arts and crafts community in nearby East Aurora. The Craftsman style was simpler and easier to build in comparison to the earlier Queen Anne and Colonial Revival styles. Its design and plan also reflected the new ways of living of the early twentieth century, as it was no longer affordable for most families to maintain a large live-in staff. Houses were built smaller and more economically for purchasers of more modest means.

Architecturally, the Craftsman style in the Elmwood Historic District is present in two basic forms: the Craftsman Bungalow and the American Foursquare. The bungalow, typically a one or two-story side gable building with a prominent front porch that is deeply recessed, is less common in the nominated district than in other areas of the city. The American Foursquare, characterized by a two or two-and-a-half story form, square or



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rectangular massing, generally with a hipped roof and front dormer, is the more common interpretation of the Craftsman style in the Elmwood Historic District (West). Many examples were constructed in stone, brick or wood shingle and feature elements such as exposed rafter tails and simple, battered square columns or posts on porches. Developed in the first decade of the twentieth century, Dorchester Road features many examples of Foursquare and Bungalow style houses from the 1910s and 1920s.

The house built for William Owens at 147 Claremont Avenue (1921, contributing) is a good example of a Craftsman Bungalow. This one-and-a-half story side gable frame example features a large full-width front porch, drawn into the mass of the house by the continuous roof slope, and a large front-gable dormer. Modest brackets hold a simple bargeboard, and the building is sheathed in wood shingle. The house at 108 Dorchester Road (ca. 1915) is also an excellent example of a Craftsman Bungalow, with its large recessed front porch with brick knee wall and piers and prominent front-gabled dormer, here with mullions shaped in a pattern typical of the Craftsman style. This example features knee-braces under the broadly overhanging eaves at both the side gabled elevations and the dormer, a hallmark of the style.

Foursquare examples are more common in the district, especially in those areas that developed slightly later, in the early twentieth century, primarily north of West Ferry Street. The house built for Sol Morrison at 516 Lafayette Avenue (1910, contributing) is an excellent example of this variation, with its full-width front porch (here historically enclosed) with flared gable above the entry stair supported on paired brackets typical of the Chinese-inspired joinery often incorporated into Craftsman style buildings. This example features a brick first story with wood shingle upper story and broad hipped roof with hipped roof dormers, both with exposed rafter tails. The George E. Weisner house at 487 Norwood Avenue (1902, contributing) is another example of a similar Foursquare house, with its rectangular massing, rock-faced stone foundation, and wood clapboard surface. The open, full-width front porch features a simple balustrade with a decorative X-motif and simple raked columns. Characteristic of the Craftsman style is the flared eaves of the broadly overhanging roof, supported with large paired knee-braces. The large house built for George S. Staniland by architect William S. Brickell at 617 West Ferry Street (ca. 1912, contributing) is another variation on the Foursquare model, here with a partial width enclosed front porch. This example also features a hipped roof with flared overhanging

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eaves and exposed rafter tails. Here, decorative shutters are used, with a geometric cut-out, and most windows feature a multi-light pattern. The example located at 573 Richmond Avenue (ca. 1910, contributing) is a typical Foursquare, here with a Roman brick first story with shingles on the upper story and exposed rafter tails at the broad eaves. The house at 497 Richmond Avenue (ca. 1915, contributing) is also an excellent example of a Foursquare, with its brick first story and stucco upper level. The entry porch is accented with a herringbone pattern in the brick piers, and exposed rafter tails are visible at the eaves. The windows are fantastically detailed Craftsman-style leaded glass windows with a geometric pattern reminiscent of Frank Lloyd Wright windows.

Some Craftsman style houses utilize a stone or pebble finish on their exterior, drawing on associations with natural, hand-made architecture. This finish appears to be a particular favorite of architect Stephen R. Berry, who designed several houses in the Elmwood Historic District (West). One example of this type of treatment is the house designed by Berry for F.N. Trevor at 90 Dorchester Road (1909, contributing), which features a pebbledash surface to accent its otherwise typical Foursquare design. Berry also designed the house for Margaret T. Chamberlain at 499 Richmond Avenue (1914, contributing), a Foursquare with a first story rendered in a pebbledash finish and shingle above. Nearby, the Foursquare Berry designed for Chamberlain at 503 Richmond Avenue (1914, contributing) features an opposite effect, with brick used for the first story and front porch, with pebbledash surfacing on the second story above.

**Other Residential Styles**

While many of the houses in the Elmwood Historic District exemplify one of the above described stylistic categories, there are several houses that utilize less common and unique architectural styles in their design. Some of these examples are from the district's early development in the 1860s and 1870s, prior to the widespread formulaic construction of houses. Still others were constructed by individual owners, often wealthier clients working to their own individual tastes and desires. Many other examples are an eclectic mix, combining elements and influences from the popular styles of the day.

The Second Empire style is represented by a few extant houses in the Elmwood Historic District (West), but by the time the nominated district was reaching the boom era of construction in the late nineteenth century, the

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Second Empire style had faded from popularity. This style is generally associated with some of Buffalo's older residential areas, such as Delaware Avenue and the Allentown area. Located on the fringes of the nominated district close to settled areas in Black Rock and Allentown, these houses were likely built in the 1860s or 1870s. The house at 330 Richmond Avenue (ca. 1875) is a small, wood frame, one-and-a-half-story example, with a bracketed cornice below the signature Mansard roof with dormers. Another example of this style is located at 172 Ashland Avenue (ca. 1870, contributing). This house is also one-and-a-half stories in height, and features a high stacked stone foundation. Its hallmark Mansard roof is curved with several segmental arched dormers, with a frieze band at the eaves. These modest, small-scale examples of the Second Empire style are rare in the Elmwood Historic District (West).

Buffalo is home to several notable Prairie style buildings designed by master architect Frank Lloyd Wright, including the Darwin D. Martin House (NHL, NR Ref. No. 86000160). This style was frequently mimicked by other builders and contractors, although they lacked Wright's genius and used more conservative forms. In many instances, including examples in the Elmwood Historic District (West), the Craftsman style was infused with elements of the Prairie style, such as ribbon windows, broadly overhanging eaves, side entries and other elements. A rare example of a house that has a strong Prairie style influence, with some Foursquare elements, is the house at 34 Bidwell Parkway (ca. 1915, contributing). The house features an overall Foursquare massing rather than the low-slung profile common to Wright's examples, but has a brick first level that extends nearly the full height of the building, with a stucco band just beneath the eaves. The building features knee-braces, typical of Craftsman style, but has broadly overhanging eaves and a low-pitched hipped roof, which are common elements of the Prairie style. Across the street, architect Stephen R. Berry designed another house with Prairie influences, located at 37 Bidwell Parkway (1909, contributing). This two-story house is finished in stucco and features a beltcourse set above the level of the first floor. Connected by this beltcourse are several groups of windows, set just beneath the eaves and in such a way to suggest the ribbon windows typical of Wright's designs. The windows themselves are of intricate leaded-glass design, reminiscent of Wright. The broadly overhanging eaves are also present in this example.

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Perhaps one of those most unique and distinguishable houses in the Elmwood Historic District is the French Renaissance style house with Beaux-Arts inspired ornamentation at 356 Richmond Avenue (ca. 1895, contributing). The house appears to have been constructed for William H. Schmidt, a leading contractor in Buffalo who was said to have worked with stone. His house is a colorful masterpiece of Medina sandstone, with its rusticated first story and "piano nobile"-type upper level of ashlar stone. The recessed arch at the second level features a variety of rich carvings, adding to the exuberance of ornament on the building. An attic course features festoons between each window, beneath the modillioned cornice. This house is a rare example of the highly ornamented, high-style Renaissance Revival style utilized for an upper-middle class neighborhood. Its symmetrical, classical façade with colorful stone and fanciful detailing makes it a notable building on a street dominated by gabled, frame constructed Queen Anne and Colonial Revival buildings.

The majority of houses in the Elmwood Historic (West) can be described as drawing elements from one or more of the typical nineteenth century styles. Builders and contractors who constructed houses speculatively tried to appeal to the greatest number of potential buyers and intentionally designed modest, more conservative houses in the popular styles of the day. Individual home owners may have contracted to have more elaborate examples built for them, showcasing their wealth and status; however, the vast majority do not deviate very far from the norm. Overall, there is a sense of unity and harmony that distinguishes the Elmwood Historic District.

**Multiple-Family Dwellings, Duplexes and Flats**

While individual single-family houses dominate the residential architectural of the Elmwood Historic District, the widespread popularity of the area led to the development of many two-family or multiple-family dwellings. These buildings were meant to cater to the middle-class residents who could not afford to purchase a house outright and often were financed or rented directly from real estate developers. Some of these two-family buildings were marketed to buyers who could live on one level and rent out the other to help finance the purchase. These houses indicated new ways of living that were becoming prominent in the country after the turn of the twentieth century, offering an attractive option between living in a tenement house and owning a single-family residence. Architecturally, these multiple-family dwellings were designed to fit into the surrounding neighborhood and are often difficult at first glance to discern. Their appearance was generally due to two



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factors; deed restrictions and zoning that governed the type and size of building that could be constructed and the aspiration of individual home ownership. They utilize the same architectural styles as previously described for individual residences and were generally of the same height (ranging between two and three-stories in height) and materials as the surrounding buildings. Many of these buildings were built around the turn of the twentieth century or in the early decades of the twentieth century. As a result, many of these buildings were constructed in the northern area of the nominated district, which developed slightly. There are three broad categories of multiple-family dwellings in the district: small apartment buildings, duplexes (also called twin units), and flats. These latter two types strongly resemble the individual, single-family house in size, scale, materials and architectural design.

Multiple-family small residential apartment buildings generally feature one primary entry door, with apartments accessed via a common hallway or corridor. These buildings are frequently symmetrical in plan, featuring a double-loaded corridor with mirror-image apartments on either side. The building at 77 Richmond Avenue (ca 1903, contributing) is characteristic of this type, being a brick Colonial Revival style building. The two-story with a flared side-gambrel roof created an additional residential floor, while still correlating to the surrounding building heights. Although it is wider along the street than many single-family houses, the full-width front porch and projecting bays on the second story relate it to the vocabulary of form that is common on the street. This example features an elaborate central entry door, is clearly a double-loaded corridor layout, and appears to feature at least six units in its three levels. There are also two buildings of this type on Potomac Avenue, designed by architect William L. Schmolle for Flora J. Tharle. The building at 576 Potomac Avenue (1902, contributing) is a Colonial Revival style with a two-and-a-half story design featuring a full-width two-level front porch, polygonal bays on the second story and a central entry, indicating a double-loaded corridor interior plan. Again, a hipped roof with dormers provides an additional level of occupancy while maintaining a similar scale to the surrounding single-family houses. The example at 580 Potomac Avenue (ca. 1900, contributing) is similarly detailed in the Colonial Revival style, and features a similar design and layout.

Another type of multiple-family building found in the Elmwood Historic District (West) is the duplex, which indicates two individual residential units, each featuring its own separate entry, that share a common party-wall

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and typically share common features or architectural elements. The overall effect emphasizes the appearance of two similar parts combined as a whole, rather than mimicking the appearance of the individual single family house. Sometimes, these duplex buildings are created as mirror-image buildings. Buffalo architects Esenwein and Johnson designed two separate duplex buildings for Ernest C. Coulter at 130-132 Bidwell Parkway (1902, both contributing) and 136-138 Bidwell Parkway (1902, both contributing). Both buildings are two-and-a-half story, front gable, brick Tudor Revival style buildings, and each individual unit is accessed via a small recessed entry porch at the building's outside corner. Each unit of both buildings features a projecting polygonal oriel at the second level, with brackets tied into the framing of the first-story windows. Projecting above this oriel is a full-width overlapping double gable, which forms a sort of M-shape, also supported with brackets. While each unit is defined, the overall architectural effect unifies the entire building, typing the two units together. A frame example of this type of duplex is the building at 406 West Utica Street (ca. 1905, contributing), which features individual entry porches at the far ends of the building, articulated corner bays on the second story, and a continuous bracketed cornice.

The third type of multiple-family dwelling in the Elmwood Historic District (West) divides its residential units vertically, typically with one unit stacked on the other. This type of building is known as a flat. Flats are common in the city, especially in neighborhoods that developed in the 1910s and into the pre-war era. These types of buildings, as advertised by local developers such as Harry E. Phillips, offered homeowners the chance to rent out one unit and apply that rent towards their own mortgage or house payment. These buildings were also popularized in the pattern books of the era. Streets lined with these types of houses characterize the Hertel Avenue/North Buffalo area and the East Side of the city and not the Elmwood Historic District. However, there are a few examples located in the nominated district, primarily constructed in the early decades of the twentieth century. Like the other types of multiple-family residential buildings noted, this type was also built in the same architectural styles as single-family residential houses.

Flats are generally two-and-a-half stories in height, frequently are of brick (generally brick veneer over wood frame) on the lower story with wood clapboard or shingle above. They often have a hipped roof with front dormer window, although sometimes they have a front-gable profile. One of the most definable features of a flat

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is the dual level full-width front porch, allowing access to the outdoors for both the upper and lower level flats. Sometimes the lower level porch is partially or fully enclosed, with an open porch on the second story. In some instances, both the upper and lower porches were enclosed. As this type of housing was popular in the early decades of the twentieth century, the majority are decorated with modest Craftsman or Colonial Revival influenced elements, although there are examples that feature late Queen Anne forms such as front-gable massing, shaped shingles and polygonal bays.

Flats became popular during the later development period of the Elmwood Historic District (West); therefore, they are more common in the northern areas of the nominated district. In 1911, developer Harry E. Phillips had built an excellent collection of flats at the north end of Richmond Avenue, including 804 Richmond (contributing) and 808 Richmond (contributing). They exemplify the hallmarks of the form, including the dual-level front porch. The house at 804 Richmond Avenue is the more standard example of the type, with a hipped roof with dormer and modest Craftsman style influences. The building at 808 Richmond Avenue applied a modest Colonial Revival style to the model but still retains the characteristic dual-level porch. Other excellent examples of the model are located at the northern end of Claremont Avenue and include the house at 151 Claremont Avenue (1922, contributing). This example is largely intact and features the characteristic two-and-a-half story, hipped roof configuration, with a recessed entry porch and enclosed porches on both levels. This example features brick veneer on the lower front level with wood clapboard on the side elevations, while the upper level is clad in wood shingle. The house at 151 Claremont Avenue also exhibits its original wood windows, which feature a Craftsman style mullion pattern. Other good examples of the range and variety of the type are located at the north end of Ashland Avenue, including 817 Ashland Avenue (1902, contributing). This building draws from the Queen Anne vocabulary that is common in the Elmwood Historic District (West) and is two-and-a-half stories with a front-gable profile. Like many Queen Anne houses in the neighborhood this example features a full-width front porch, a polygonal bay on the second story and a pedimented gable. However, the partially enclosed lower level with a recessed entry porch and an open porch on the second level indicate that this building has two residential units, vertically stacked. The use of brick veneer, wood clapboard and wood shingle also relates to numerous other examples of this type of housing.

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**Residential Apartment Buildings**

While apartment buildings are also multiple-family dwellings, they differ from the previously discussed category in that they are larger buildings, usually several stories in height, and feature numerous apartment units that would be rented from a single landlord or owner. In some instances, they combine commercial space on the ground level with residential floors above. In the Elmwood Historic District they are generally of masonry construction, rather than the more common frame construction of individual single-family or multiple-family houses. Practically, this provided better fire protection for the multi-story, multi-unit buildings, but it also added a level of prestige and elegance to the design and appearance of the building. Most are three to four stories in height, indicating they may be walk-up type apartments without an elevator originally installed. Some apartment buildings were constructed mid-block, surrounded by houses, while other, typically larger, examples were constructed at street corners and intersections, allowing for two sides of the building to face the street and maximizing light in the building. Many apartment buildings were located at or near streetcar stops. Whatever their construction method and materials, apartment buildings were given an architectural treatment in keeping with the popular architectural styles of the day. They are present in the nominated district in a wide range of styles, including Queen Anne, Classical Revival, Tudor Revival and others common throughout the area.

Apartment building living became increasingly popular for all types and social classes of people in the late nineteenth and early twentieth century. For those of more modest means, renting an apartment was often a cost-effective alternative to individual home ownership at a time when obtaining a mortgage was a difficult process. Apartment living also became popular for the upper-middle class, especially with younger or unmarried people. This type of living did not require the high cost of upkeep or employing a large staff, like owning a large individual house required.

Two examples of mid-block apartment buildings that are set in the midst of individual houses are located on Richmond Avenue. Similarly designed, the Navarre Apartments at 269 Richmond (ca. 1905, contributing) and the Lazzarre Apartments at 273 Richmond (ca. 1905, contributing) are both three-story, brick apartment buildings with an I-plan. Both are rendered in the Colonial Revival style with classical revival elements, each with a monumental two-level porch with full-height columns. Quoins, cast-stone window headers and a prominent



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modillioned cornice at the buildings' parapets are also present on these twin buildings. Set on one of the nominated district's most fashionable streets, these elegant buildings would have provided comfortable and stylish accommodations at a reasonable cost. Bidwell Parkway also contains a small selection of examples of this type of apartment building, notably 110-112 Bidwell Parkway (built for Arthur W. Meyer, ca. 1902, contributing). A three-story Tudor Revival brick apartment building, this example is given the same sort of twin unit appearance of a duplex; however, it extends significantly in the rear and contains several units.

An example of a corner-located, slightly larger apartment building is the Ashland Apartments located at 560 Potomac Avenue (designed for Henry C. Lanctot by architects Carson & Byrens, 1898, contributing). Located at the prominent intersection of Ashland Avenue and Potomac Avenue, this building is a good example of the slightly larger apartment building type located in the district. This example features a three-story symmetrical design, is constructed of buff brick masonry and features three-story polygonal bays. While modestly ornamented, a beltcourse and diaper patterned brickwork at the parapet give the building an elegant appearance.

The Elmwood Historic District (West) also contains an example of a later form of apartment building, constructed with a skeleton of steel reinforced concrete. While this construction system had been widely used for factory and commercial building construction, by the 1910s and 1920s its use became more widespread in other building types. Reinforced concrete construction provided benefits such as being relatively inexpensive to build, generally fire resistant, and the internal cage-like steel skeleton allowed for interior partitions to be located in the building with great freedom. The non-structural exterior walls allowed for large windows, perfect for illuminating apartment spaces. Architect Edward H. Moeller designed 400 Elmwood Avenue (1924, contributing) with a U-shaped plan using reinforced concrete. While the structure is expressed on the exterior, the building is given a modest Classical Revival styling. Concrete piers are turned into pilasters, a decorative motif is molded into a frieze-like band above the first level, and the building's parapet is emphasized. While this economically designed building would have targeted the middle-class resident of more modest means, located on the busy streetcar and automobile thoroughfare in the 1920s, it was given a decorative treatment to make it suit the surrounding architecture within the limited detailing available with concrete.

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**Commercial Architecture**

While the nominated district is largely composed of residential architecture, Elmwood Avenue is the primary commercial corridor. This corridor largely developed beginning in the early decades of the nineteenth century along the Elmwood Avenue streetcar route, which later became a prominent automobile thoroughfare.

Commercial architecture in the Elmwood Historic District broadly takes two forms. One form is the converted residential building, and the other is those buildings that were originally built as commercial buildings. Some examples of both types of commercial buildings also incorporate residential apartments. There are examples where a residential building has been converted to commercial functions but is otherwise architecturally and visually intact. Architecturally, both types of commercial building were generally designed utilizing the common architectural vocabulary and styles of the day. Queen Anne, Colonial Revival, Tudor Revival and Craftsman style commercial buildings are all present in the nominated district.

An early example of an overtly commercial building in the Elmwood Historic District (West) is the building at 312 Bryant Street (ca. 1870, contributing). An example of a mixed-use building, this three-story brick Italianate style building has a ground floor commercial space, with intact bulkheads, store windows and cast-iron pilasters and decorative elements. The three-bay upper stories, with their segmental arched windows, would have housed the shopkeeper and perhaps other tenants. This is a rare example of a true mixed-use commercial building in the nominated district, located at a key intersection of Bryant Street and Ashland Avenue and pre-dating much of the residential development in the area. This type of building is more common in the Allentown neighborhood.

An example of a commercial building that was constructed during the development of the Elmwood Historic District is the building located at 298 Ashland Avenue (ca. 1888, contributing), at the corner of Lexington Avenue. Originally housing a real estate office, this large, two-and-a-half story cross-gabled Queen Anne style building resembles a residential building, but was originally designed as a mixed-use commercial building. This frame building features a large half-round display window on the ground floor that appears original to the building, and the recessed corner entry is marked with two arches springing from a single column. Above this lower level commercial space are residential floor, clad in wood shingle and featuring a prominent overhanging

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gable with brackets. This building is a good example of the attempt to blend the commercial architecture into the residential areas of the nominated district.

There are also examples of larger scale mixed-use commercial buildings, with a handful located in the residential area but others located on Elmwood Avenue. One of the most elegant examples in the nominated district is The Lexington, located at 220 Lexington Avenue (ca. 1905, contributing). The Lexington is a three-story mixed-use building, with ground floor commercial spaces and residential apartments on the upper two levels. The building is of yellow brick construction, with a brick and Medina sandstone ground level, and features elegant Queen Anne ornamentation. The four storefronts are historic and feature paneled bulkheads, recessed entry doors and a large transom spanning each space. Two-story projecting polygonal bays on the two primary facades feature carved panels, and windows feature shaped sandstone headers with voussoirs. Another comparable example of this type is the building at 914 Elmwood Avenue (ca. 1895, contributing) at the corner of West Delavan Avenue. This three-story Queen Anne style mixed-use commercial building features ground floor retail with upper residential levels and two-story polygonal bays on the upper floors.

As the historically residential Elmwood Avenue continued to develop into a commercial strip serving the growing Elmwood residential neighborhood, commercial buildings designed during the early twentieth century continued to utilize popular designs and styles from that era. One of the best examples of a commercial building is located at 520 Elmwood Avenue (ca. 1920, contributing). This two-story terra-cotta Classical Revival style building wraps the corner at West Utica Street and features full-height Ionic pilasters and a broad entablature with cornice surmounting the entire building. An excellent example of the high level of architectural detail present in even the commercial buildings in the nominated district, this example retains its wood storefront windows and pedimented entry doors. The building at 1000 Elmwood Avenue (ca. 1920, contributing) is a good example of an early twentieth century commercial building. With its rounded corner facing Elmwood and Potomac Avenues, and slight shaped parapet with modillioned cornice, the building is vaguely classical in style. Like many commercial buildings along Elmwood Avenue, this example is two stories in height, with several commercial spaces at the street level and residential spaces or office spaces above.

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While there are a handful of these designed commercial buildings constructed in the Elmwood Historic District (West), most of the buildings that serve a commercial function are former residential buildings that have been converted through additions into commercial buildings.

**Converted Commercial**

While the residential converted to commercial building is not unique to the Elmwood Avenue corridor in the Elmwood Historic District, and examples of it can be found scattered throughout Buffalo, it is the high prevalence of this type in the nominated district that makes it noteworthy and gives Elmwood Avenue its individual character. Individual residences had been constructed along Elmwood Avenue beginning in the late nineteenth century, and examples of Queen Anne, Colonial Revival and others were built along the street, as can still be seen in the 300-block of Elmwood Avenue. Within a decade, many of these houses elsewhere on Elmwood Avenue were converted to serve commercial purposes. While some of the older residential buildings were demolished for purpose built commercial buildings, many of the old houses were adapted to commercial use through the addition of a one or two-story front addition. These additions were sited in what was once the residence's front yard and adhere to the sidewalk edge. These additions may conceal only a portion of the original house or nearly the entire front elevation, with the original house only visible from the side or from a distance and only a tower or roof peak visible above the commercial block. In some instances, the front commercial block addition does obscure the house behind, and it is only visible using aerial maps or from the rear of the building. This type of addition and conversion is considered significant if it occurred during the period of significance and tells the story of Elmwood Avenue's transition into an increasingly prominent commercial artery for the district.

While there is great variety in this category of building type, there are several excellent examples. A good example of a converted commercial building is located at 712 Elmwood Avenue (ca. 1890, ca. 1920 commercial addition, contributing). For this particular example, the original modest Queen Anne style house is easy to see above the one-story commercial block addition. Other examples, like 746 Elmwood Avenue (ca. 1890, ca. 1916 commercial addition, contributing) feature larger two-story commercial additions that more completely obscure the original house behind. In this particular example the two-story ashlar Classical Revival commercial block



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attempts to completely conceal the older building, even resorting to a parapet wall with rail; however, the conical tower roof and a portion of the front gable of the large house behind are still visible. From the street, this type appears to be a purposefully built commercial building. An excellent example of this type is located at 976 Elmwood Avenue (ca. 1890, ca. 1900 commercial additions, contributing). While the original two houses located at the site were built in the 1890s, shortly after a large two-and-a-half story addition was constructed, connecting the two houses into one larger commercial building. One of the earlier commercial conversions along the Elmwood Avenue corridor, the commercial façade almost entirely conceals the older houses behind and gives the appearance of a vaguely classical styled commercial block with decorative moldings, small upper level attic windows with patterned mullions and a paired gable front elevation. While in many examples, especially those located midblock, the commercial addition is located just on the front façade of the house, in some instances the addition wraps around the house. This is the case for the building located at 528 Elmwood Avenue (ca. 1890, ca. 1925 commercial addition, contributing) at the corner of West Utica Street. The two-story masonry 1920s-era commercial addition rendered in a vaguely Craftsman style wraps two sides of the older house, of which only a portion of the conical tower roof is visible above the commercial building's parapet.

These numerous examples of early adaptive use from the first decades of the twentieth century tells the story of the development of the commercial strip quickly shifting from residential street to a thriving shopping and retailing street, dominated by individual family owned and operated establishments. Unlike other commercial areas of Buffalo, such as Main Street or the southern end of Delaware Avenue, this area of Elmwood Avenue is dominated by two or three-story commercial buildings, scaled appropriately to the original houses they were grafted onto. The architectural social character that were established in the 1910s and 1920s remains intact.

**Service Buildings – Telephone**

Service buildings such as schools, libraries, fire stations and other types of buildings are more common in the Elmwood Historic District (East) and are not present in the Elmwood Historic District (West). The Elmwood Historic District (West) was generally served by utilities coming from east of Elmwood Avenue or further west of Richmond Avenue, including Lafayette High School (1902, NR Ref. No. 80002608). However, there are two buildings associated with the growth of telephone service in the Elmwood Historic District that are of interest.

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In 1892 the city had 2,100 telephone stations or exchanges. These had grown to 42,000 stations by 1915. The telephone became increasingly widespread during the early decades of the twentieth century, and the development of two buildings that served as telephone exchanges in the growing residential and commercial Elmwood Avenue area is a reflection of the growth of this popular service at the time.

The earliest building in the Elmwood Historic District (West) related to telephone service is located at 296 Bryant Street. This small, two-story brick building appears to have been constructed as a one-story building around 1892 and was identified on Sanborn maps as the Bell Telephone Company's Bryant Exchange Building. Set back behind the building at 298 Bryant Street, this diminutive service building would have been one of the key early telephone exchanges in the Elmwood Avenue area. By 1915, this exchange was combined with the Tupper exchange as telephone technology improved. It later received a sympathetic second story addition, some time before 1920 and was later converted to residential use.

As telephone equipment became increasingly sophisticated in the early decades of the twentieth century, many of the lines from the small exchanges were combined into larger facilities. The large Art Deco building at 520 Elmwood Avenue (1931, 1947 addition, contributing) at the corner of Elmwood Avenue and Anderson Place was built as the New York Telephone Company's Lincoln-Grant-Garfield & Elmwood Telephone Exchange building in 1931. The large three-story brick building is one of the more modern buildings in the Elmwood Historic District (West), but it played a key role in handling the growing telephone service in the area. Commercial and residential customers in the Elmwood Avenue area increasingly depended on telephone connectivity, a demand reflected in the location of this large exchange building.

**ECCLESIASTIC ARCHITECTURE**

As the city's population shifted northward beginning in the 1880s, many of Buffalo's existing churches and religious organizations also began to migrate from downtown to be closer to their congregants and because their downtown land was in demand for commercial growth. In the first half of the nineteenth century, Buffalo's religious buildings were located close to the population center, with many on Church Street or Main Street. As residents moved northward out of the rapidly commercializing downtown area after the Civil War, churches

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were forced to choose between relocating or closing due to dwindling congregants within walking distance. Still many other congregations were founded in the Elmwood district because of the number of residents and the variety of religions in the area.

Many of the church buildings reflect traditional Protestant religious groups such as Presbyterian, Lutheran and Episcopal denominations. These Protestant faiths reflect the background of the Elmwood Avenue community during the late nineteenth and early twentieth century, as many residents were of Western and Northern European descent. Later, as the city's Jewish population grew and located in the Elmwood Avenue area, a Jewish synagogue also was also built in the Elmwood Historic District (West). Interestingly for a city with a predominantly Roman Catholic population, there were no Catholic churches constructed in the district.

Churches and religious buildings in the Elmwood Historic District are typically of stone or brick construction and later feature structural steel skeletons. Many of the earliest wood-frame church buildings in the nominated district, noted as being founded as early as the 1870s, were subsequently demolished or removed to make way for more permanent, large-scale religious buildings by the late nineteenth century. They frequently occupy highly-visible sites in the nominated district, located at street intersections or at Olmsted's landscaped circles, allowing the church to be visible from many angles.

Architectural styles present in the churches and religious buildings in the Elmwood Historic District are typical of those designed and built during the late nineteenth and early twentieth centuries. These styles include the Gothic Revival and Romanesque Revival styles that were nationally popular during this era. During the early twentieth century, more modern tastes prevailed, and churches built during the 1920s display influences from simplified and streamlined Art Deco architecture.

The earliest known religious building built in the Elmwood Historic District (West) was a small chapel building. Westminster Presbyterian Church, located on Delaware Street, constructed the Hope Chapel at the northeast corner of Rogers Street (Richmond Avenue) and Utica Street around 1870. The small building was used for

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Sunday School functions.<sup>190</sup> One of the earliest churches in the Elmwood district was the Richmond Avenue Methodist-Episcopal Church (NR Ref. No. 08NR05909), located at Ferry Circle. Because it was one of the earliest churches in the Elmwood district, many who worshiped there were of other denominations. In April 1885, plans for establishing a new church were put before the Buffalo Methodist Union, who authorized the selection of a site. A parcel at the corner of Richmond Avenue and Ferry Street was donated for the site of the new building, and a wooden chapel was constructed in August of 1885. Because of the influx of parishioners, the church underwent several expansions. The original wood chapel was enlarged in 1889 before a new stone chapel building was constructed in 1891. Only a few years later, the congregation continued to grow, precipitating the construction of a large new addition. Designed by local architects Metzger and Greenfield, the "temple" addition, as it was called, was a large Medina sandstone building with a prominent corner tower, constructed in 1898. Individually listed on the National Register, the former Richmond Avenue Methodist Episcopal Church displays typical forms and designs used by Romanesque Revival style church buildings.<sup>191</sup>

Another of the earliest church buildings to be built in the Elmwood district was St. Luke's Episcopal Church, located at 79 Richmond Avenue at the corner of Summer Street. The congregation was initially founded in 1857, growing out of a Sunday school run by the Episcopal Diocese to establish a presence in Buffalo's West Side. St. Luke's met at the corner of Niagara Street and Virginia Street in the 1850s before relocating to a small frame chapel building on Maryland Streets near Niagara Street in the Black Rock neighborhood. The congregation continued to grow, moving to a larger building on Niagara Street between Hudson and Maryland Streets. By 1886, the congregation was again looking for a larger building, and it purchased a lot on Richmond Avenue, constructing a 400-seat frame church building. A Guild Hall was built on the west side of the building in 1893.<sup>192</sup> This building is the sole remaining wood-frame church in the neighborhood. Although modified with non-historic siding, the simple front-gable church profile is still clearly visible.

<sup>190</sup> Larned Vol 2, 47-48.

<sup>191</sup> For additional information on the Richmond Avenue ME Church, refer to: Jennifer Walkowski, *Richmond Avenue Methodist-Episcopal Church*, report no. NR Ref. No. 08NR05909, State and National Registers of Historic Places Nomination (Albany: New York State Historic Preservation Office, 2008).

<sup>192</sup> St. Luke's Episcopal Church vacated the building in 1940; it is now the Symphony Bible Church. James Napora, "St. Luke's Episcopal Church," in *Houses of Worship: A Guide to the Religious Architecture of Buffalo, New York* (1995), <http://buffaloah.com/how/3/3.3/stluke.html>.



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At about the same time as St. Luke's Episcopal Church was being founded in the Elmwood district, the Richmond Avenue Church of Christ was also established, located at Richmond Avenue and Bryant Street. The Buffalo Church of Christ congregation was initially established in 1870, holding services in a building at Tupper and Ellicott Streets. As with other churches developing in Buffalo at the same time, the number of parishioners grew. The congregation built a small brick chapel at Maryland and Cottage Streets in 1873, which was quickly outgrown, precipitating the construction of the building on Richmond Avenue in 1886-87. This new Medina sandstone church was designed by prominent local architect Cyrus K. Porter.<sup>193</sup>

One example of a church that migrated northward was the Lafayette Street Presbyterian Church, which was founded initially as the "Park Church Society," the congregation dating back to 1845. In 1863, the congregation constructed a Gothic Revival church building on the north side of Lafayette Square in downtown Buffalo. Once the city's population began to shift northward, the church was forced to follow suit, purchasing a large parcel of land on the east side of Elmwood Avenue at Bouck Street in what was described at the time as vacant farmland. In 1894-1896, a large Medina sandstone church building was constructed on the parcel by the architectural firm of Lansing and Beierl. No longer located on Lafayette Square, questions were raised about what to name the new building. Some parishioners suggested "Elmwood Avenue Presbyterian Church" in deference to their new location; however, in July of 1898 the congregation successfully petitioned the city to change the name of the street from Bouck Street to Lafayette Avenue, ending the debates. Thus, the new church was able to retain its original identity, carrying the name of "Lafayette" from downtown to the northern suburbs, becoming the Lafayette Avenue Presbyterian Church (NR Ref. No. 09NR05997).<sup>194</sup>

The Pilgrim Congregational Church constructed its first building at Richmond Avenue at Breckenridge Street in 1890. The congregation was originally founded in 1884 as part of the First Congregational Church of Buffalo,

<sup>193</sup> The church building was converted to condominiums in 1992-94, now known as Parish Condos. James Napora, "Richmond Avenue Church of Christ," in *Houses of Worship: A Guide to the Religious Architecture of Buffalo, New York* (1995), <http://buffaloah.com/how/3/3.5/rich.html>.

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who held services in the old Niagara Square Baptist Church (demolished). Pilgrim Congregational Church was established out of a Sunday School program run by this church. Although noted as being a frame building, by 1894 the building had been replaced by a brick structure.<sup>195</sup>

Unlike many of the other churches which originated downtown and moved northward, St. Luke's German Evangelical Church was founded in the 11<sup>th</sup> Ward. The congregation began in 1873, when a group of thirty men met at the home of William Mueller at 470 West Utica Street, looking to form a German language church, known as St. Lucas in German. In 1873, the congregation purchased the Hope Chapel building from Westminster Presbyterian Church to house their services. This small building was quickly outgrown and was taken down and replaced with a new larger frame church building in 1897. This sizeable new building featured a 132-foot tall steeple, which made it a notable landmark on Richmond Avenue at the time. By the twentieth-century, the building no longer suited the congregation's needs. Buffalo architect Robert A. Wallace was contracted to design and build the new limestone church building in 1911.<sup>196</sup>

The congregation responsible for building St. John's Episcopal Church on Lafayette Avenue at the head of Howard Street (now Norwood Avenue) dates back to the Trinity Episcopal Church in 1845. In that year, a group splintered from the church due to the practice of pew rental and later built a new church on Washington and Swan Streets in 1848. By 1883, the church was reorganized as St. John's Free Church, which was entirely supported by its congregation. Due to the dwindling number of members in its downtown location, in 1892 the

<sup>194</sup> For more information on the history of the Lafayette Avenue Presbyterian Church, refer to: Jennifer Walkowski, *Lafayette Avenue Presbyterian Church*, ed. Daniel McEneny, report no. NR Ref. No. 09NR05997, State and National Registers of Historic Places Nomination (Albany: NY State Historic Preservation Office, 2009).

<sup>195</sup> In 1911, the church hired prominent Buffalo architect Williams Lansing to design and construct a large addition. The church was vacated by Pilgrim Congregational Church in 1968 when it merged with St. Luke's German Evangelical at Richmond Avenue and West Utica Street. It is now the New Hope Baptist Church. James Napora, "Pilgrim Congregational Church," in *Houses of Worship: A Guide to the Religious Architecture of Buffalo, New York* (1995), <http://buffaloah.com/how/3/3.10/pilg.html>.

<sup>196</sup> The congregation merged with the First Pilgrim Congregational Church (Pilgrim Congregational Church) in 1968, and the church is now known as Pilgrim-St. Luke's United Church of Christ. James Napora, "Saint Luke's German Evangelical Church," in *Houses of Worship: A Guide to the Religious Architecture of Buffalo, New York* (1995), <http://buffaloah.com/how/3/3.6/stluke.html>.

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church broke ground on a new stone Gothic Revival chapel on Lafayette Street in the new Elmwood district, abandoning the downtown building.<sup>197</sup>

Another good example of the Gothic Revival style is the former English Evangelical Lutheran Church of the Redeemer at 625 West Ferry Street (1912-1913, contributing). Again located at a prominent intersection, this example of an English Gothic style features the characteristic buttressing and gablets that are typical of Gothic Revival designs. The Former Pilgrim Congregational Church at 531 Richmond Avenue (1911, contributing) is also a good example of the Gothic Revival as it became simplified and more streamlined in the early twentieth century. This T-plan church features Gothic Revival elements such as a large, pointed stained-glass windows with tracery and buttressing. Its smooth brick exterior, rather than rough, rock-faced stone, begins to hint at the more simplified modern church designs that would become popular in the 1910s and 1920s.

Another example of this transition away from medieval forms such as Gothic or Romanesque Revival style is the former Temple Beth El building located at 155 Richmond Avenue (ca. 1910-1911, contributing), now the Greater Emmanuel Temple Church, Inc. This two-level transitional Stripped Classicism building is clad in brick and features several cast-stone elements that surround the entry doors and forms a huge frieze with the Star of David. Crowning the building is a massive verdigris copper dome that indicates the presence of a central plan, vaulted interior space. While this building does not occupy a prominent corner lot and is located on an interior lot, it maximizes its appearance through its colorful red and green exterior and its dramatic entry portico.

Designed by nationally prominent architect Bertram Grosvenor Goodhue shortly before his death, the addition to the current St. John's-Grace Episcopal Church at 13 Bidwell Parkway (1892 chapel, 1925-26, city landmark) is one of the more modern styled churches in the Elmwood Historic District (West). The earlier chapel building is an excellent small example of a Gothic Revival building, and the larger addition designed by Goodhue reflects the modernization of the Gothic forms, a hallmark of his proto-Art Deco architectural style. The

<sup>197</sup> St. John's Evangelical Church merged with Grace Episcopal Church, originally founded in Black Rock on Breckenridge Street, in 1971, and is now known as St. John's-Grace Episcopal Church. James Napora, "St. John's-Grace Episcopal Church," in *Houses of Worship: A Guide to the Religious Architecture of Buffalo, New York* (1995), <http://buffaloah.com/how/3/3.11/stjohn.html>.

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ornamentation is rendered in a flat, bas-relief style that hints at later Art Deco carvings. Even the flat nature of the bell gable hints at the flat, planar forms of the emerging Art Deco style. Goodhue's church turned the orientation of the church towards Olmsted's Bidwell Place/Colonial Circle, shifting the orientation of the church towards this feature.

**BUILDERS AND DEVELOPERS OF THE ELMWOOD DISTRICT**

Unlike some streetcar suburbs that were developed by a single owner or developer, the Elmwood Historic District was shaped by numerous real estate developers, builders, contractors, architects and others involved in buying, parceling and developing the formerly vacant land. Real estate agents played an important role in the creation of the streetcar suburb, buying and subdividing large tracts, then selling or developing the various smaller lots. In an era before specialized training and certification, many of the city's wealthier citizens dabbled in the lucrative real estate market, while others made a more specialized career in the sale of land and properties. Many of real estate agents also offered loans, credit and mortgages to their clients as banks were prohibited from this service, further encouraging the real estate boom. Real estate brokers often sold smaller city lots, ready for construction, or newly built speculative houses. Some also offered large tracts for sale to larger syndicates or companies that could divide and build several properties. William G. Hartwell offered many large tracts in an advertisement from 1890, including:

*A tract of land at the north-west corner of Elmwood and Clinton [now Potomac] avenues; produces 318 feet on Elmwood avenue and 650 feet on Ashland avenue, price \$55,000.*

*A tract of 800 feet on the south side of Delavan avenue, between Elmwood avenue and Chapin Parkway, price \$46,000.<sup>198</sup>*

William G. Hartwell also offered a wide variety of real estate options. Real estate transactions at the time must have been such a prominent part of life, that his offerings were prefaced:

*If you want some fine residence property as a Holiday gift or as an investment, you will find it below in a choice selection from the list...<sup>199</sup>*

<sup>198</sup> Real Estate and Financial News

<sup>199</sup> Real Estate and Financial News



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One of Buffalo's most successful and prominent real estate companies in the late nineteenth and early twentieth centuries was the firm of Thorne & Angell. Composed of partners George L. Thorne and Byron Pomeroy Angell, this firm only dealt with property located within the bounds of the city of Buffalo, ignoring the rapidly developing suburbs like Kenmore or Williamsville. The firm was credited with the following:

*It is to this firm that the city owes the conception and the development of the Elmwood district, the Richmond avenue section, the parkways, Central Park, Parkside, the Hertel avenue section and the beginning of the Niagara Park section of north Buffalo, then known as Stratton Park.*<sup>200</sup>

While these claims may be a bit overinflated, Thorne & Angell were certainly one of the most prominent real estate firms active in the city. George L. Thorne is credited with being instrumental in the opening and extension of Elmwood Avenue.<sup>201</sup> Both men even chose to make their homes in the fashionable Elmwood district; Byron P. Angell's house, designed by architect William W. Carlin, is located at 506 Lafayette Avenue (1886, non-contributing) and George L. Thorne's house, designed by Bethune, Bethune and Fuchs, is at 40 Bidwell Parkway (ca.1885). The firm successfully weathered the panic of 1893 and the subsequent real estate bust in Buffalo, doing yearly business of over one million and a half dollars. However by 1895, the depreciation of the real estate market hit the firm, as well as several failed development projects, and the company appears to have dissolved shortly after. However, Thorne & Angell are credited amongst the builders of suburban Buffalo: "While he cannot be numbered among the founders of Buffalo, George L. Thorne will always be mentioned in connection with her suburban growth and development."<sup>202</sup>

Walter Grant Hopkins was another prominent real estate developer in Buffalo and had a unique tie to the Elmwood Historic District. Hopkins was born in 1868 to Hon. Nelson K. Hopkins, who served as state comptroller 1872-1875. By 1872, only a few years after Walter's birth, Nelson K. Hopkins owned a spacious property at 771 Ferry Street, just west of Delaware Street, in what would become the Elmwood district. So it is

<sup>200</sup> *The Buffalo News*, "Developer of Elmwood Avenue Section Dies," April 23, 1923.

<sup>201</sup> Truman C. White, *Our County and Its People; a Descriptive Work on Erie County, New York*. vol. II (Boston History, 1898), 153-154.

<sup>202</sup> White, vol. II, 154.

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likely that Walter G. Hopkins grew up in Elmwood, becoming familiar with it as it developed into a desirable residential neighborhood. After working at a law office for several years, Hopkins entered the real estate field around 1885, operating an office in the Austin Building at 110 Franklin Street. With his background in law, Hopkins became a prominent real estate developer in the growing Elmwood district. In July of 1890, Hopkins offered "15,000 feet of the choicest residence property in Buffalo for sale at prices ranging from \$15 to \$400 per foot" in Elmwood and appears to have focused much of his business on the real estate of the area.<sup>203</sup> Still another advertisement noted "Real Estate for Sale! Money to Loan! Give me a call! Specialty: The Elmwood Avenue District."<sup>204</sup> By 1893, Hopkins had partnered with Fred C. Humburch and added the legal assistance of his father Nelson K. Hopkins, in the firm of Hopkins & Humburch, who were among the earliest developers in the new suburb of Depew, just east of Buffalo. Like many of the Elmwood district developers, Hopkins also made his home in the neighborhood. In 1900, he rented a house at 896 Elmwood Avenue, and by the 1920s he and his family resided at 485 Ashland Avenue; at his death in 1921 he resided at 150 Bidwell Parkway.<sup>205</sup>

Spencer S. Kingsley and Russell Hayward Potter were also active in real estate during the 1890s and 1900s in Buffalo. Potter was born in Buffalo in 1867 and learned Mechanical Engineering at Cornell before returning to Buffalo. After his return, he studied in the law office of Nelson K. Hopkins, learning real estate law. In January 1890, Potter formed a partnership with Spencer S. Kingsley, establishing the firm of Kingsley & Potter. Kingsley was also born and raised in Buffalo and operated a book business with Otto Ulbrich before joining with Potter in the real estate field. Kingsley & Potter were prominent developers in the Elmwood district in the early 1890s and in December of 1890 advertised numerous properties, well over 100, for sale in the Elmwood district. "If you want to buy, sell, syndicate, negotiate, rent, insure, or mortgage Real Estate of any Kind, Class or Description, call on Kingsley & Potter."<sup>206</sup> The firm closed in 1892, when Potter bought out Kingsley from the company. Afterwards both men continued in the real estate business. Potter developed a sizeable plot on Ashland Avenue, hiring architect William L. Schmolle to design 603 Ashland (1904), 607 Ashland (1904), and

<sup>203</sup> Walter G. Hopkins, "The Elmwood Avenue District," advertisement, *Buffalo Real Estate News*, July 15, 1890.

<sup>204</sup> Walter G. Hopkins, "Real Estate for Sale!" Advertisement. *Buffalo Real Estate News*, September 15, 1890.

<sup>205</sup> White, vol. II, 40-41.

<sup>206</sup> Kingsley & Potter, "Real Estate," advertisement, *Real Estate and Building News*, December 1890.

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609 Ashland (1904). Kingsley also led the real estate divisions of the Merchant's Exchange and the Chamber of Commerce, and he oversaw the building of the Real Estate Exchange/Mutual Life Building in 1896.<sup>207</sup>

One developer promoted his own special building type for the Elmwood district. Harry E. Phillips, whose office was located at 9 Niagara Street, promoted what he called the "Model of Perfection." These two-family flats were available to rent or to purchase and were clearly targeted toward a more modest middle-class purchaser. Phillips marketed the "Phillips plan" for these building as the height of "modern science" and convenience. The Phillips plan offered an alternative for those who could not afford to purchase a house outright or could not get a mortgage loan from a bank, which generally required a large down payment:

*Buy one of these flats in the heart of the Elmwood District for a small payment down and the balance the same as rent. The rent from one flat will pay all the carrying charges, interest and principal installment.*<sup>208</sup>

Many of the houses in the Elmwood Historic District were created by local builders. Some builders also doubled as real estate investors and speculators and also provided credit and loans for construction. Scores of local contractors and builders were building in the Elmwood district in the decades surrounding the turn of the twentieth century. The November 1902 issue of *Greater Buffalo* noted the following builders who had projects underway at the time:

*Among the builders who are constructing houses in this district may be mentioned H.H. Lanctot, who is building on Bidwell Parkway and also on Elmwood Avenue; Walter D. Putnam, who is building seven houses on West Delavan Avenue; F. Stephen Grist, who is building three four-family flats on North Ashland Avenue for M. Nellany; Arthur Meyes, nearly finished near entrance of Dorchester Road; E.C. Coulter, who is building two two-family houses of press brick on Bidwell Parkway; H.J. Tharle, who is building for the McNeil Lumber Company five four-family houses on North Ashland and Potomac avenues; John W. Gibbs, now of the firm of Niederpruem, Gibbs & Schaaf, is also building three houses on Elmwood Avenue just above Potomac; Mr. Gibbs has built a large number of houses in the Elmwood*

<sup>207</sup> *Memorial and Family History of Erie County, New York: Biographical and Genealogical*. vol. II (New York: Genealogical Pub., 1906-08), 75.

<sup>208</sup> Harry E. Phillips, "Model of Perfection," advertisement, *Buffalo Live Wire*, March 1913, n.p.

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*district, among others being the fine houses on Richmond Avenue and Bidwell Parkway shown in the illustration.*<sup>209</sup>

John W. Gibbs, noted in the passage above, was one of the more prolific builders in the Elmwood district. He also had a diverse background, reflecting how popular and prominent real estate speculation was amongst a wide range of people with a variety of experience and knowledge. Born in Almond, NY in 1869, Gibbs took courses at Alfred University before going through business school in Elmira. He then graduated from the Buffalo College of Pharmacy. Combining his medical knowledge and his business acumen, Gibbs was proprietor of two drug stores which he founded in 1889 in Buffalo. At the turn of the twentieth century, Gibbs entered the world of real estate and developing. By 1902, he was working with the firm of Niederpruem, Gibbs & Schaaf, building many of the buildings in the Elmwood district. Gibbs had a wide range of other business interests, establishing one of the largest automobile shops in the city, at Main and Summer Streets. In 1909 Gibbs established the Main Street Realty Company. In 1912 he organized the Main Street Developing Company, and in 1914 he formed the Greater Buffalo Real Estate Corporation.<sup>210</sup> Among the many properties built by John W. Gibbs are 522 Ashland Avenue (1899), 530 Norwood Avenue (1895), 540 Norwood (ca. 1899), 549 Norwood (1899), 601 Richmond Avenue (1897) and 605 Richmond Avenue (1897).

**ARCHITECTS OF THE ELMWOOD DISTRICT**

While many of the residences in the Elmwood district were built by builders and speculators, there are also many examples of architect-designed houses. However, unlike the more wealthy areas of Buffalo, such as Linwood Avenue or Delaware Avenue, where nationally prominent architects such as McKim Mead and White or Joseph L. Silsbee were commissioned, those architects who designed residences in the Elmwood Historic District were generally local architects. These architects could provide design services at a more affordable level for a middle and upper-middle class clientele while also providing the prestige offered by having an architect-designed house. The vast number of commissions available in the Elmwood Historic District created a high demand for local architects, allowing for Buffalo to develop a strong local architectural scene.

<sup>209</sup> "The New Elmwood District," November 1902, 19.



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Several houses were constructed by Buffalo's most prominent and prolific architect, Edward Brodhead (E.B.) Green. Of the over 370 buildings Green designed in Buffalo during his long and prominent career, over 200 remain standing, making his architectural contributions and influence unmatched. He and his partner William S. Wicks were Buffalo's master practitioners in the late nineteenth and early twentieth century. Green and Wicks contributed buildings such as 3 Colonial Circle, built for Henry J. Brock in 1907, and several houses on Dorchester Road, such as 23 Dorchester (H.C. Gerber House, built 1904), 27 Dorchester Road (H.S. Griffin House, built 1907) and 49 Dorchester (Fred Dullard House, built 1910). Green and Wicks also designed the elegant Colonial Revival house at 111 Richmond Avenue for Pendennis White in 1893.

Esenwein and Johnson, another of Buffalo's most successful local firms, also contributed several works to the Elmwood Historic District. Composed of partners August C. Esenwein and James S. Johnson, the firm created several prominent buildings in downtown Buffalo, including the neoclassical Electric Tower (1912, NR Ref. No. 08000865) and the terra-cotta tile-clad Calumet Building on Chippewa Street (1906, NR Ref. No. 10000555). For the Elmwood Historic District (West), Esenwein and Johnson's contributions include 768 Richmond Avenue (John G. Greey House, 1906), 566 West Ferry (August Keisser House, 1904) as well as a pair of duplex houses at 130 and 132 Bidwell Parkway (built for Ernest C. Colter, 1902) and 136 and 138 Bidwell Parkway (built for Ernest C. Colter, 1902). Esenwein and Johnson also designed the Colonial Revival style Charles Mosier House at 96 Bidwell Parkway (1905) for a prominent builder and contractor in Buffalo.

Although the firm is not known for its residential commissions, the prominent local architectural firm of Bethune, Bethune and Fuchs also contributed a small handful of projects to the Elmwood Historic District. While a local company whose works, such as the Hotel Lafayette (1905, NR Ref. No. 10000555) and numerous factories and school buildings, were largely in the Buffalo area, Bethune, Bethune and Fuchs is also of national significance. Louise Blanchard Bethune (1856-1913) was the firm founder and the first professional woman architect in the nation. She was also a highly regarded professional in her lifetime. Bethune, Bethune and Fuchs contributed buildings at 35 Richmond Avenue (Mrs. E.H. Noye House, 1883), 39 Richmond Avenue (William

<sup>210</sup> Hill, vol. III, 193.

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W. Tyler House, 1884), and 310 West Utica Street (Roger W. Graves House, 1885). In 1886 and 1899, Bethune, Bethune and Fuchs designed a brick grocery store and residence for Fred Jehle at 209-311 Bryant Street.

Another lesser-known but highly prolific architect in the design of the Elmwood Historic District was William Leonce Schmolle. Schmolle designed scores of houses throughout the Elmwood Historic District. Born on June 29, 1865 in London, England, where he trained as an architect, Schmolle immigrated to the United States in 1889 and arrived in the Buffalo area and established an architectural practice around 1896. Schmolle left Buffalo around 1909 and appears to have relocated to the San Francisco, California area. It seems likely that Schmolle used his experience with house construction to help rebuild the city after the great earthquake of 1906. Schmolle died in Los Angeles in 1955.<sup>211</sup> During his relatively brief career in Buffalo; however, Schmolle designed numerous houses - at least 17 different buildings - in the Elmwood Historic District. These houses included the design of his own Queen Anne style residence at 121 Claremont Avenue (ca. 1900). While little is known of Schmolle and his background, he was clearly adept at designing houses.

While rare, there are a few examples of houses in the Elmwood Historic District (West) designed by nationally prominent architects and firms. No. 123 Bidwell Parkway was designed in 1895 by Joseph Lyman Silsbee, a nationally prominent architect with over 400 projects attributed to him and his firms, operating from Buffalo, Syracuse and Chicago. While he was an influential architect of his era, Silsbee is perhaps most important as an early mentor of Frank Lloyd Wright. While Silsbee designed several houses on Linwood Avenue and North Street in Buffalo, this is his only known work in Elmwood. The Bidwell Parkway building was designed for Charles Dudley Arnold. Arnold was the official photographer of the 1893 World's Columbian Exposition in Chicago and the 1901 Pan-American Exposition in Buffalo, capturing many of those fairs' most iconic images.

While many of the churches in the Elmwood Historic District (West) neighborhood were also designed by local architectural firms, there is one building constructed by nationally significant architect. Bertram Grosvenor Goodhue, one of the country's most prominent church architects in the late nineteenth and early twentieth

<sup>211</sup> Records on "William Leonce Schmolle" from Ancestry.com including Buffalo City Directories, census records, family trees, and other information.

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centuries, designed St. John's-Grace Episcopal Church, located at Colonial Circle on Bidwell Parkway. Goodhue explored a wide variety of styles and projects, including the Byzantine influenced St. Bartholomew's Church in New York City (1916-17, NR Ref. No. 80002719) and the Spanish Baroque style buildings at the Panama-California Exposition in 1915. Perhaps his most notable project was the massive early Art Deco Nebraska State Capital Building in Lincoln, NE beginning in 1922 (NR Ref. No. 70000372). For St. John's-Grace, Goodhue designed a new larger worship space as an addition to their existing chapel, built in 1892, in a simplified Neo-Gothic style. During the design phase for the building, Goodhue died unexpectedly in 1924, and the construction of St. John's-Grace church was completed by his successor firm, Mayers, Murray & Phillip, between 1925 and 1927.<sup>212</sup>

**CONCLUSION**

The Elmwood Historic District is significant under Criterion C for its excellent, intact collection of turn of the twentieth century architecture and also under Criterion A as an intact, early streetcar suburb in the city of Buffalo. The Elmwood Historic District was one of Buffalo's earliest streetcar suburbs, growing within Frederick Law Olmsted's parks and parkways system and linked to the urban center of the city via a streetcar line on Elmwood Avenue beginning in 1889. While some houses had been constructed in the 1860s and 1870s, the vast majority of properties were built in a relatively short period of time between the 1890s and the 1910s. Whether architect designed or constructed from a builder's catalog, the vast majority of individual properties retain a distinctive high level of architectural quality and integrity, reflecting common architectural styles from the late 1800s and early 1900s. Overall, the historic district maintains a high level of integrity in its design, plan, streets, and overall landscape, reflecting few minor changes to bring the area up to modern residential standards.

Unlike other neighborhoods in the city that have faced significant vacancy and demolitions, such as Buffalo's East Side, the Elmwood Historic District has retained the majority of its building stock. Interior portions of the district, along Richmond, Norwood, Ashland and other streets retain much of the original character and feel from the development era of the neighborhood, largely between the 1890s and the 1920s. In fact, almost 90

<sup>212</sup> James Napora, "St. John's-Grace Episcopal Church," in *Houses of Worship: A Guide to the Religious Architecture of Buffalo, New York* (1995), <http://buffaloah.com/how/3/3.11/stjohn.html>.

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percent of the resources in the Elmwood Historic District (West) are contributing to the historic district. The Olmsted landscape on Richmond Avenue and Bidwell Parkway is remarkably intact, and improvements and restorations continue to be made. Ferry Circle was re-constructed in the 2000s and now reflects the more manicured appearance it would have historically featured and has considerably calmed automobile traffic that formerly used the parkway as a race track. The neighborhood continues to be a solid, middle-class neighborhood with a mixture of residents including many families and college students.

The Elmwood Historic District represents an era of new thinking and new ideas about residential living in cities. Throughout the nation in the second half of the 1800s, the crowded, squalid tenement or rowhousing that made up the much of the housing stock in American cities helped spur new thinking about open spaces, fresh air, trees and landscape and freestanding houses with modern families and modern conveniences. The tremendous physical growth of the city boundaries in 1854 opened up a vast new area of undeveloped land, allowing for this new way of living to be possible as an alternative to the dense, crowded neighborhoods in limited city extents. As Buffalo's population grew tremendously in the nineteenth century, the area of the Elmwood Historic District became one of the only available areas for new construction, a concept Frederick Law Olmsted had forecast in the 1860s with the development of his Buffalo parks and parkways system. In the area he deliberately designed his system to shape and guide, the character of the architecture, suburban landscape and followed the example of Ellicott in doing so. Finally, the Elmwood Historic District area was rendered accessible to the middle-class by the development of the streetcar system in Buffalo in the late 1800s, providing fast, affordable transportation to downtown business and commerce. These three broad factors helped to influence and guide the development of the Elmwood Historic District as one of Buffalo's earliest streetcar suburbs and most desirable residential quarters for the middle and upper-middle class, when Buffalo was one of America's most important cities.

Today's Elmwood Historic District is a strong reflection of the nineteenth-century naturalistic attractions as modified by the twentieth-century influence of the automobile. As Buffalo's earliest streetcar suburb, it contains a highly intact collection of individually significant buildings, representing the broad spectrum of popular late 1800s and early 1900s styles. The Elmwood Historic District was home to thousands of the city's business, political and cultural leaders at a time when Buffalo was at the pinnacle of its international prominence. While



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Buffalo as a whole faced challenging economic times during the late twentieth century, resulting in a dramatic and steady loss in population, the Elmwood Historic District has continued to be one of the city's most popular and vibrant predominantly residential neighborhoods.

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**10. Geographical Data**Acreage of Property 296.760 acres**UTM References \* Refer to Section 10 for additional UTM References**

(Place additional UTM references on a continuation sheet.)

1 18 | 183583 | 4760099  
Zone Easting Northing3 18 | 183409 | 4757455  
Zone Easting Northing2 18 | 183463 | 47575514 18 | 183276 | 4757413**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 Jennifer Walkowski, Architectural Historian [contact: Daniel McEneny, NYSHPO]organization CLINTON BROWN COMPANY ARCHITECTURE, pc date September 14<sup>th</sup> 2012street & number The Market Arcade, 617 Main Street, Suite M303 telephone 716-852-2020city or town Buffalo state NY zip code 14203**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 locationA **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 &amp; number \_\_\_\_\_ telephone \_\_\_\_\_

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

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

Please refer to included maps for precise boundaries. The Elmwood Historic District (West) is bounded by both sides of Summer Street and the pre-existing Allentown Historic District (NR Ref. No. 12000009) to the south. The western boundary includes both sides of Richmond Avenue. The northern boundary includes properties on the south side of Forest Avenue. The eastern boundary includes properties on the west side of Elmwood Avenue.

**UTMs**

<b>Point</b>	<b>Easting</b>	<b>Northing</b>
1	183583	4760099
2	183463	4757551
3	133409	4757455
4	183276	4757413
5	183150	4757383
6	183036	4757395
7	183006	4757762
8	183036	4758597
9	183054	4759240
10	182922	4759564
11	182934	4759643
12	183222	4760111

**BOUNDARY JUSTIFICATION**

The area of Buffalo south of North Street has long been considered a part of the Allentown neighborhood, of earlier Civil War-era settlement, and the same article also noted that streets around Virginia Street were "well settled" at the time. In an October 1902 article titled "The New Elmwood District" published in the journal *Greater Buffalo*, the boundaries of the Elmwood were described as ranging from Delaware Street to the east, Richmond Avenue to the west, extending between North Street to the south and Lafayette Avenue (former Bouck Street) to the north.<sup>213</sup> However, as the same article also pointed out, the area north of Lafayette Street was rapidly developing, pushing the boundaries further northward. This is further corroborated by a map issued only a month later in November 1902 by *Greater Buffalo*, which visually defined the Elmwood district as covering between West Ferry Street to the south, Forest Avenue to the north, Hoyt Street to the west and Delaware Avenue to the east.<sup>214</sup> In either case, development of the new Elmwood district was focused in the late nineteenth and early twentieth centuries on an area between North Street and the parks, from Richmond Avenue

<sup>213</sup> "The New Elmwood District," *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, October 1902, 8.

<sup>214</sup> "The New Elmwood District," *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, November 1902, 20.

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to Delaware Avenue. These contemporary articles define the historical boundaries of the present Elmwood Historic District.

The boundaries of the Elmwood Historic District (West) were created both from contemporary descriptions of the boundaries of the Elmwood district and also from current conditions, reflected during the course of Intensive Level Historic Resource Survey work completed in 2006. West of Richmond Avenue there is a significant loss of integrity to the historic building stock. Because of the sheer size and number of resources in the overall Elmwood Historic District, this district has been created as the West portion, lying west of Elmwood Avenue (the primary artery through this area). In the future, the East portion will be created to encompass the remaining properties in the Elmwood district, as described in the early 1900.

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Research assistance for this nomination was provided by Lidia Invernizzi.

**BUFFALO STREET NAME CHANGES  
AS REFERRED TO IN THE ELMWOOD HISTORIC DISTRICT (WEST) NOMINATION**

Adapted from: Susan Kirwan, "Buffalo Street Name Changes," Buffalo and Erie County Public Library, 2005, <http://www1.buffalolib.org/libraries/collections/genealogy/pdfs/SubjectGuides/Buffalo%20Street%20Name%20Changes.pdf>.

Present Name	Former Name	Date Changed
Colonial Circle	Bidwell Place (named for Gen. Daniel D. Bidwell)	
Delavan Avenue	Gulf Road	Ca. 1853
Delaware Avenue	Delaware Street	1879
Elmwood Avenue	North William; Oakland; Macpherson; Fremont Place (sections)	
Gates Circle	Chapin Place (named for Brig. Gen. Edward Payson Chapin)	
Lafayette Avenue	Bouck Street (named for Gov. William C. Bouck)	1898
Lexington Avenue	Butler Street	1888
Main Street	The Buffalo Road; Van Staphorst; Buffalo and Williamsville Macadam Road	
North Street	Guideboard Road	
Norwood Avenue	Howard Avenue (named for George R. Howard)	1893
Potomac Avenue	Clinton Avenue	1879
Richmond Avenue	Rogers Street (named for Harry W. Rogers); The Avenue (named by F.L. Olmsted)	1879



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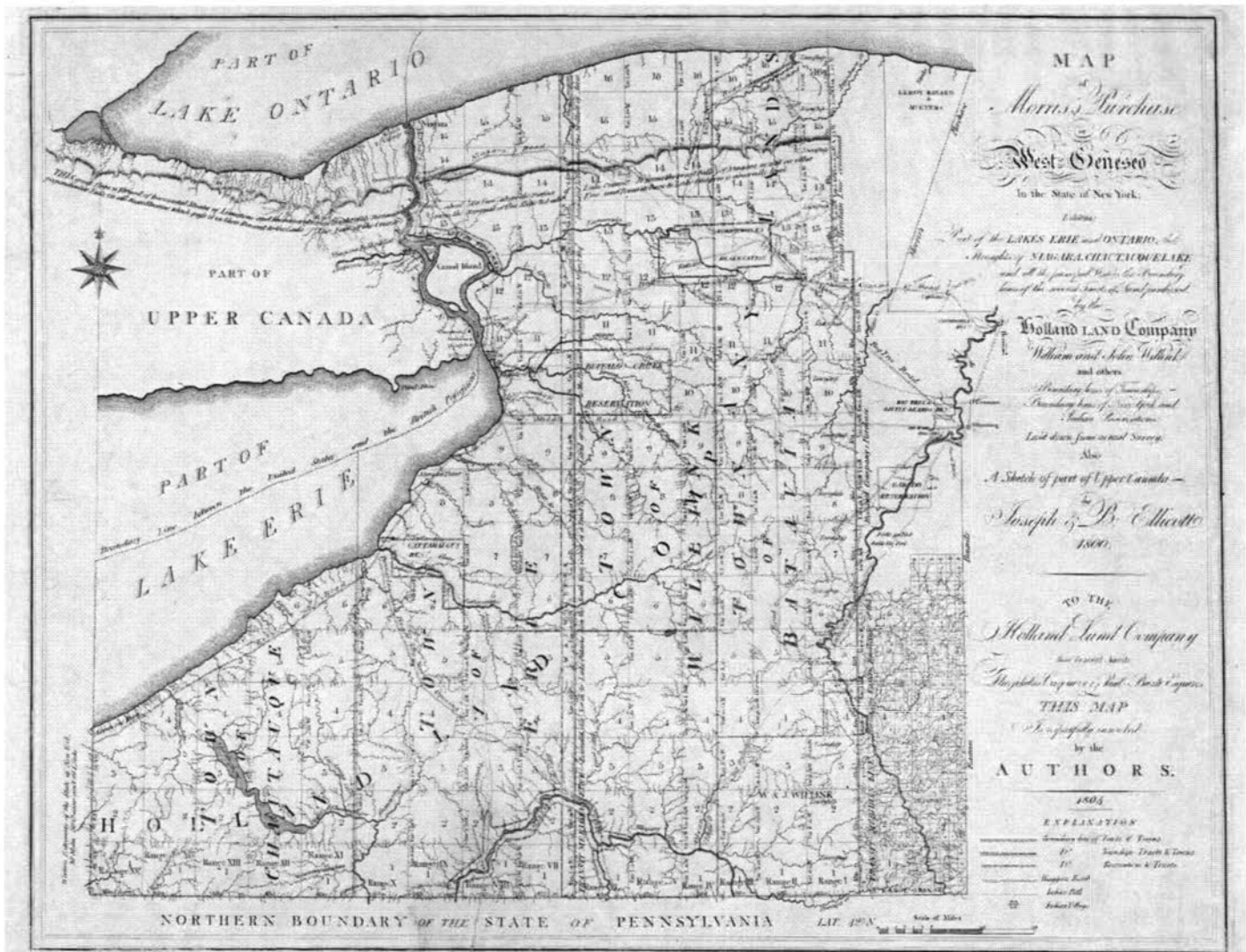
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**HISTORIC MAPS**



**Map of the Holland Land Company purchase in Western New York, 1804**

Joseph Ellicott and Benjamin Ellicott, *Map of Morris's Purchase or West Geneseo in the State of New York: Exhibiting Part of the Lakes Erie and Ontario, the Straights of Niagara, Chautauque Lake, and All the Principal Waters, the Boundary Lines of the Several Tracts of Land Purchased by the Holland Land Company, William and John Willink, and Others, Boundary Lines of Townships, Boundary Lines of New York and Indian Reservations, Laid down from Actual Survey, Also a Sketch of Part of Upper Canada*, map ([New York?]: Holland Land, 1804).

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**Detail, previous map**

Note that the Buffalo Road (now Main Street) is depicted here, as is a road between the Black Rock ferry and the Buffalo Road (and early Ferry Street). Noted here on the map is a saw mill at the Buffalo Road on the Scajaquada Creek, owned by William T. Johnstone. This map also shows the location of "New Amsterdam" (now Buffalo) in relation to the Mile Strip Reservation and the Buffalo Creek Reservation.

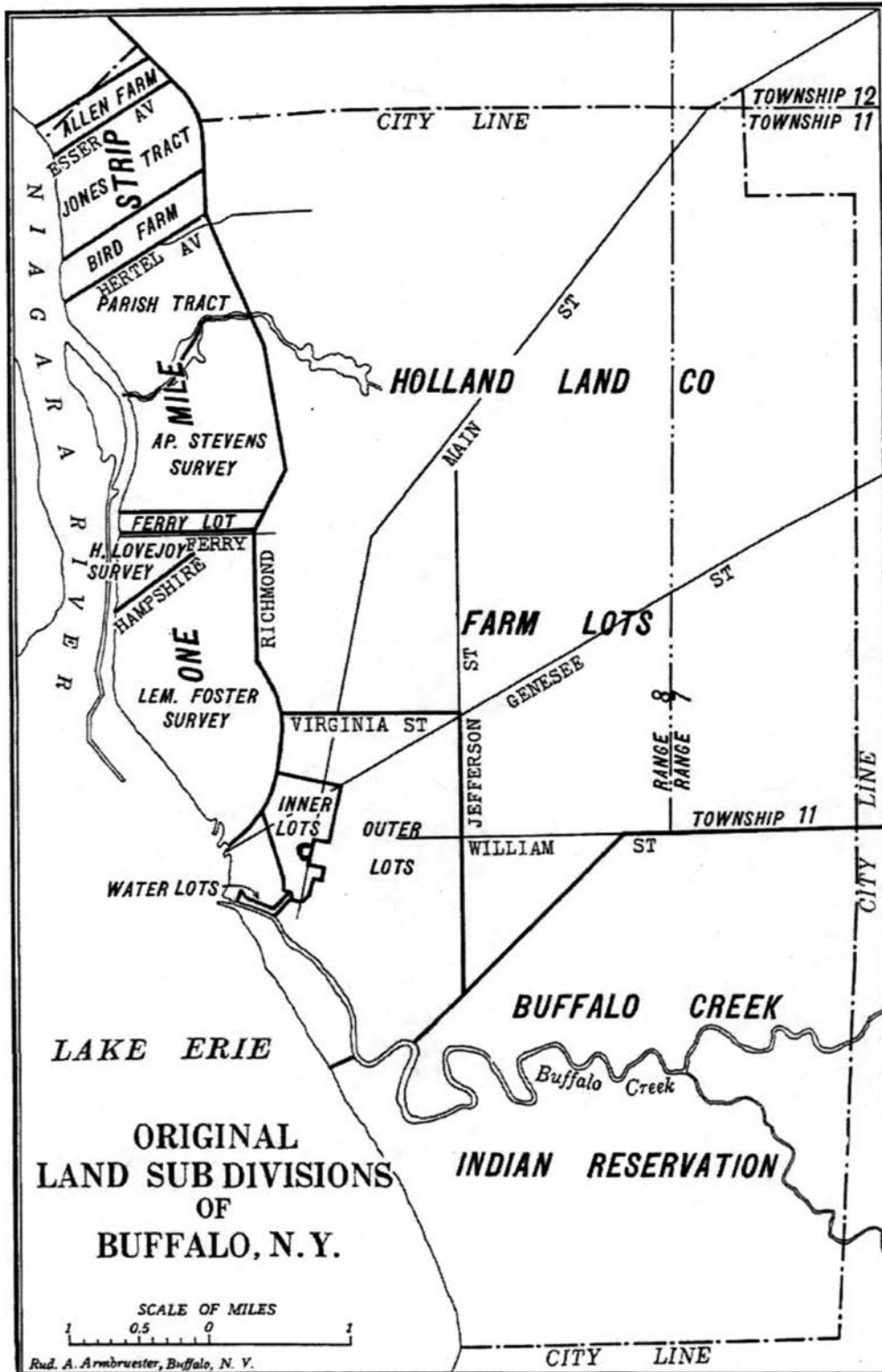
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**Original Land  
Subdivisions of Buffalo,  
NY (1922, info ca. 1804)**

This 1922 map depicts the original ca. 1804 land divisions in the Buffalo area with some reference to modern roads (such as Richmond Ave which did not exist in the early 1800s). Note the Mile Strip Reservation which contained the Village of Black Rock (at left along Niagara River). Notice here the division of Inner Lots and Outer Lots, with the Holland Land Co. Farm Lots beyond. The bulk of the future Elmwood district would be established in the Farm Lots area which was subsumed by the city of Buffalo in 1853. Courtesy Buffalo as an Architectural Museum.

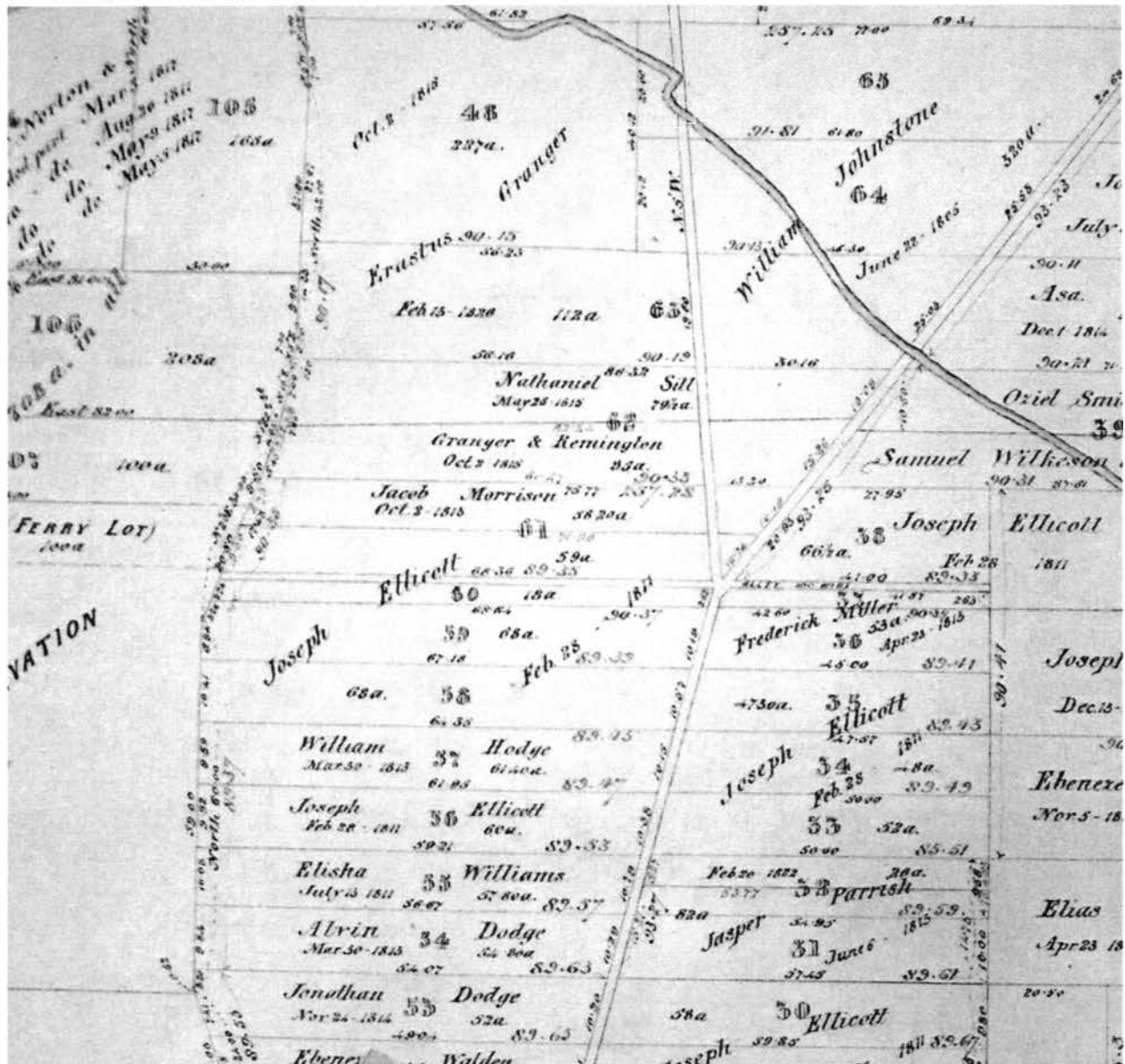
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**"Map of Township 11 R.8 & W. Part T11 R.7 Holland Cos' Land and N.Y. State Reservation in the town of Black Rock," from the Emslie atlas (1859, information ca. 1820s)**

This atlas records the earliest land purchasers in the future Elmwood district. Shown here is Main Street (center, angled right) which bends at the intersection of Ferry Street (runs west-east). This intersection was known as Cold Spring, and the other road intersecting was the historic route of the northern portion of Delaware Avenue. Delaware was eliminated at this intersection when it was joined with the extension from downtown. This map predates Elmwood and Richmond Avenues – the Elmwood Historic District boundaries range approximately from Lot 53 (owned by Jonathan Dodge) north to Lot 48 (owned by Erastus Granger). The western edge of the boundary is along the Mile Strip Reservation line, shown toward the left of this image. Courtesy BECHS.



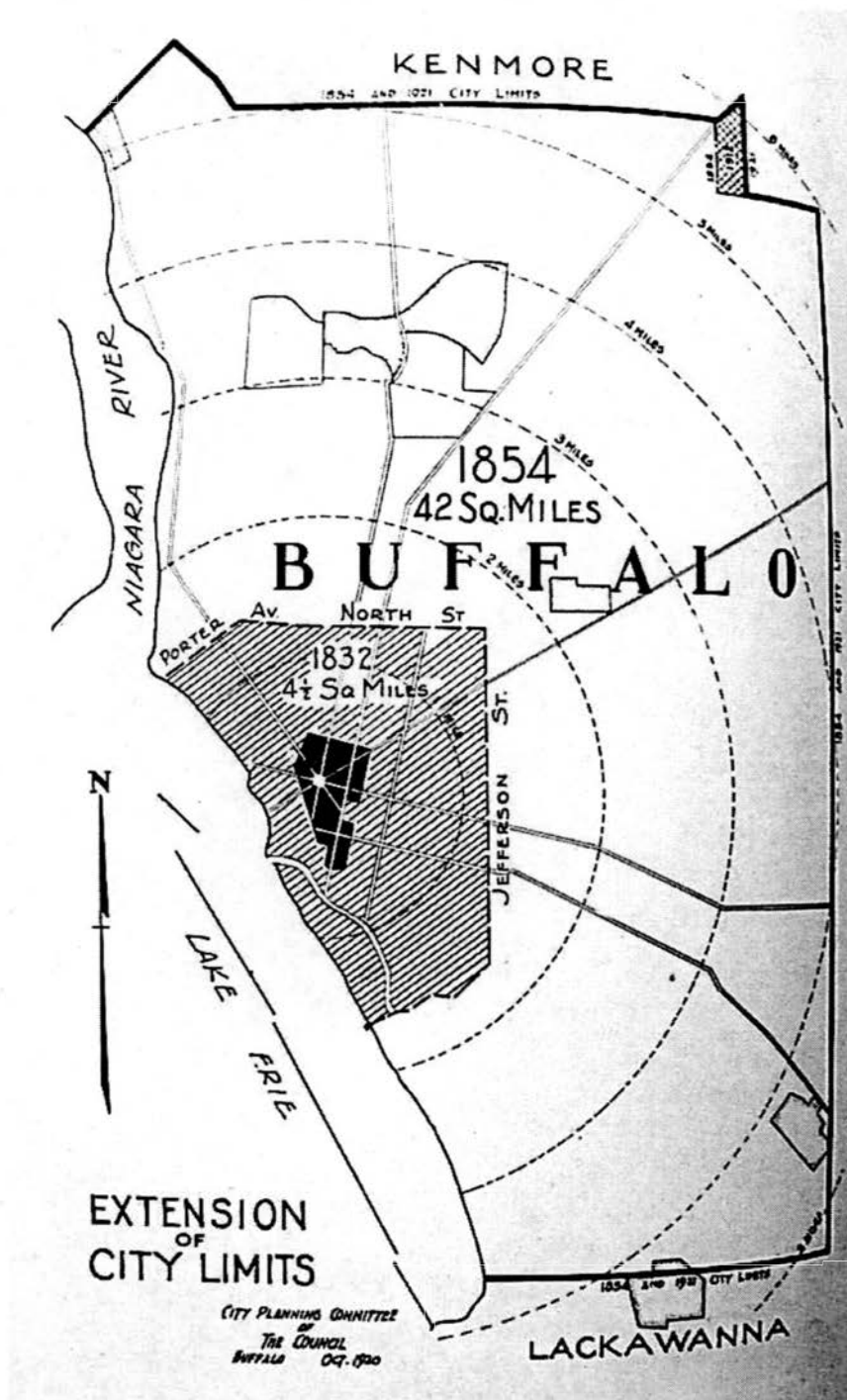
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**"Extension of City Limits" (1920)**

While a later map, this highlights clearly the boundary expansions of the city of Buffalo. The black-shaded area is the original 1804 city established by Ellicott. Visible here is the tremendous growth from the original 1832 city boundaries to the vast territory subsumed in 1853/54. Courtesy Buffalo as an Architectural Museum.

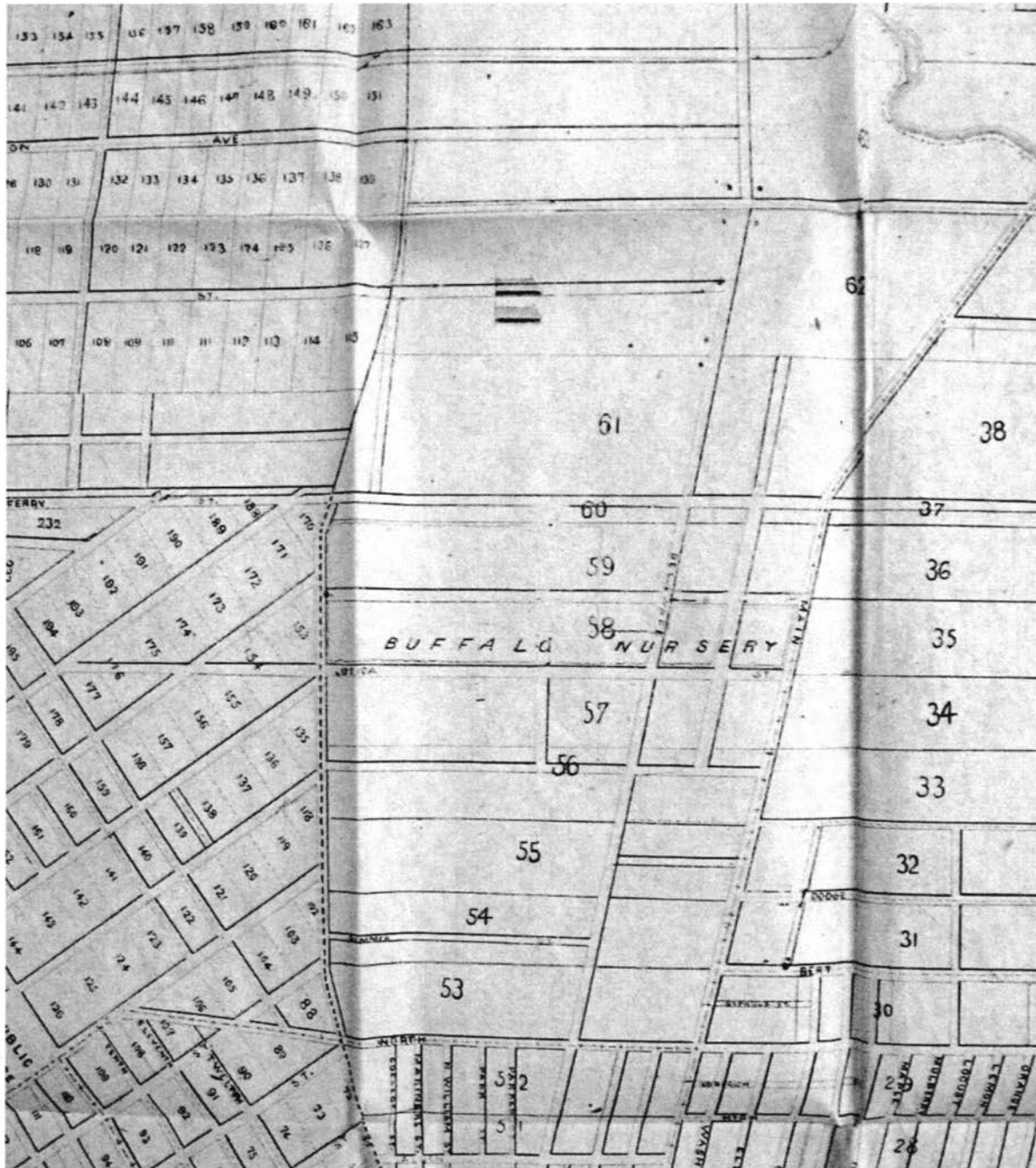
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**Detail, "A New Map of the City of Buffalo..." (1854)**

Drawn from surveys conducted in 1853 shortly after Buffalo annexed the Town of Black Rock, this detail shows the area around the future Elmwood district. Note here the indication of Rogers Street (Richmond Avenue) along the Mile Strip Reservation line, and some early west-east streets have been established. Notice the "Buffalo Nursery" territory from Main Street to Rogers Street. Courtesy BECPL.

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**Detail, "Williams' New  
Map of the City of  
Buffalo" (1855)**

The approximate boundaries of the Elmwood Historic District (West) are superimposed on this map, as well as the proposed boundaries of the Elmwood Historic District (East). This map indicates land ownership and development shortly after the city expanded in 1853. Courtesy Cornell University.

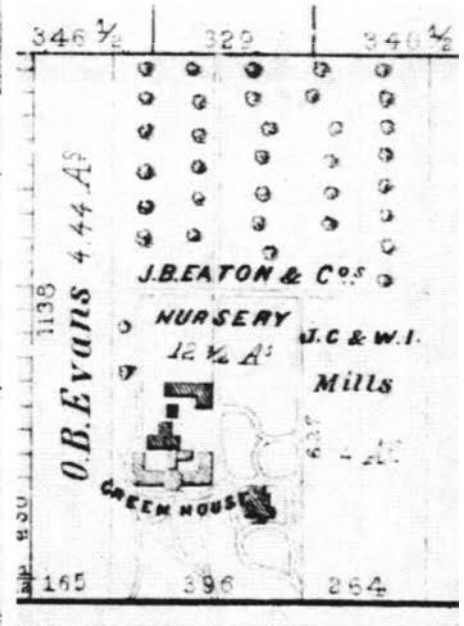
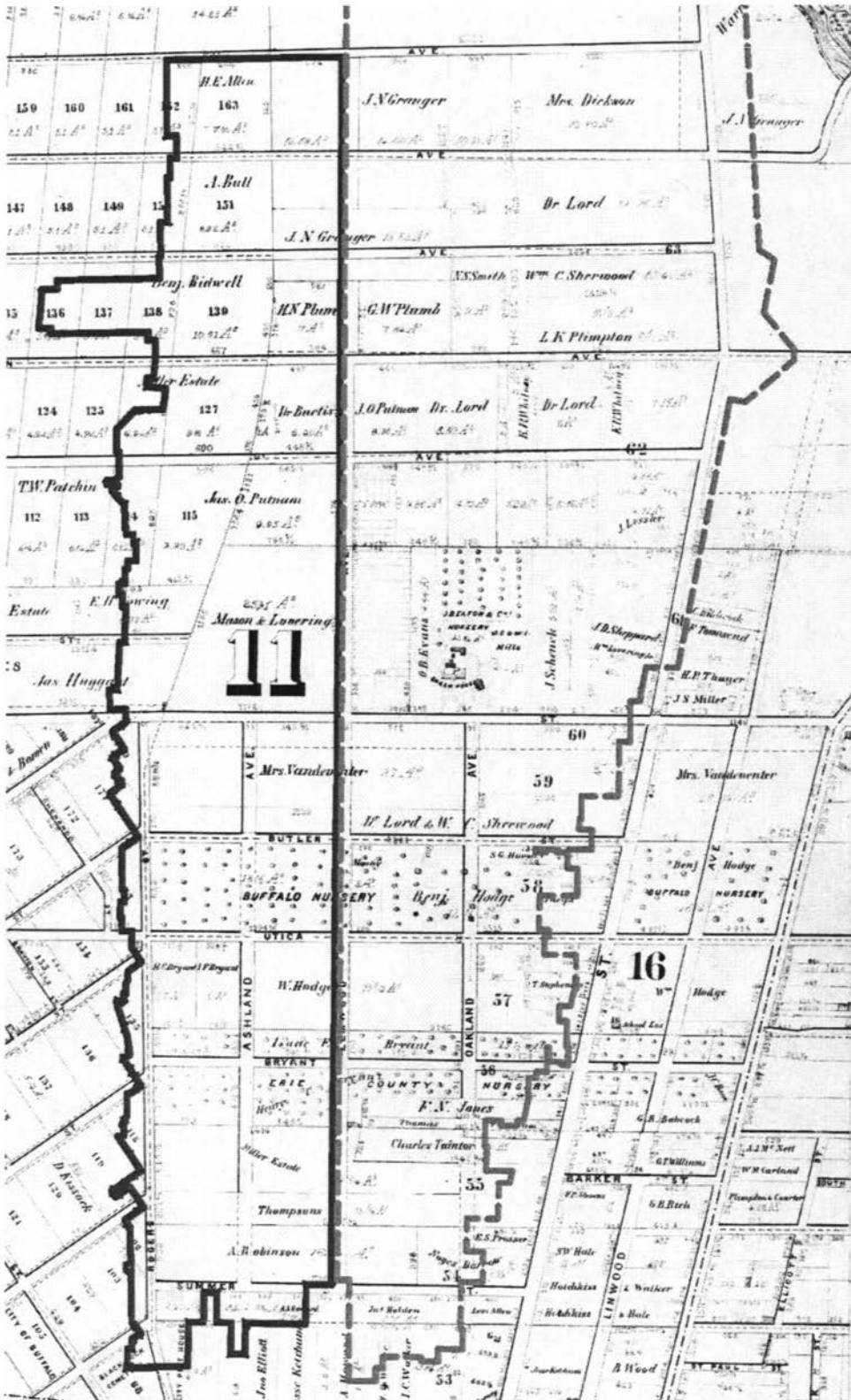
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**ELMWOOD HISTORIC DISTRICT (WEST)**

Name of Property  
Erie County, New York  
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**Details of previous map.**

This view clearly illustrates the largely undeveloped land in the area. Notice the 3 prominent nurseries in the area: the Erie County Nursery owned by the Bryant family, the Buffalo Nursery run by Col. Benjamin Hodge and Eaton's Oaklands Nursery on Ferry Street. Rogers Street (future Richmond Avenue) in the 1850s is a much shorter street, only extending between Summer and Ferry Streets.



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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**"New Map of the City of Buffalo" (1862)**  
Courtesy BECPL

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**Detail, previous map**

Shown here are the approximate boundaries of the Elmwood Historic District (West) juxtaposed on the street map from 1862. Note here the Manley greenhouses, once the Oaklands nursery.

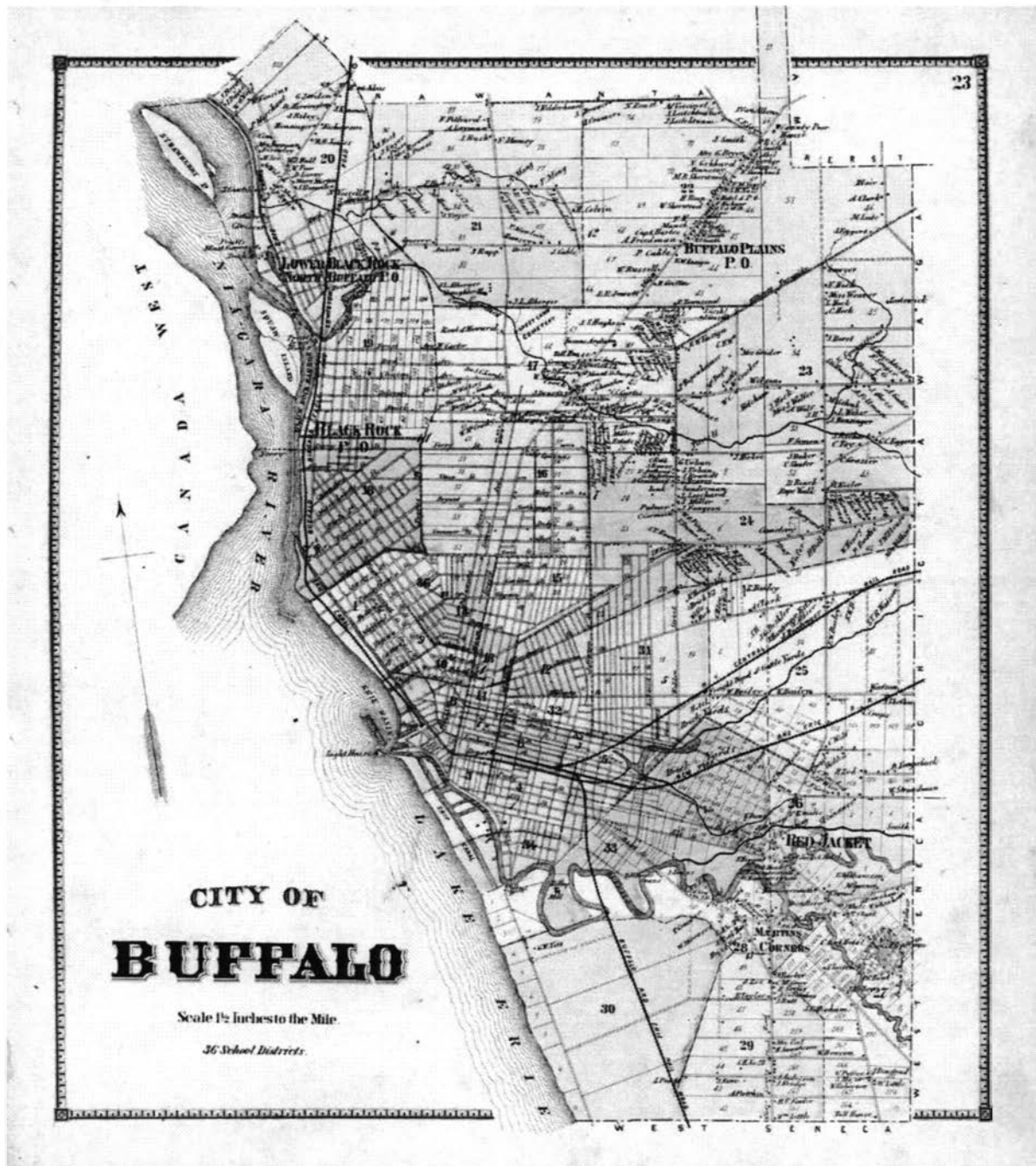
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**ELMWOOD HISTORIC DISTRICT (WEST)**

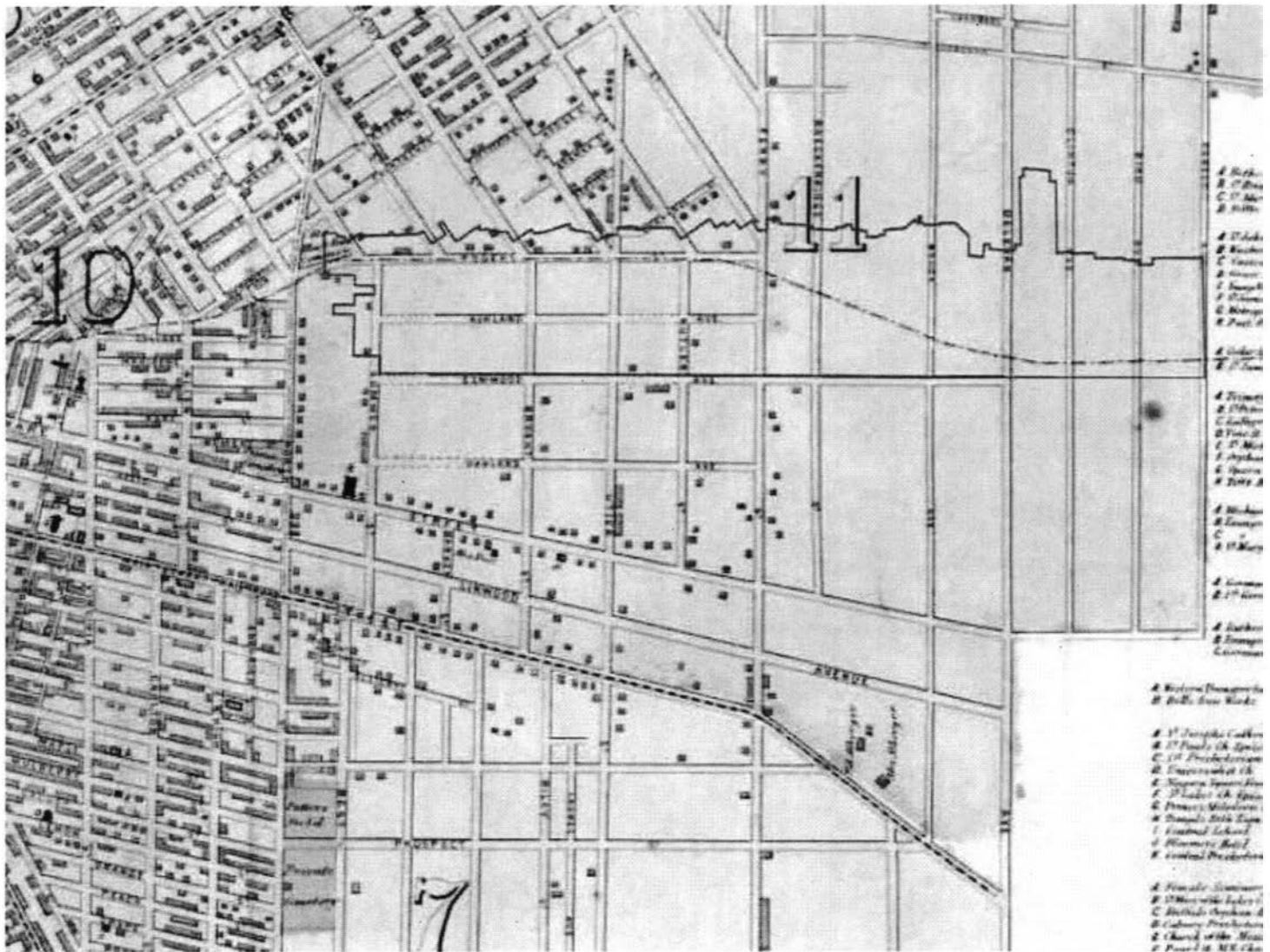
Name of Property  
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**"City of Buffalo" from the Stone and Stewart Atlas (1866)**

Note the development of the street pattern east of Black Rock in the former Mile Strip Reservation, it is primarily a few west-east streets but little else. Courtesy ancestry.com

County and State



The approximate boundaries of the Elmwood Historic District (West) are overlaid on this detail view of a map of the city of Buffalo from 1866. While buildings are shown here as indistinct squares, note the lack of any real construction in the future district in the 1860s. In comparison, the Allentown Historic District, part of which is located at the left of this image, is densely built up. Courtesy ancestry.com



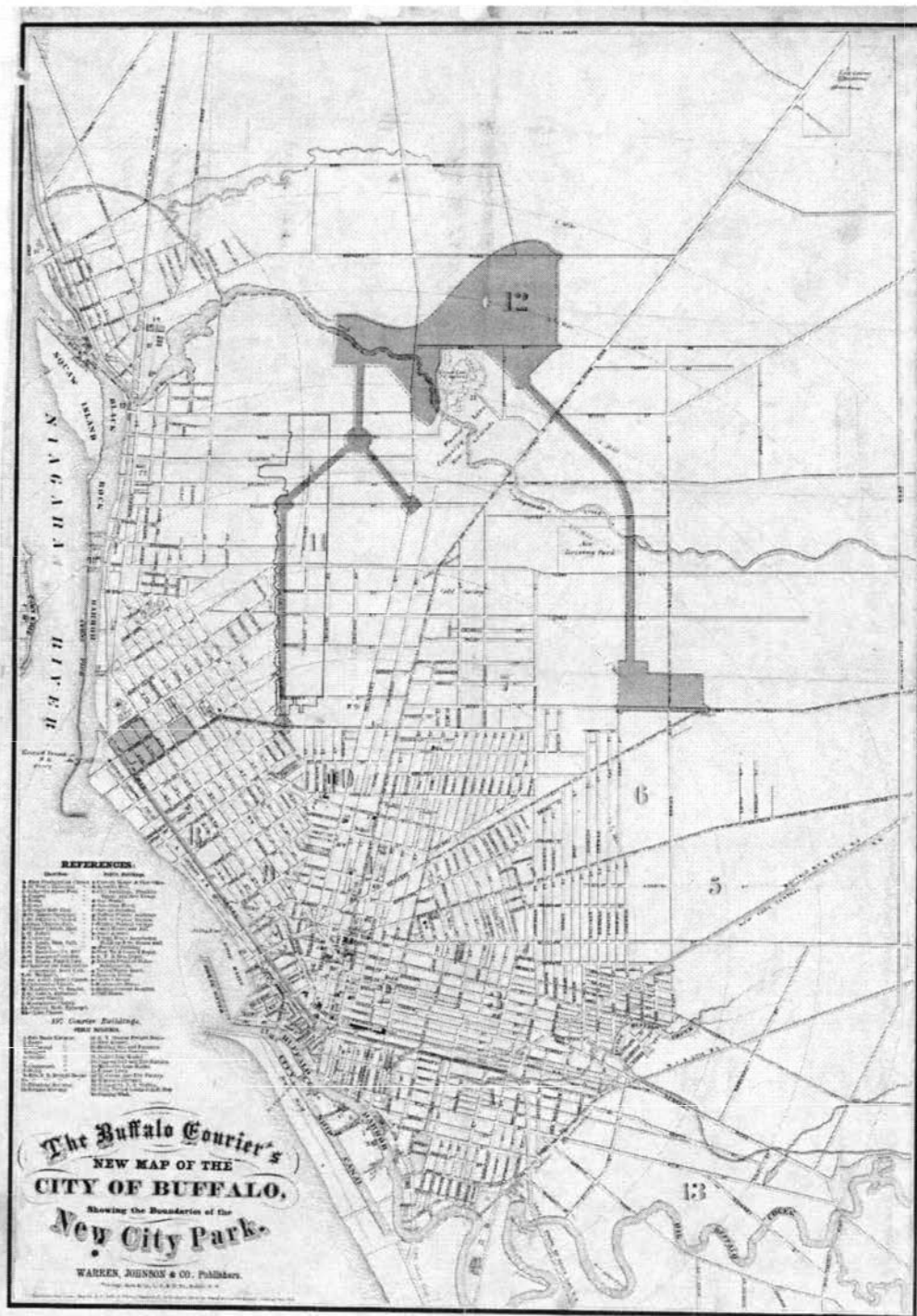
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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"Buffalo Courier's New Map of the City of Buffalo, showing the Boundaries of the New City Park," (1869)  
Shown here is an overlay of the proposed Olmsted parks and parkways system on the pre-existing street pattern.  
The approximate boundaries of the Elmwood Historic District (West) are also shown. Courtesy Dartmouth College.

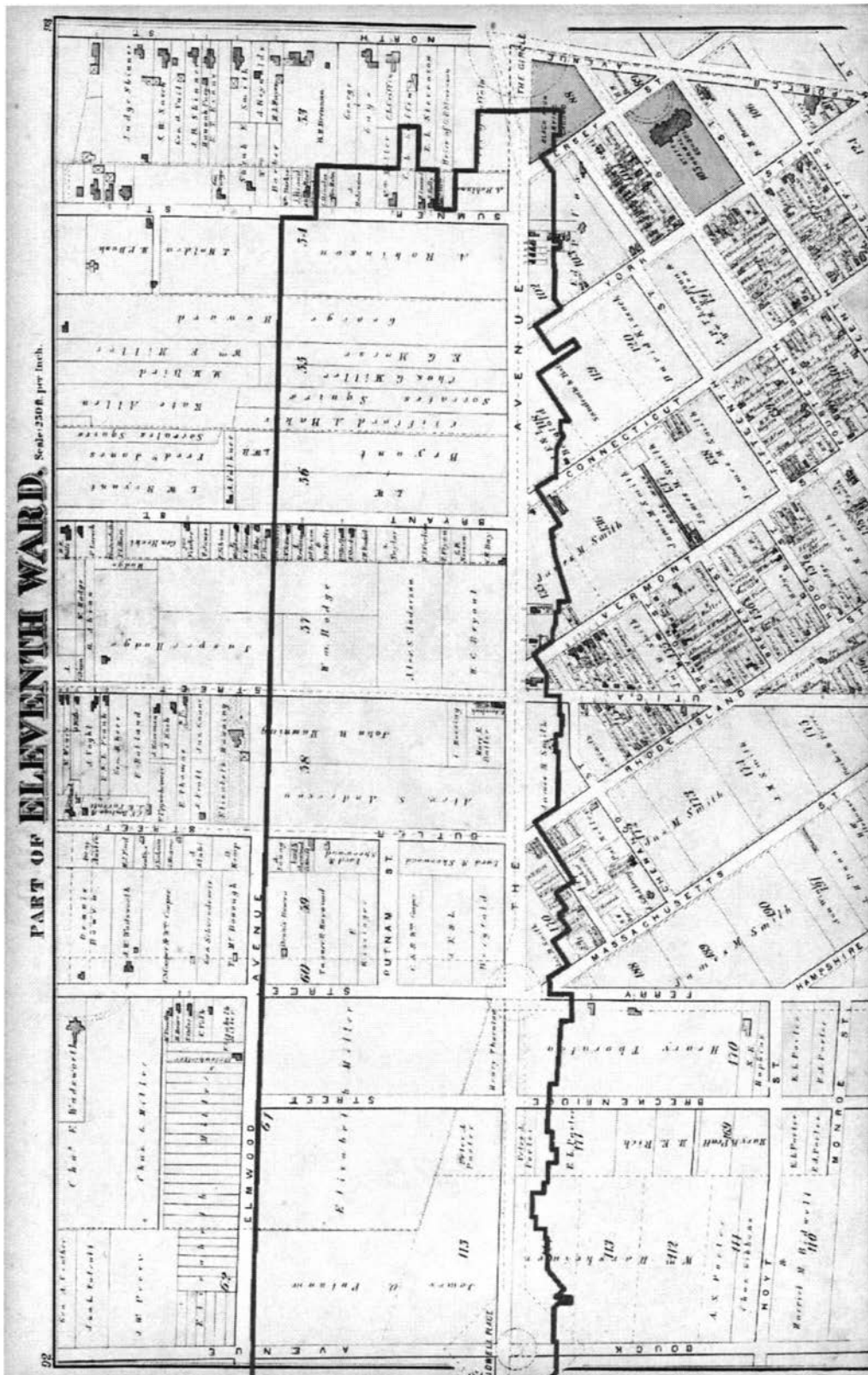
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**ELMWOOD HISTORIC DISTRICT (WEST)**

Name of Property  
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**"Part of the Eleventh Ward" from the Hopkins Atlas (1872)**

The approximate boundaries of the Elmwood Historic District (West) are superimposed on this map, which highlights property ownership in 1872. This informative map shows how relatively unsettled this swath of land was in the 1870s, with some development, notably along Bryant Street. Notice here that, while indicated on earlier maps, north-south routes such as Ashland Avenue were surveyed but not established, publicly-opened roads. Courtesy ancestry.com

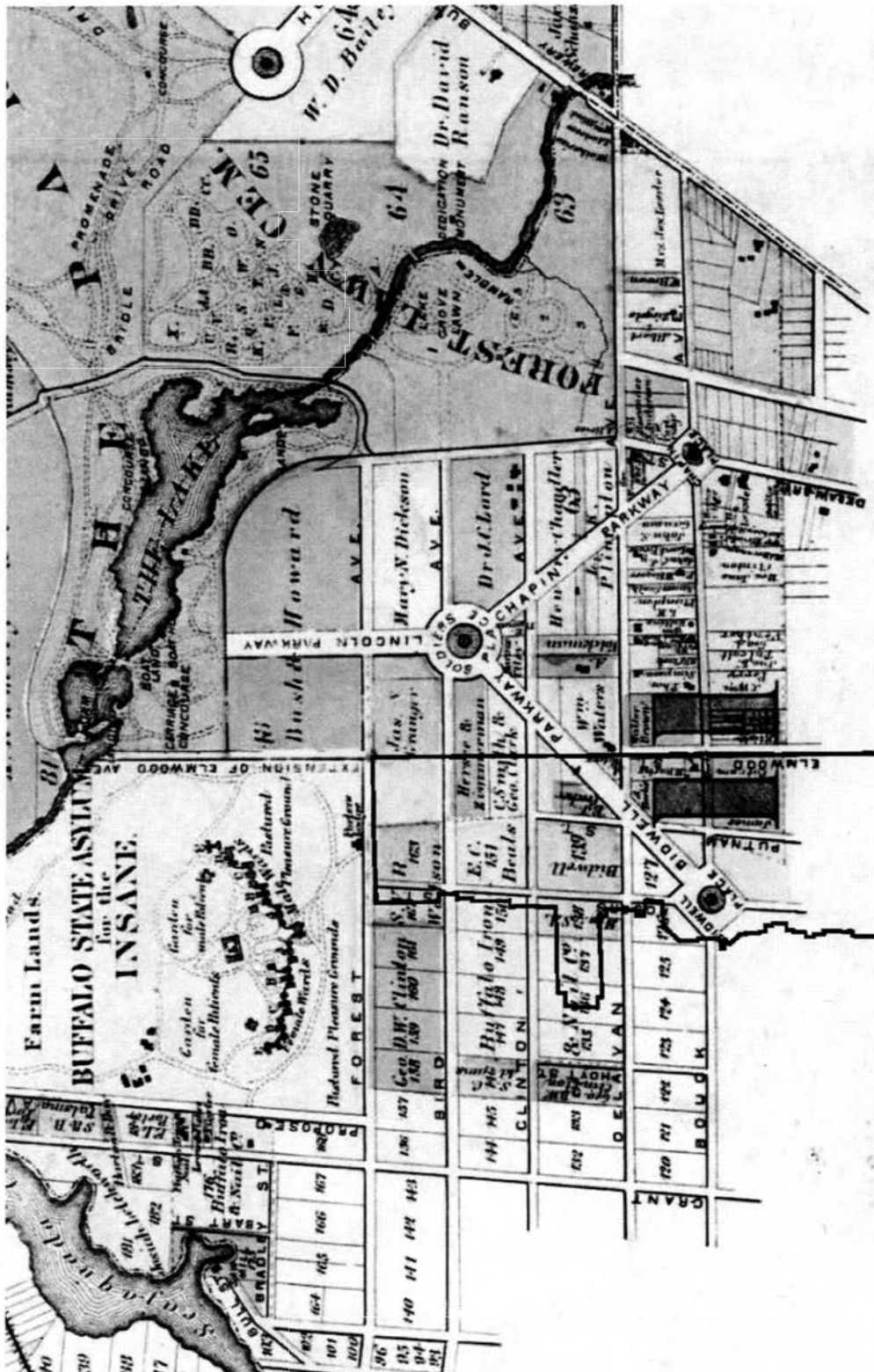
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**ELMWOOD HISTORIC DISTRICT (WEST)**

Name of Property  
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Detail, "Parts of the Eleventh and Twelfth Ward" from the Hopkins Atlas (1872)

North is at the left of this image. The approximate boundaries of the Elmwood Historic District (West) are superimposed on this map, which highlights property ownership in 1872. This portion shows the northern area of the district, which remained large farm lots. At the time of this map, Elmwood Avenue only extended as far north as Delavan. Courtesy ancestry.com



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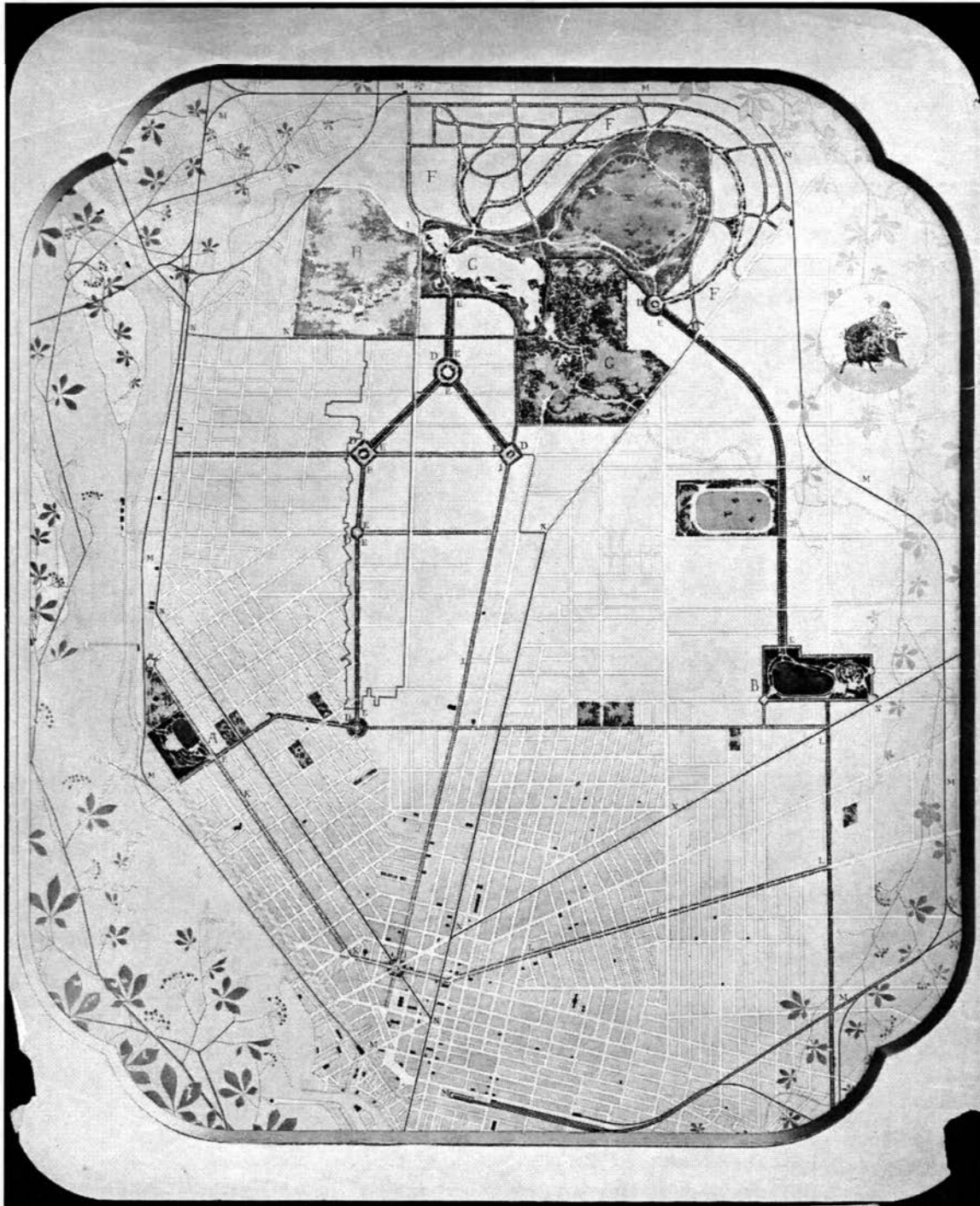
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**Map of North Buffalo, showing Frederick Law Olmsted Parks and Parkways and Buffalo State Asylum (1876)**

The approximate boundaries of the Elmwood Historic District (West) are overlaid on this map showing the design and installation of the parks and parkways and the asylum grounds, all created by Olmsted.

Courtesy FLO National Historic Site.



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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**Geo. W. Reese's New Map of the City of Buffalo (1876)**

The rough boundaries of the Elmwood Historic District (West) have been identified in context to the developing street pattern. Courtesy BECPL.

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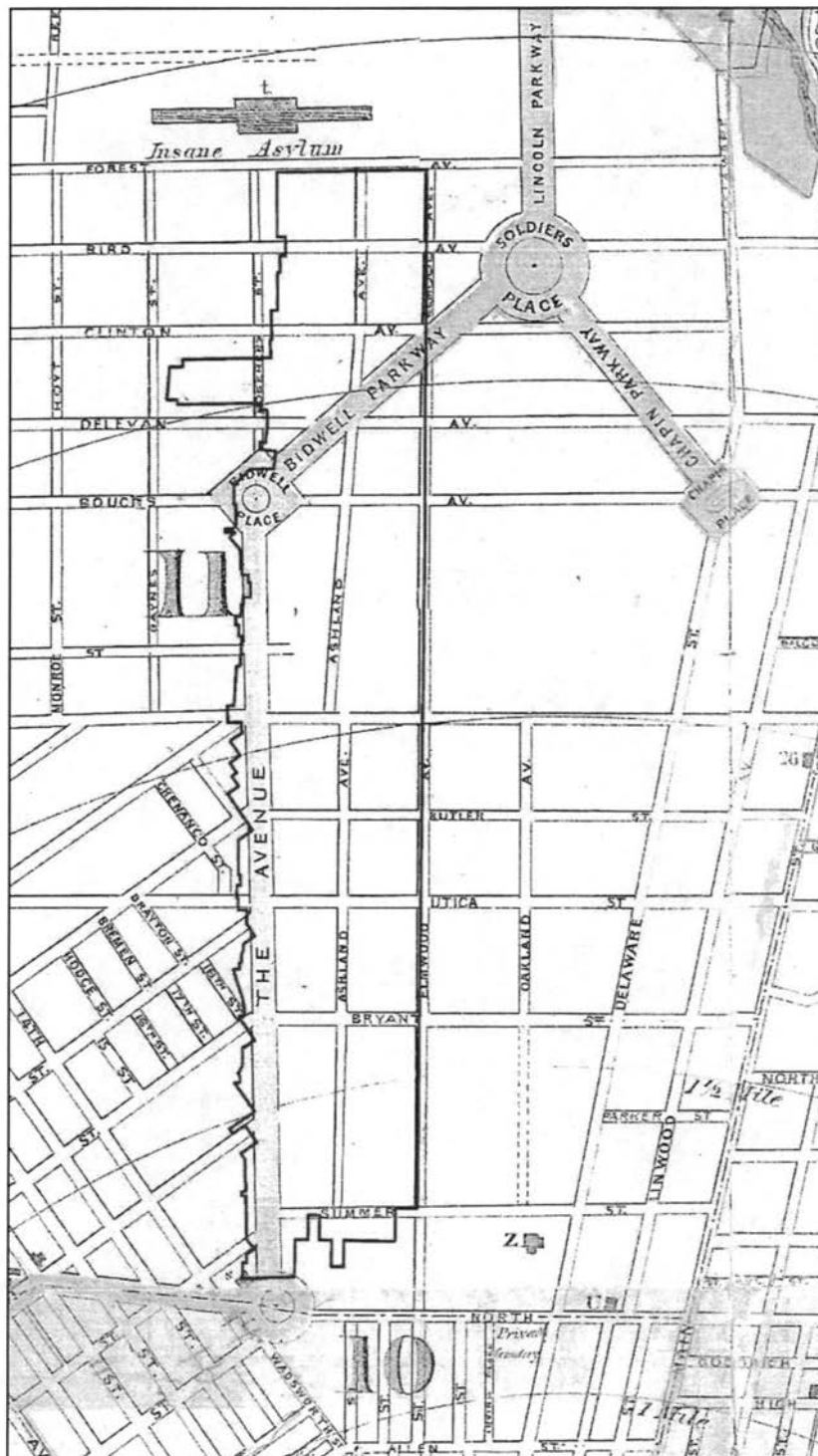
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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Detail, previous map.

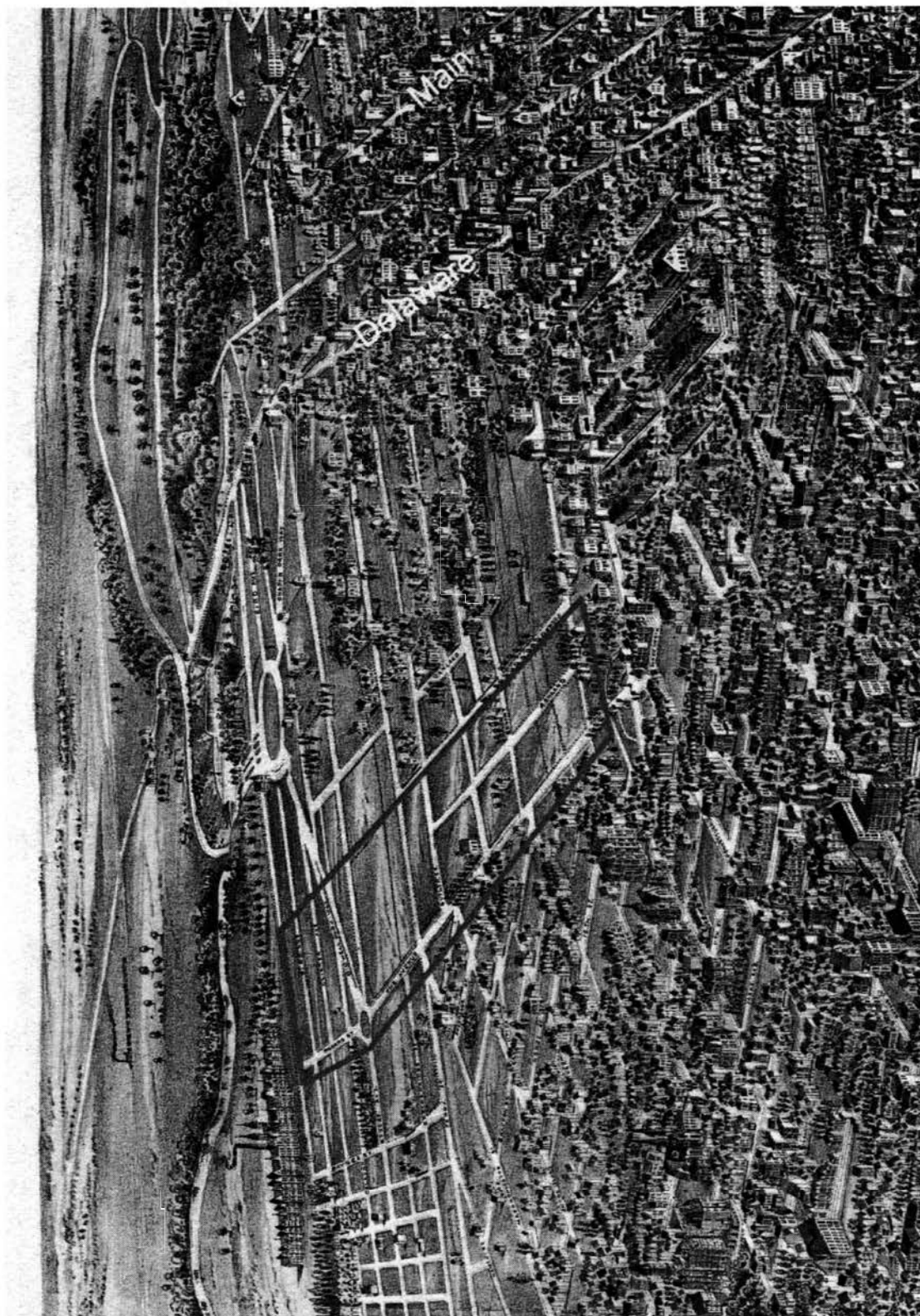
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**ELMWOOD HISTORIC DISTRICT (WEST)**

Name of Property  
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**Detail, "The City of  
Buffalo, N.Y." (1880)**

(Left is up in this image) The rough boundaries of the Elmwood Historic District (West) are indicated. While not precise, this image shows how vacant and undeveloped the future Elmwood district was as late as the 1880s. Note the much more developed areas surrounding the future district; Black Rock to the west (at bottom), Allentown to the south (right), and Cold Spring to the east (top). Courtesy LOC.

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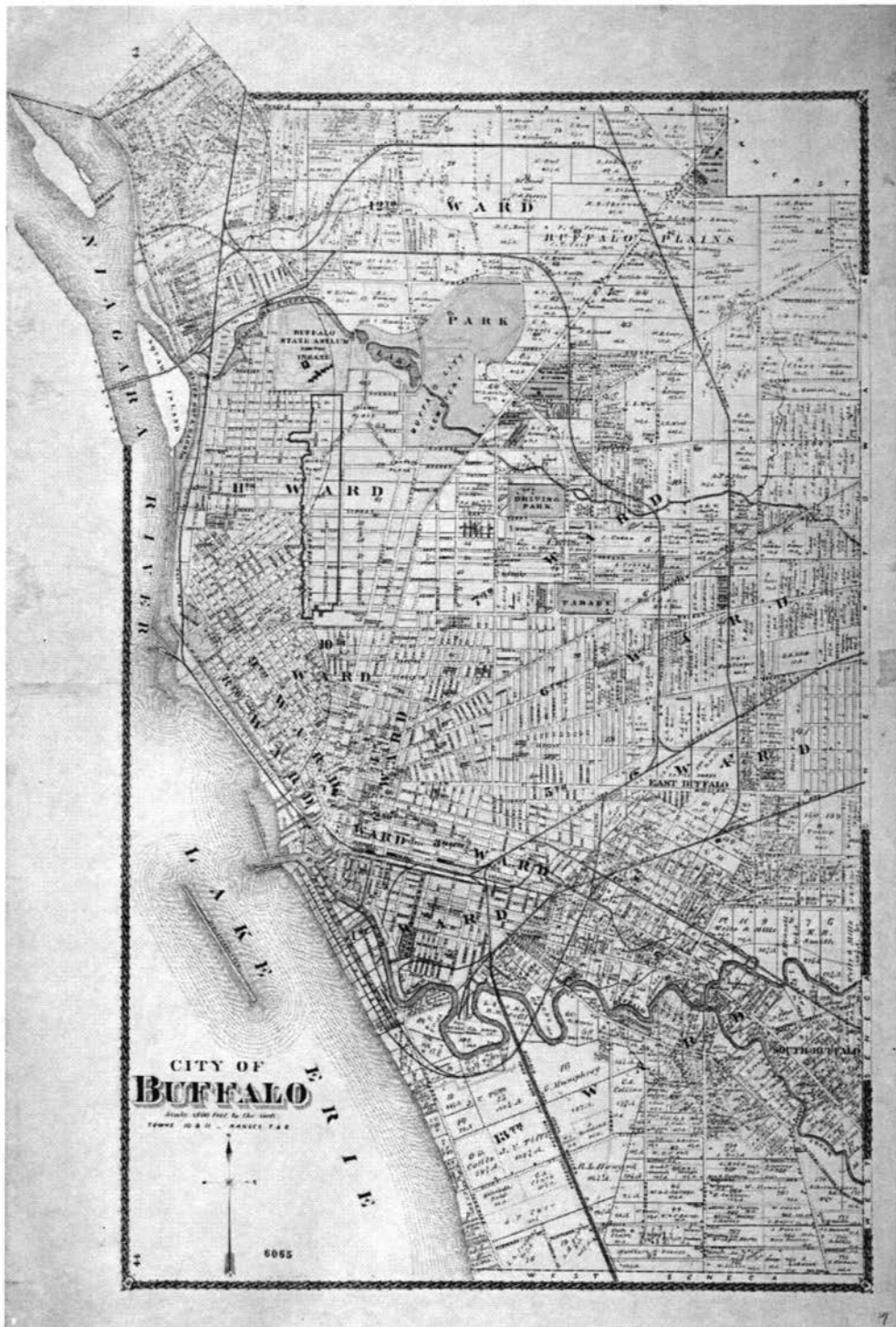
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**"City of Buffalo" (1880)**  
From the Beers atlas, courtesy NYPL.



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**ELMWOOD HISTORIC DISTRICT (WEST)**

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Detail, previous map.

The approximate boundaries of the Elmwood Historic District (West) are indicated. Note the size of the large 11<sup>th</sup> Ward, which still in the early 1880s was sparsely settled. New roads have been established, such as Ashland Street (now Avenue) and others extended.

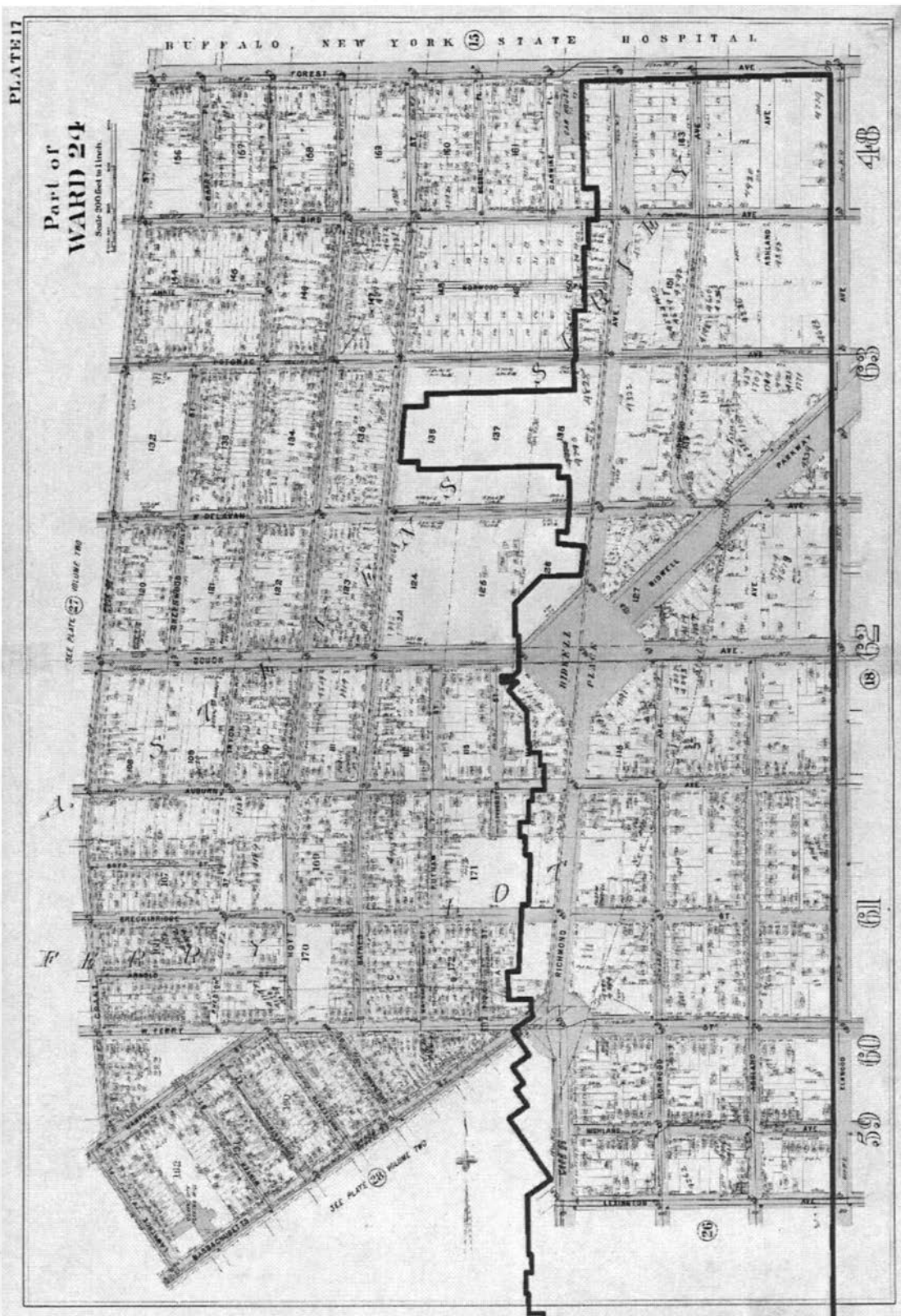
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ELMWOOD HISTORIC DISTRICT (WEST)

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**“Part of Ward 24 –  
Place 17” from the  
American Atlas Co.  
(1894)**

North is at the top of this map. The approximate boundaries of the Elmwood Historic District (West) are here superimposed. Note the rapid development in the Elmwood district, especially in the area south of Ferry Street and on west-east streets. Richmond Avenue and Bidwell Pkwy, the two most expensive streets for construction, remains fairly undeveloped. Courtesy City of Buffalo.

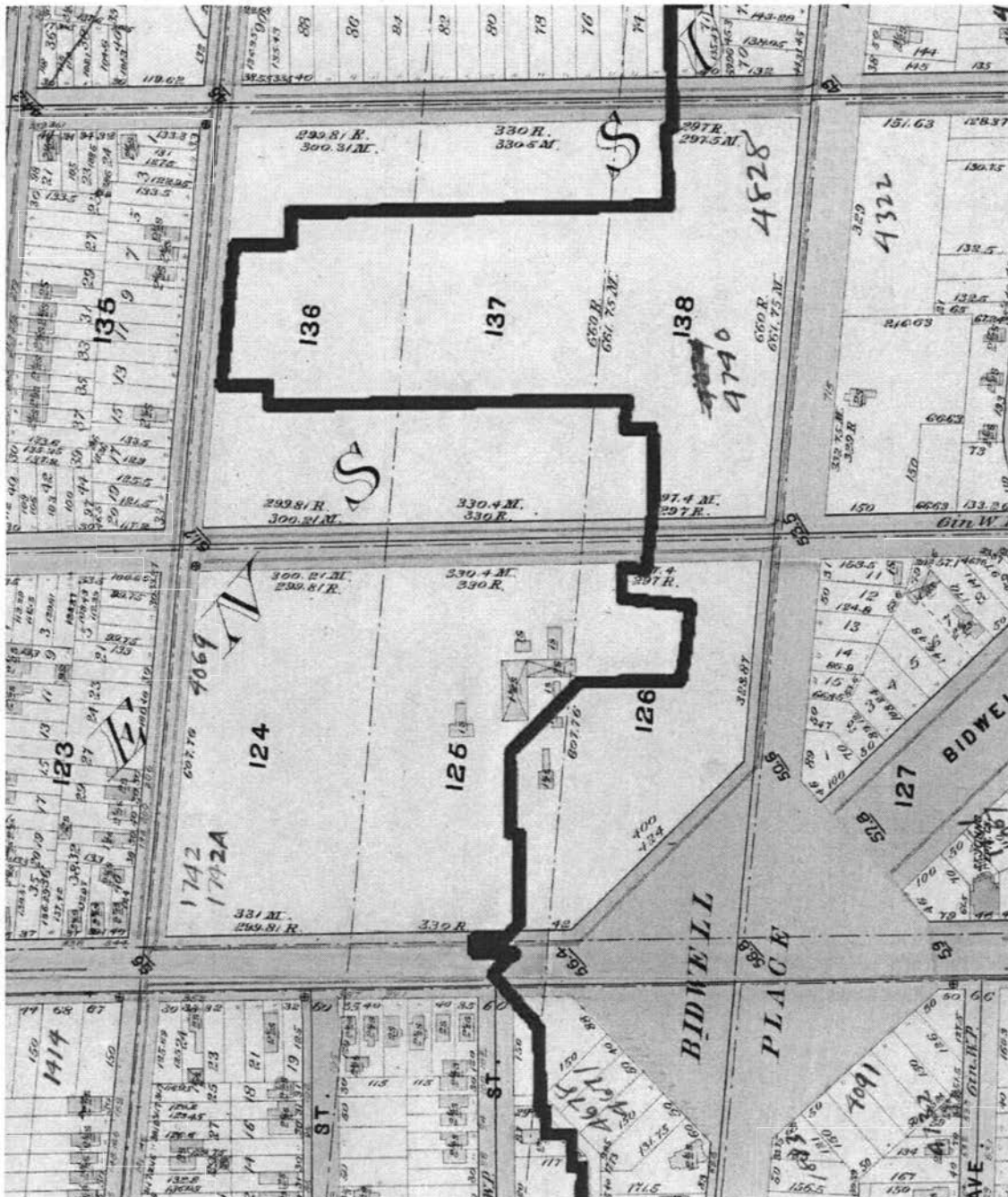
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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property  
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Detail, previous map

This image shows the old Bidwell Farm lots, partially located in the Elmwood Historic District (West) boundaries (approximately overlaid). Notice the large farm tracts present in the midst of suburban development in the Elmwood district, with the original farm house and barns constructed ca. 1810 by Benjamin Bidwell still present. They existed for near a century until ca. 1900. The protrusion in the boundaries indicates that Dorchester Road was cut through the "backyard" of the Bidwell farm.



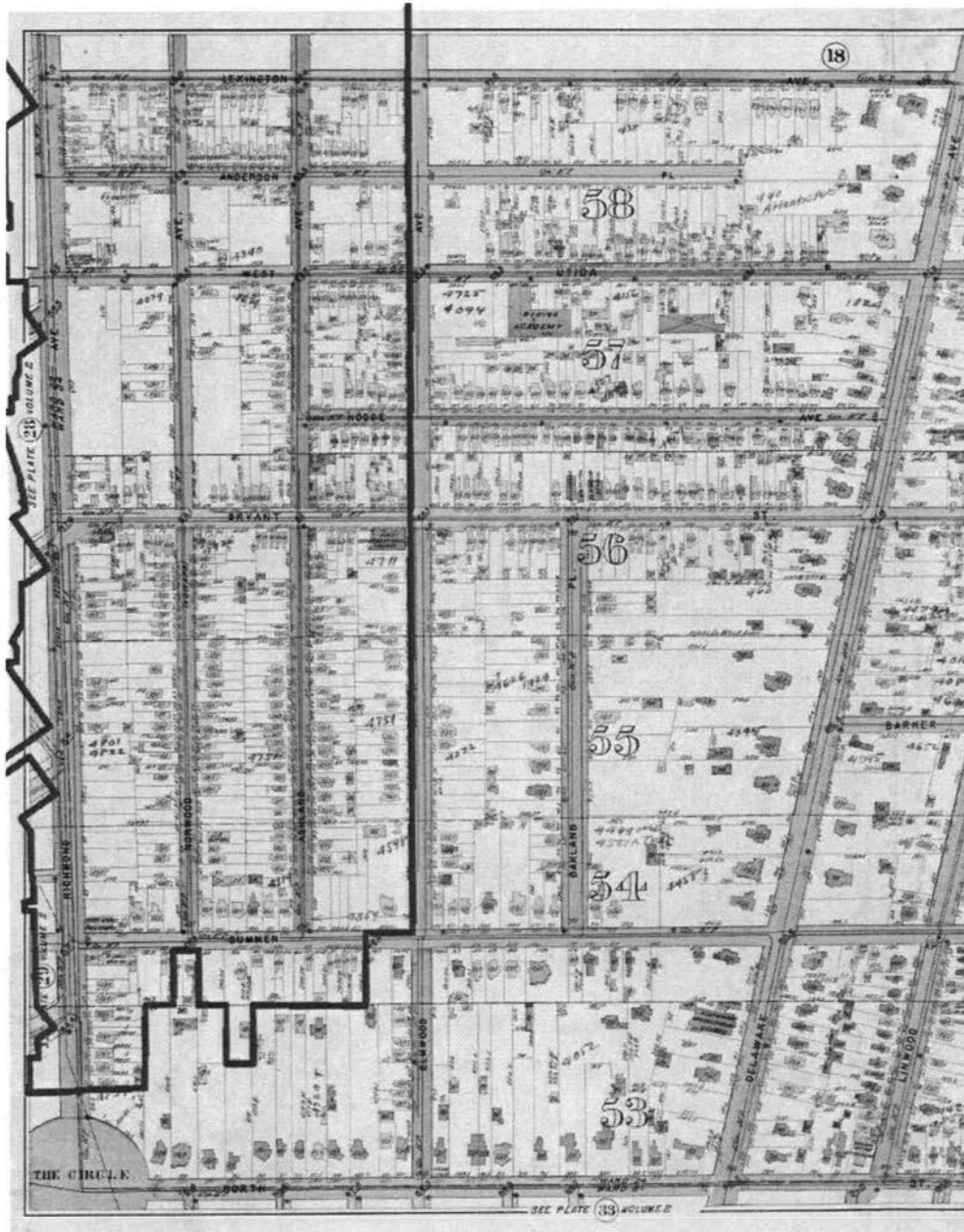
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**ELMWOOD HISTORIC DISTRICT (WEST)**

Name of Property  
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**Portion, "Part of Wards 17 & 24" from the American Atlas Co. (1894)**

Another plate from the previous atlas, showing the southern portion of the Elmwood Historic District (West).

Notice here that some streets are very well established as early as the 1890s, such as the southern ends of Ashland and Norwood Avenues (former Howard), and Summer Street. Notice the difference in the grain of the streets in the Elmwood district in comparison to those large, spacious lots on Delaware Avenue (at right), which contained large mansions of Buffalo's elite. Courtesy City of Buffalo.



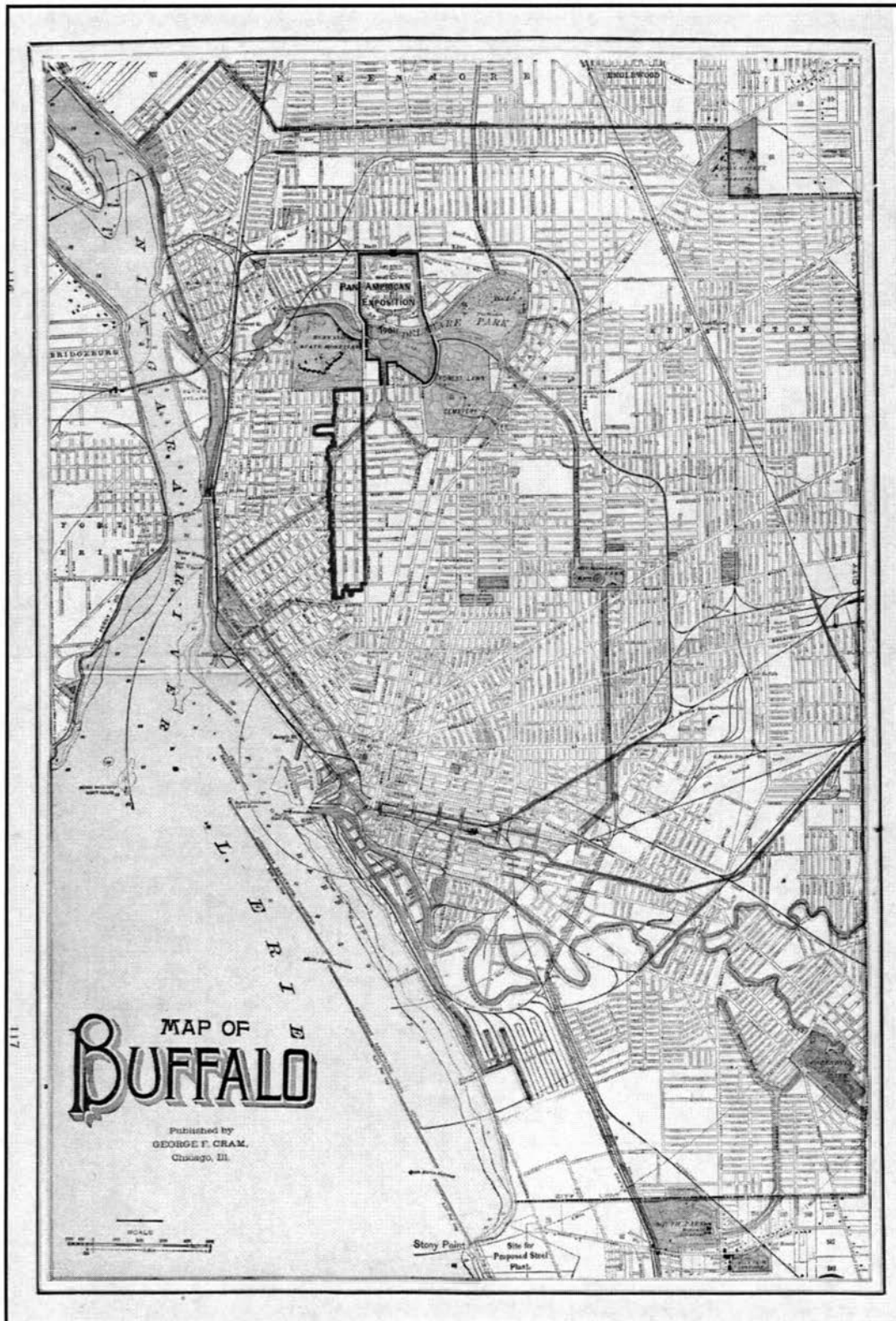
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**"Map of Buffalo," by  
George Cram (1901)**

A map of the city of Buffalo, showing the grounds of the Pan-American Exposition (outlined in black). The approximate boundaries of the Elmwood Historic District (West) are also noted. This map highlights the Olmsted parks and parkways in and around the city, and also the close proximity of the exposition grounds to the historic district. Courtesy Barry Lawrence Ruderman Antique Maps Inc.

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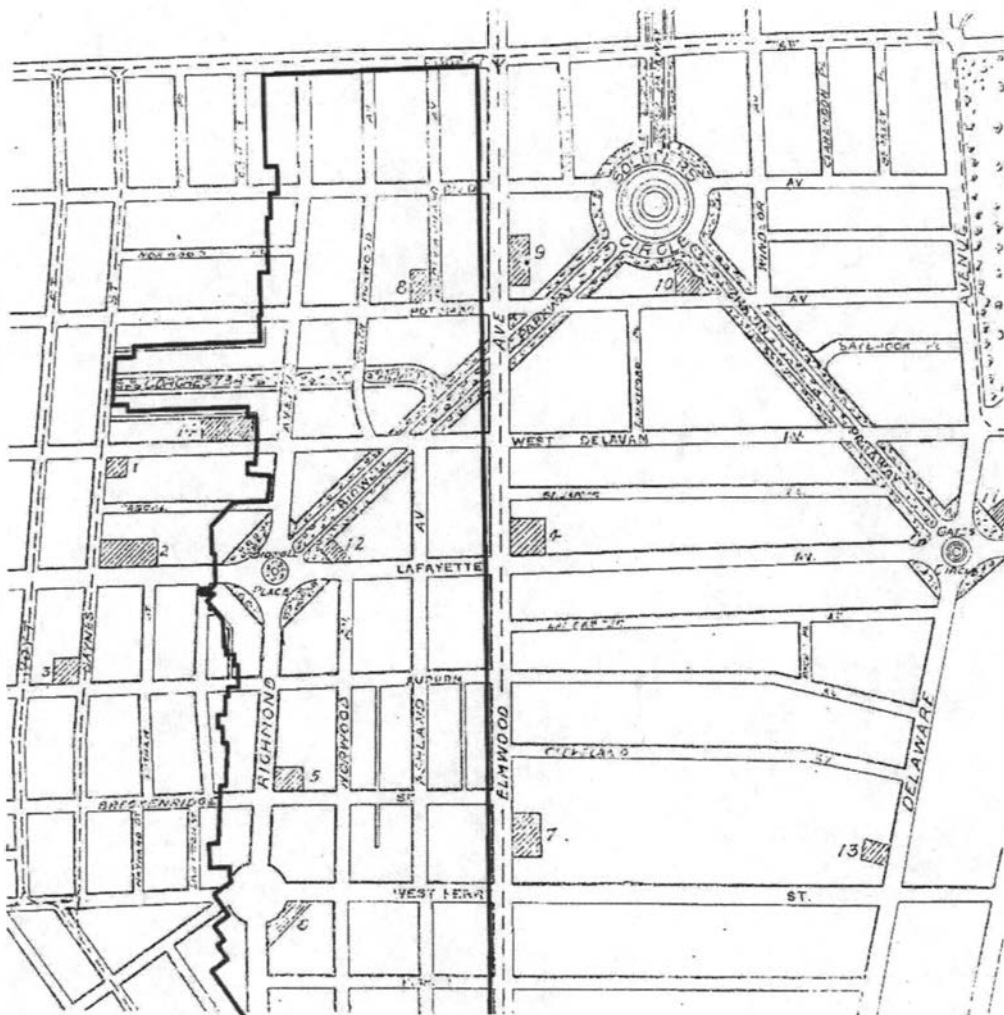
**ELMWOOD HISTORIC DISTRICT (WEST)**

Name of Property  
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20

GREATER BUFFALO

**Map of the New Elmwood District.**



- 1—"North" Station Bell Telephone Co.
- 2—Lafayette High School.
- 3—Public School No. 45.
- 4—Lafayette Presbyterian Church.
- 5—Pilgrim Congregational Church.
- 6—Richmond Avenue M. E. Church.
- 7—Public School No. 56.
- 8—The Ashland, Wm. Coatsworth, owner.
- 9—Row of new residences erected by Jno. W. Gibbs, now of the firm of Neiderpruem, Gibbs & Schaaf.

- 10—Melton Manor, W. L. Schmolle, architect.
- 11—The Woodstock, Chas. Wilson, owner.
- 12—The Milburn home, where President McKinley died.
- 13—St. John's Episcopal Church.
- 14—Row of residences recently erected by Walter D. Putnam.  
Dorchester Road.  
Saybrook Place.

**"Map of the New Elmwood District" from Greater Buffalo (1902)**

The approximate boundaries of the Elmwood Historic District (West) are superimposed. By 1902, the Elmwood district had become an area of Buffalo with a distinct character and identity, as evidenced on this map. The southern area of the Elmwood Historic District (West) was already well developed by the turn of the century, as visible on the map from 1894, so this map focuses on the newly growing northern areas. Some key landmarks are noted on this map, numerous churches and schools. Note that Dorchester Road has been established by 1902, although it was several years later that construction began. The future Elmwood Historic District (East) will encompass area to the right of the shown boundaries. Courtesy BECPL.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**Detail, "Buffalo, Erie Co., N.Y." (1902)**

The rough boundaries of the Elmwood Historic District (West) are here indicated, and north is toward the upper left hand corner. This panoramic view shows how rapidly the Elmwood Historic District (West) was developed. Compare to the panoramic view from 1880, created only two decades before.

Courtesy LOC.



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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**"How Easily Morgan Street Could Be Extended and Elmwood Avenue Widened," (1903)**

This map highlights what was then proposed for the extension of Elmwood Avenue, linking the Elmwood district with the downtown commercial district of Buffalo. While this project did not occur within the boundaries of the Elmwood Historic District (West), it did have a significant impact on the district. This extension and widening was done to alleviate traffic congestion near Allen Street on Elmwood Avenue, and to allow for a two-lane streetcar line to be installed. Ultimately completed by 1911, this project helped to spur the commercial development of Elmwood Avenue in the 1920s and 1930s. From the *Buffalo Courier Express*, June 22, 1903.



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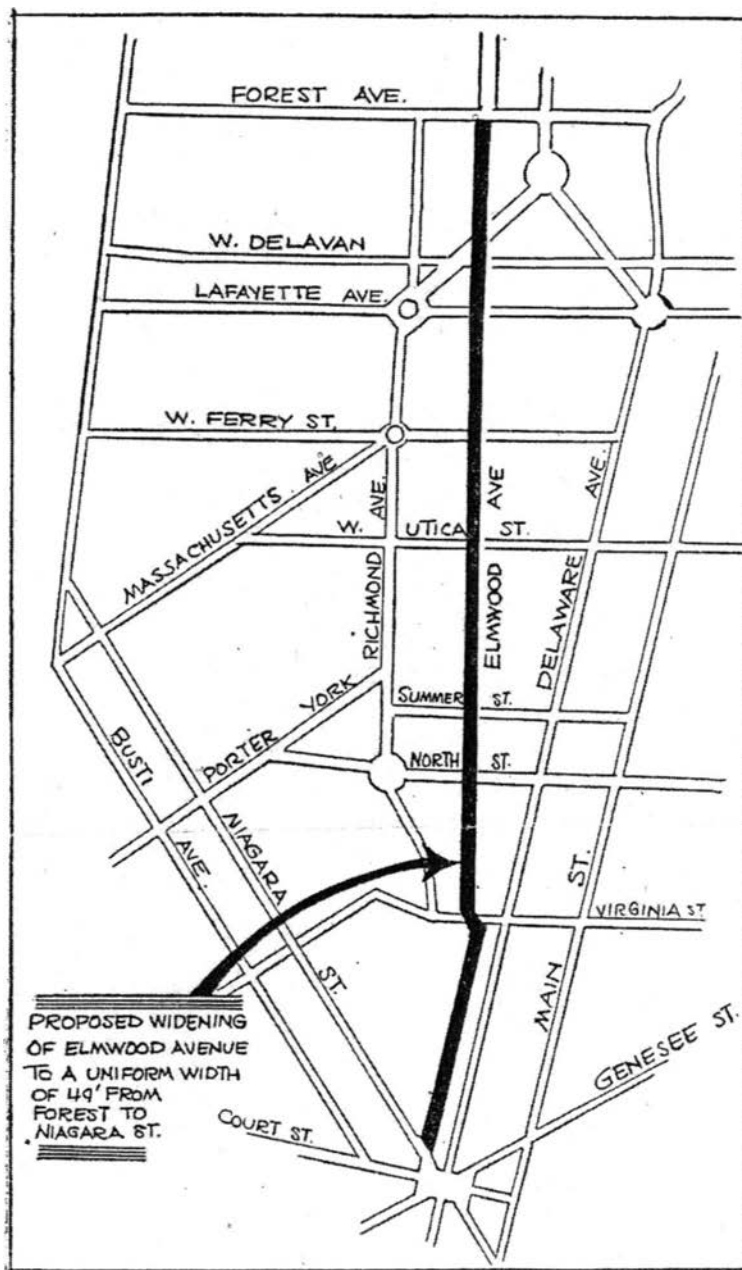
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**"Widening of Elmwood is Proposed," map (1935)**

This map shows the proposed area for widening Elmwood Avenue to better accommodate the increased automobile traffic between the commercial core downtown and the Elmwood district. It marks a shift from the streetcar transportation that developed the area to the auto age which contributed to the overall decline of the city as residents moved to the outlying suburbs.

From *The Buffalo News*, "Widening of Elmwood Is Proposed - Plan Would Provide 49-foot Street," August 14, 1935.

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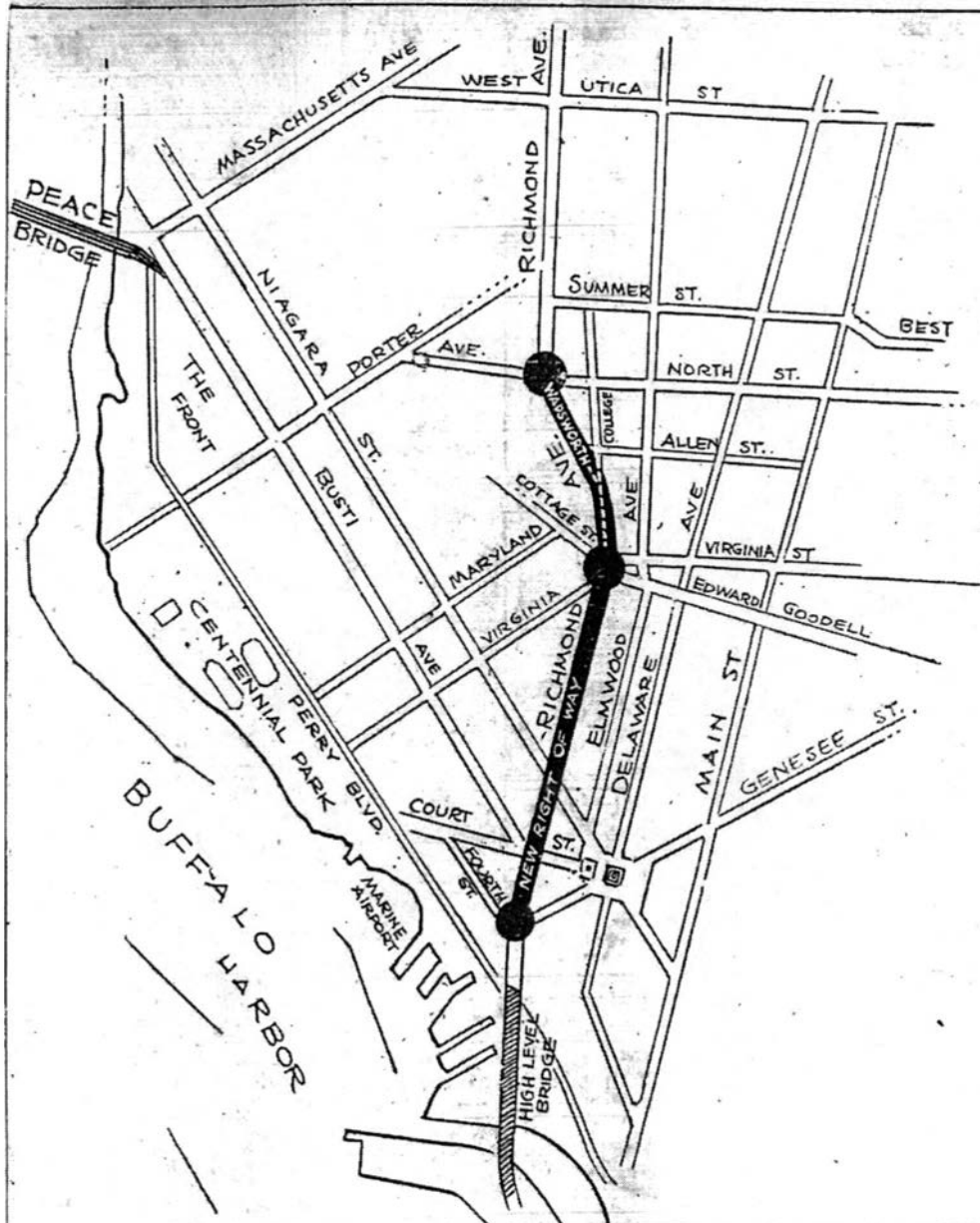
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Map Outlines Proposed Richmond Avenue Extension



**"Map Outlines Proposed Richmond Avenue Extension," (1935)**

Another idea spurred by the growing auto-centric planning was this concept of extending Richmond Avenue through The Circle (Symphony Circle) to a "high level bridge" to the Hamburg Turnpike. Fortunately, this plan was never realized, as it would have encouraged Richmond Avenue to transform from its stately, Olmsted-designed appearance to a commercial zone like Elmwood and Delaware Avenues.

From *The Buffalo News*, "Map Outlines Proposed Richmond Avenue Extension," August 10, 1935.

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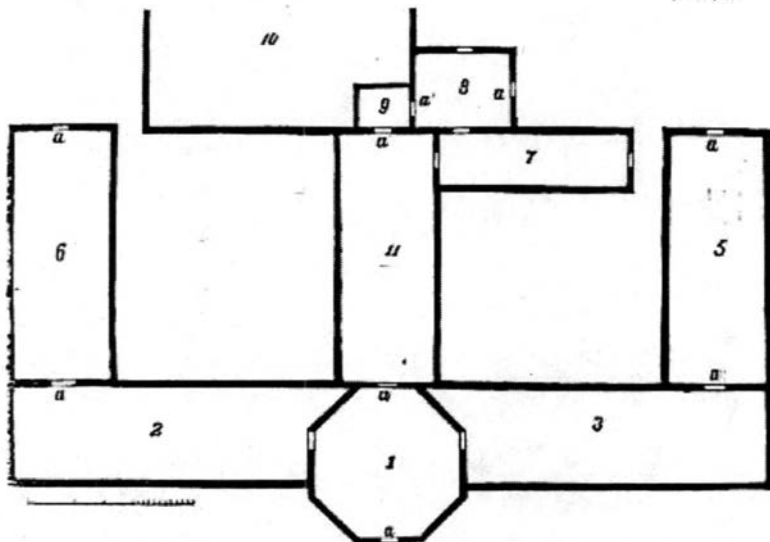
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**HISTORIC IMAGES**



1. *Conservatory*—octagon, 30 feet in diameter, occupied by a bed of prepared soil; in the center, a rockery, and shelves extending around the house next the glass. Between the shelving and border is a broad walk, paved with marble.

2. *Rose-House*—20 by 60 feet, furnished with a stage and front shelf; below the stage is an excavation, used for storing Dahlias, etc., and behind it a pit, level with the ground, in which are plants of large size; at the west end is a raised border, in which are plunged Camellias, etc.

3. *Geranium-House*—20 by 60 feet dimensions, and arrangements the same as Rose-House, except that the raised border at the end is replaced by a shelf.

5. *Forcing-House*—20 by 50 feet. Pit in center, two feet high, heated below. Shelf each side of the house.

6. *Grape-House*—20 by 50 feet; border inside, occupying the whole house; at the back it is raised, and at present filled with Camellias plunged in the soil. Grapes but recently planted, and as yet only on the front.

7. *Propagating-House*—between Hot and Forcing-Houses, 12 by 40 feet; a heated pit on each side; pathway sunk between them.

11. *Hot-House*—opening from Office, 20 by 50 feet; center occupied by a walled pit two feet high, surrounded by a walk, with shelves on the sides next the glass.

8. *Office*. 9. *Entrance*. 10. *Dwelling-House*. a, a, a, *Doors*. The open space on each side of Hot-House is used for frames. The front is 150 feet.

The *Rose, Geranium and Grape-Houses*, are constructed with "three-quarter span" roofs, as in the annexed figure, and back walls of hollow brickwork. The two former have a southern, and the latter an eastern aspect. The *short* span being behind the stages, and directly over the pits in the rear of them, give an abundance of light to plants placed in them.

The *Forcing and Hot-Houses* are both span-roofed, running nearly north and south.

Roof-sashes all stationary, with ventilators placed at the ridge and below the front sashes, which also open. Partitions between houses are glass. The whole range is heated by a powerful hot-water apparatus, erected by Joseph Nasox, of New York; the pipes of which are from four to six inches in diameter, and measure nearly 3,000 feet in length. They are all heated by one furnace, situated in the basement of the office building; and which is capable of warming a still greater extent of surface, if required. In the same basement is a powerful steam pump, which elevates the water for the supply of the houses, from capacious cisterns and a deep well adjacent (as hard or soft water is required), into two reservoirs, containing nearly 600 gallons each, located in the attic, whence it is conveyed in pipes to all parts of the green-houses, wherever needed; also to the stables, &c., hydrants are placed at convenient distances, to which hose may be attached, as may also be done with the steam pump, which thus becomes a fire engine of considerable power."

**Plan and description of "The Greenhouses of J.B. Eaton & Co., Oaklands Nursery, Buffalo, NY" (1854)**

From *The Horticulturalist, and Journal of Rural Art and Rural Taste*, vol. IV  
(Rochester: James Vick, Jr., 1854), 189-190.

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ELMWOOD HISTORIC DISTRICT (WEST)

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COMMERCIAL ADVERTISER DIRECTORY.

79

# **BUFFALO NURSERIES.**

**SITUATE BETWEEN MAIN AND UTICA STREETS.**

Entrance on Utica, West of Delaware Street.

These Nurseries have for the coming Fall and Spring Trade, a large and finely grown

STOCK OF

## **FRUIT TREES**

EMBRACING

**APPLE, PEAR,**

**PEACH, PLUM, CHERRY, APRICOT, NECTARINE,**

**QUINCE AND FIGS.**

ALSO,

**RASPBERRIES, STRAWBERRIES,**

**CURRANTS AND GOOSEBERRIES,**

Of all the STANDARD varieties, as well as those which are NEW and RARE.

### **THE ORNAMENTAL DEPARTMENT**

IS FULL AND COMPLETE, INCLUDING

## **Evergreen & Deciduous Trees & Shrubs**

OF EVERY DESIRABLE KIND,

Most perfect specimens for

**Streets, Parks, and Private Grounds and Gardens.**

Orders addressed to the proprietor will reach him through the Post Office, and be promptly attended to. All inquiries will be cheerfully answered, and Descriptive Catalogues and Wholesale Lists sent to those who desire them.

**D. S. MANLEY, Proprietor.**

Advertisement for Buffalo Nurseries, located in the future Elmwood district area. (1855)

From  
*The Commercial Advertiser  
Directory of the City of  
Buffalo* (Buffalo, N.Y.:  
Thomas and Lathrops,  
Publishers, 1855), 79.



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**ELMWOOD HISTORIC DISTRICT (WEST)**

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## THE ELMWOOD AVENUE DISTRICT.

15,000 feet of the choicest residence property in Buffalo  
for sale at prices ranging from \$15 to \$400 per foot.

### ACRE PROPERTY.

50 acres on Main Street, near the Erie Belt Line, cuts up in fine  
shape, - - - \$2000 per acre.

A fine tract of 90 acres, at Bay View, nine miles from Buffalo  
Post Office. Three railroads have stations on the property  
and run ten passenger trains each way per day which stop  
on the farm. Only a quarter of a mile from the lake.

\$300 per acre.

**WALTER G. HOPKINS,**

Telephone 893.

2 AUSTIN BUILDING.

## THE ELMWOOD AVENUE DISTRICT.

How would a lot 40x193, on the west side  
of Ashland Avenue, at \$80 per foot, suit?

1000 Feet of choice land for sale in this  
neighborhood, by

**WALTER G. HOPKINS,**

Telephone 893.

2 AUSTIN BUILDING.

### Real Estate Advertisements, Walter G. Hopkins (1890)

Hopkins, like many other real estate agents at the time, noted a specialty in property in the Elmwood district.

These advertisements in the 1890 *Buffalo Real Estate and Financial News* journals constitute the earliest identified use of the phrase "Elmwood district" or "Elmwood Avenue district" to refer to this neighborhood.

From *Buffalo Real Estate News*, July 15, 1890 (top) and August 15, 1890 (bottom).

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**"J. Adam Lautz, Owner – For Sale by Hopkins and Humburch" (1891)**

One of the earliest located images depicting a newly-built house for sale in the new Elmwood district. While not identified in the article, this house has been determined to be 592 West Ferry Street (contributing), image on page 11-89.

From *Real Estate and Building News*, May 1891, n.p.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**“J. Adam Lautz, Owner – For Sale by Hopkins & Humburch” (1891)**

One of the earliest images showing newly-built houses in the new Elmwood district. The houses here are 408 Ashland Avenue (at left) and 410 Ashland Avenue (at right). Both are contributing to the Elmwood Historic District (West). Notice here that while it is difficult to determine with what material the road is paved, but the stone curbing is original and still largely extant.

From *Real Estate and Building News*, May 1891, n.p.



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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**The Charles Dudley Arnold House, 123 Bidwell Parkway (ca. 1895)**

Designed by the nationally-prominent architect Joseph Lyman Silsbee, an early mentor of Frank Lloyd Wright in Chicago, the Arnold house was one of the earliest houses to be constructed on Bidwell Parkway. This image shows the house as it was originally designed, with an open porch typical of other Silsbee designs. The covered porch currently on the building was a later addition.

From Thomas G. Yanul, "C.D. ARNOLD -A Chronology," C.D. ARNOLD -A Chronology, 2001, accessed May 29, 2012, <http://www.thomasyanul.com/arnold1.html>.



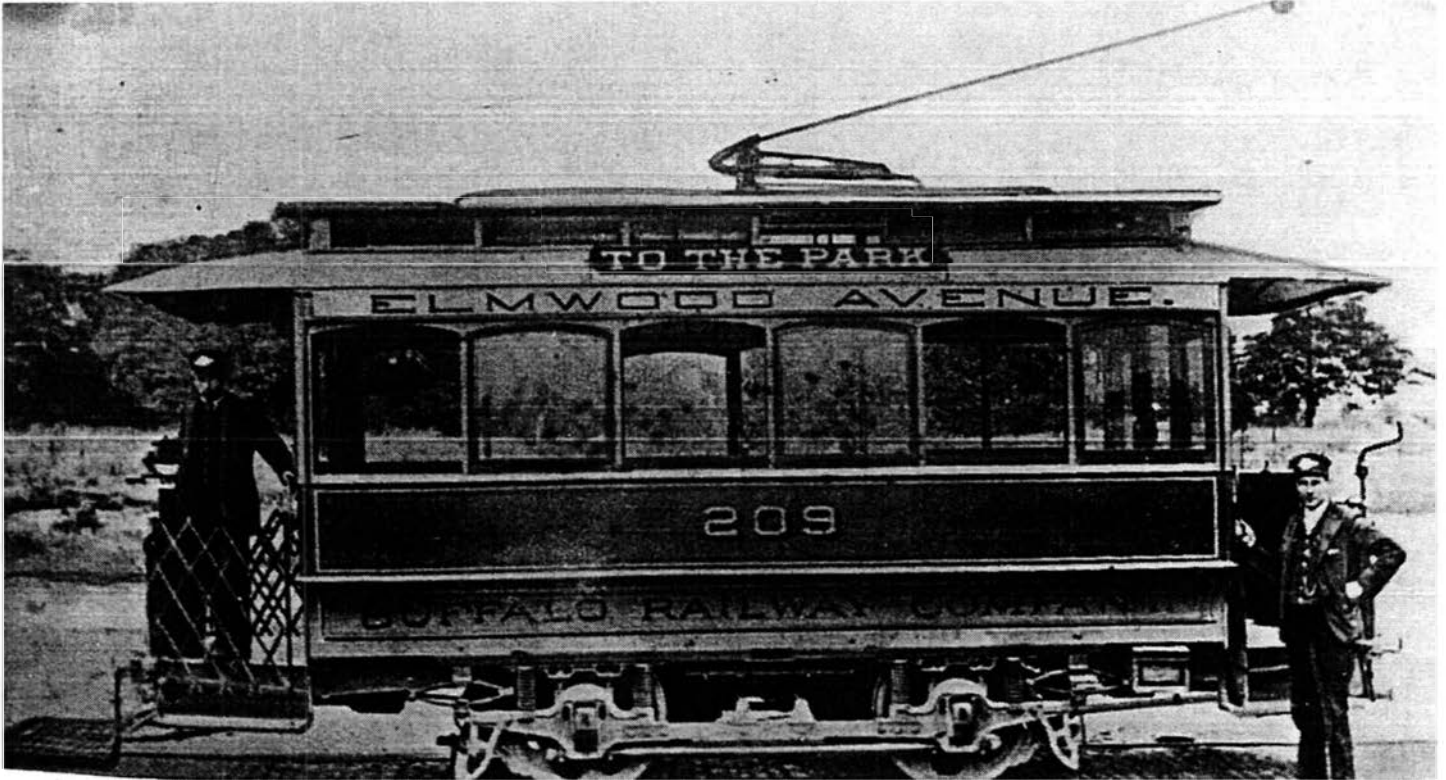
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**Buffalo Railway Company Streetcar, Elmwood Avenue Line (1895)**

Originally a horse-drawn line installed in 1889, by around 1892 the Elmwood Avenue line was converted to electricity. The streetcar played a critical role in the development of the Elmwood Historic District, and was spurred by the need to access Olmsted's parks and parkways. Note here the car is marked "To the Park."

From William Reed Gordon, *90 Years of Buffalo Railway, 1860-1950*, International Railway Company (Rochester N.Y., 1970), 149.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

Name of Property  
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RICHMOND AVENUE, LAID WITH TRINIDAD ASPHALT PAVEMENT.

**"Richmond Avenue, laid with Trinidad Asphalt Pavement"**

Appears to be looking north towards the twin towers of the Buffalo State Asylum.  
from *A History of the City of Buffalo and Niagara Falls* (1896), n.p.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**View near 111 Richmond Avenue (ca. 1896)**

This early image of the Elmwood Historic District (West) shows many of the elegant horse-drawn sleighs common on the fashionable Richmond Avenue. A common sign of wealth and status during the nineteenth century, riding in carriages or sleighs up and down the street was a way of being seen and seeing others.

From West Coast Perspective, "If These Walls Could Talk," Buffalo Rising, May 6, 2007,  
[http://archives.buffalorising.com/story/if\\_these\\_walls\\_could\\_talk\\_1](http://archives.buffalorising.com/story/if_these_walls_could_talk_1).

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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ELMWOOD AVENUE NEAR BARKER STREET.

**“Elmwood Avenue near Barker Street.”**

While the exact location of this image is unclear, this does show the lushness of the landscape during the early development era in the Elmwood district. Note the streetlights, hitching posts and the broad sidewalks.

from *A History of the City of Buffalo and Niagara Falls* (1896), page 56.



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**ELMWOOD HISTORIC DISTRICT (WEST)**

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ELMWOOD AVENUE.

**"Elmwood Avenue"**

Another view looking down Elmwood Avenue, from an unknown location on the street. Note the rail fence at the road to the right of the image, and also the curbing, which is still retained in many streets of the Elmwood Historic District (West). The dense canopy of trees, while partially lost on Elmwood Avenue, is still retained on many of the streets in the district.

from *A History of the City of Buffalo and Niagara Falls* (1896), page 68.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property  
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RESIDENCE OF CHAS. P. STEVENSON,  
266 Richmond Avenue.

Charles P. Stevenson was active in real estate in the 1890s.  
From *Buffalo, New York: The Book of Its Merchant Exchange* (1897)

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property  
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RESIDENCE OF F. C. LAING, Real Estate Agent and  
Dealer, 306 Lexington Avenue.

This was once the home of real estate agent Fremont C. Laing.  
From *Buffalo, New York: The Book of Its Merchant Exchange* (1897)

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property  
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RESIDENCE OF W. H. SCHMIDT, 356 Richmond Avenue.

Mr. Schmidt is a leading Buffalo Contractor, with offices  
in the Builders' Exchange.

One of the most lavish and recognizable houses on Richmond Avenue, with its elaborate use of Medina sandstone and Beaux-Arts design, is the William H. Schmidt House.  
From *Buffalo, New York: The Book of Its Merchant Exchange* (1897)



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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property  
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RESIDENCE OF PETER McNEIL, (Wholesale  
Lumber) 424 Richmond Avenue.

Irish-born Peter McNeil was manager of the McNeil Lumber Company.  
From *Buffalo, New York: The Book of Its Merchant Exchange* (1897)

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property  
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RESIDENCE OF D. Y. LESLIE (Wholesale Lumber Dealer),  
578 Richmond Avenue.

The house of the notorious Donald Y. Leslie, who fled the country after his company filed bankruptcy. Note the large pedimented porte cochere. A current image of the house is shown on page 11-84.

From *Buffalo, New York: The Book of Its Merchant Exchange* (1897)

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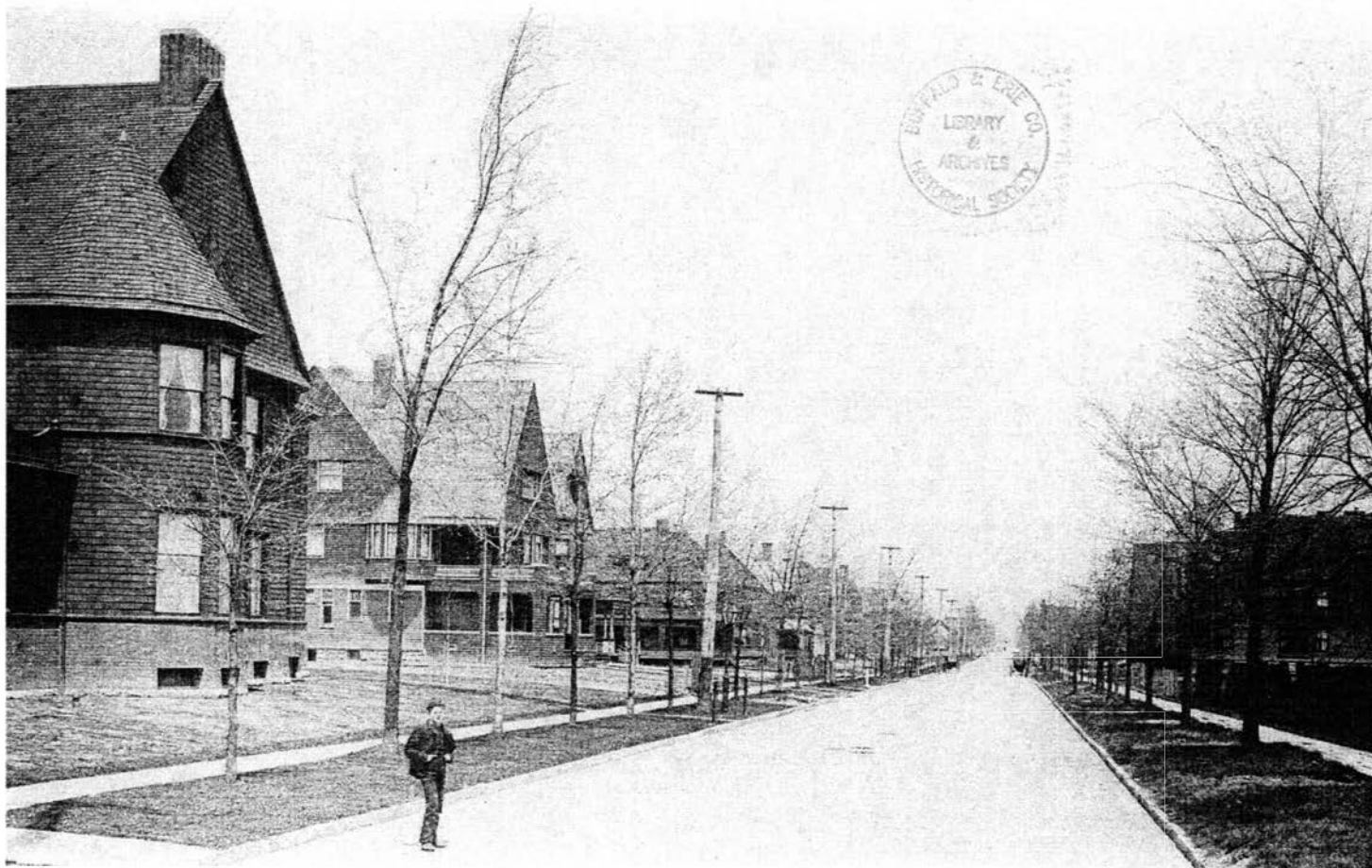
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ELMWOOD HISTORIC DISTRICT (WEST)

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ASHLAND AVE., FROM SUMMER ST., NORTH.

**"Ashland Ave, from Summer St., North" (ca. 1890)**  
Courtesy of BECHS

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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House at 48 Anderson Place (ca. 1890-1900)  
Courtesy of BECHS



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House at 60 Anderson Place (ca. 1900)  
Courtesy of BECHS

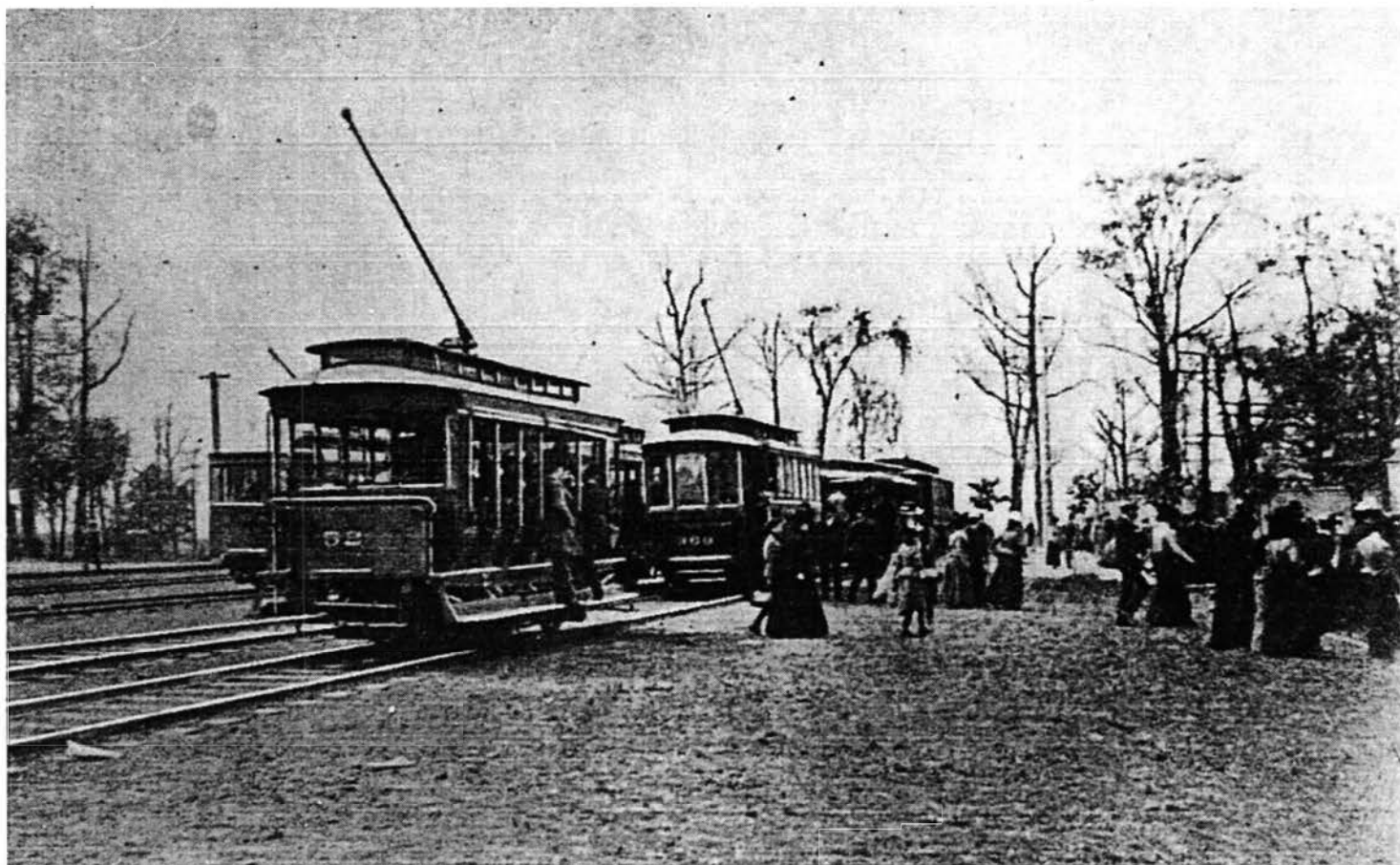
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**Unloading at the Elmwood Gate, Dedication Day of the Pan-American Exposition (1901)**

While the growth and popularity of the Elmwood Historic District preceded Buffalo's Pan-American Exposition, held nearby on grounds adjacent to Elmwood Avenue, the fair did improve Buffalo's streetcar lines in the area, and brought scores of visitors to the area.

From William Reed Gordon, *90 Years of Buffalo Railway, 1860-1950, International Railway Company* (Rochester N.Y., 1970), 164.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**“New Houses in Course of Erection on West Delavan Ave.” (1902)**

While the exact location of these houses is unclear, this is an excellent historic image depicting how these houses were built in groups by a common builder or developer. Note here the use of horses and mules in the construction process.

From *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, October 1902, 28.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

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Detail, previous image



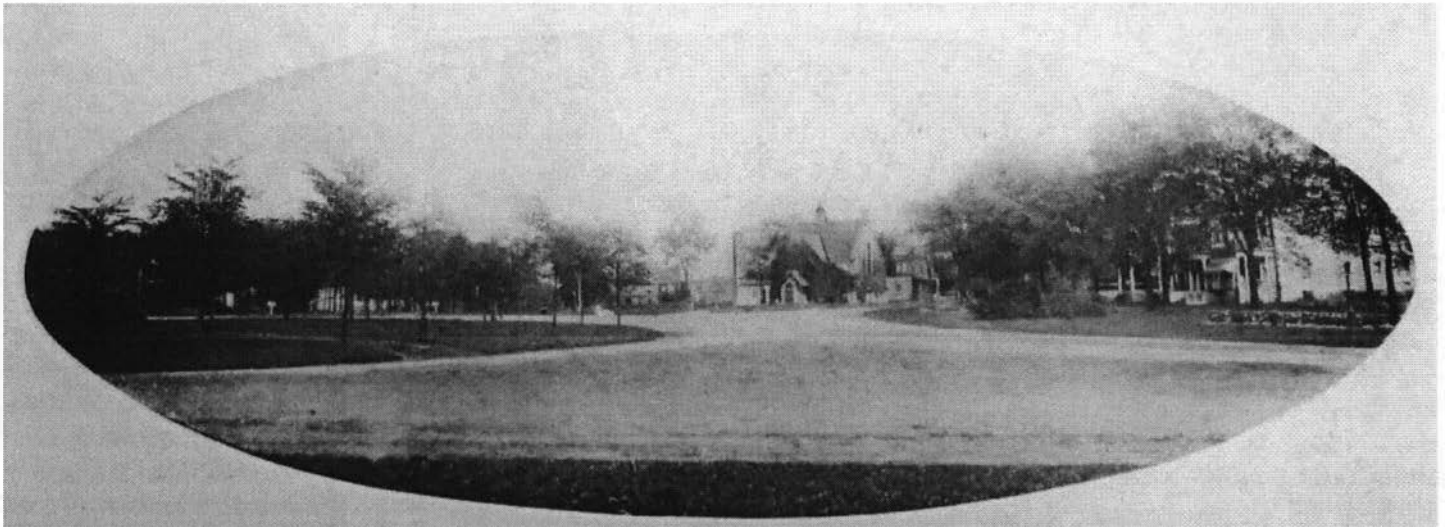
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**"Bidwell Place. Elmwood Ave. District." (1902)**

An excellent view of what is now Colonial Circle, looking east toward Lafayette Avenue. Note the appearance of old St. John's church before the 1920s addition by Goodhue.

From "The New Elmwood District," *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, October 1902, 8.



Detail, above image

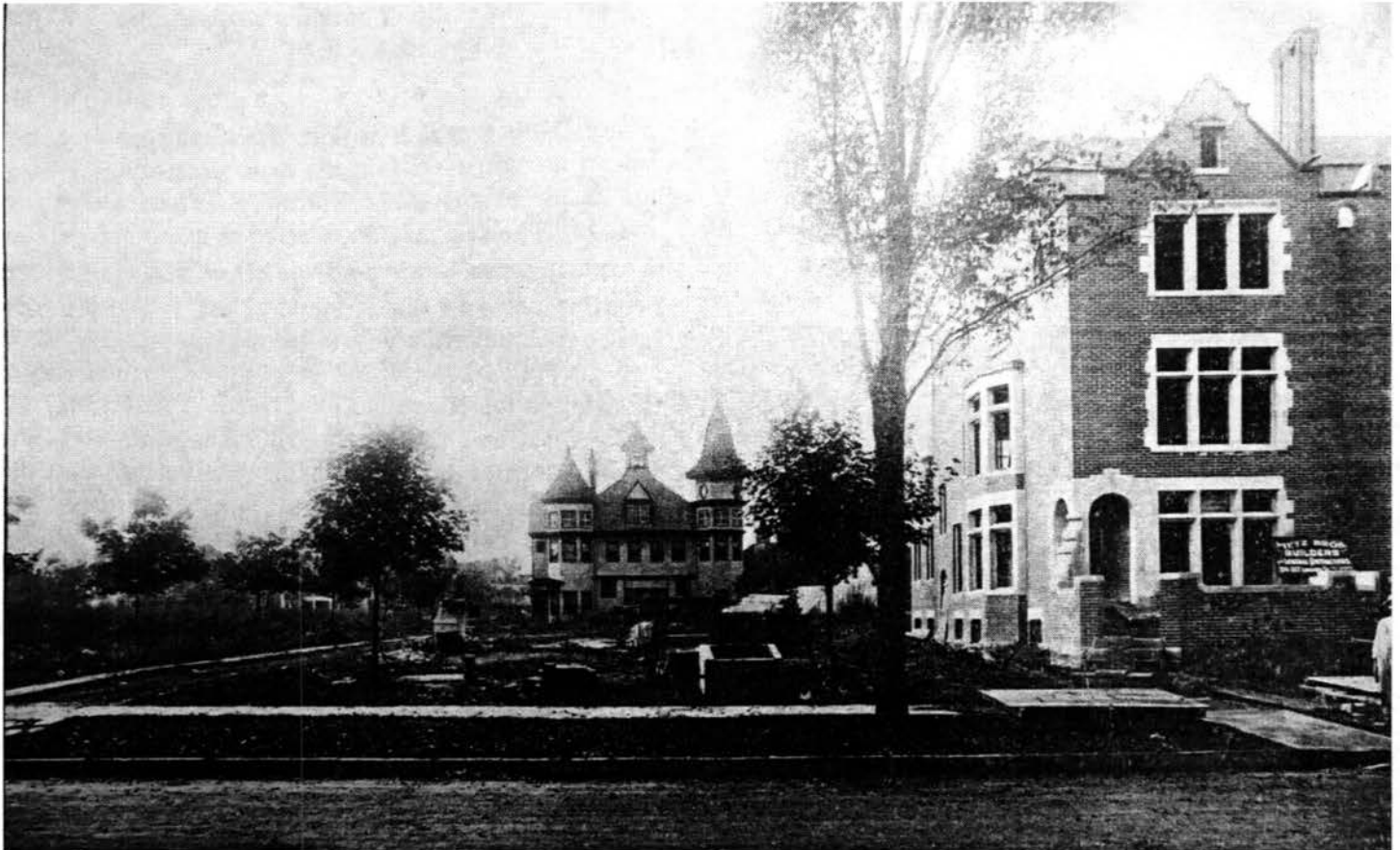
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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property  
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**"New Dorchester Road. Elmwood Ave. District." (1902)**

This view is looking north-west from Bidwell Parkway, with the newly cut road at the left of the image. The house in the foreground is 110 Bidwell Parkway. Note the unusual building in the background. This appears to be an elaborate pre-existing 2-story stable, but its original owner is unclear.

From "The New Elmwood District," *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, October 1902, 8.

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ELMWOOD HISTORIC DISTRICT (WEST)

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Detail, previous image

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**ELMWOOD HISTORIC DISTRICT (WEST)**

Name of Property  
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Row of Richmond Ave. Residences Erected by John W. Gibbs,  
Now of the Firm of Niederpruem, Gibbs & Schaaf.

**"Row of Richmond Ave. Residences Erected by John W. Gibbs" (1902)**

An excellent early view of recently-constructed houses on Richmond Avenue, this view looking north-east from Auburn Avenue. Compare with a modern view of these houses on page 11-83.

From "The New Elmwood District," *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, November 1902, 19.



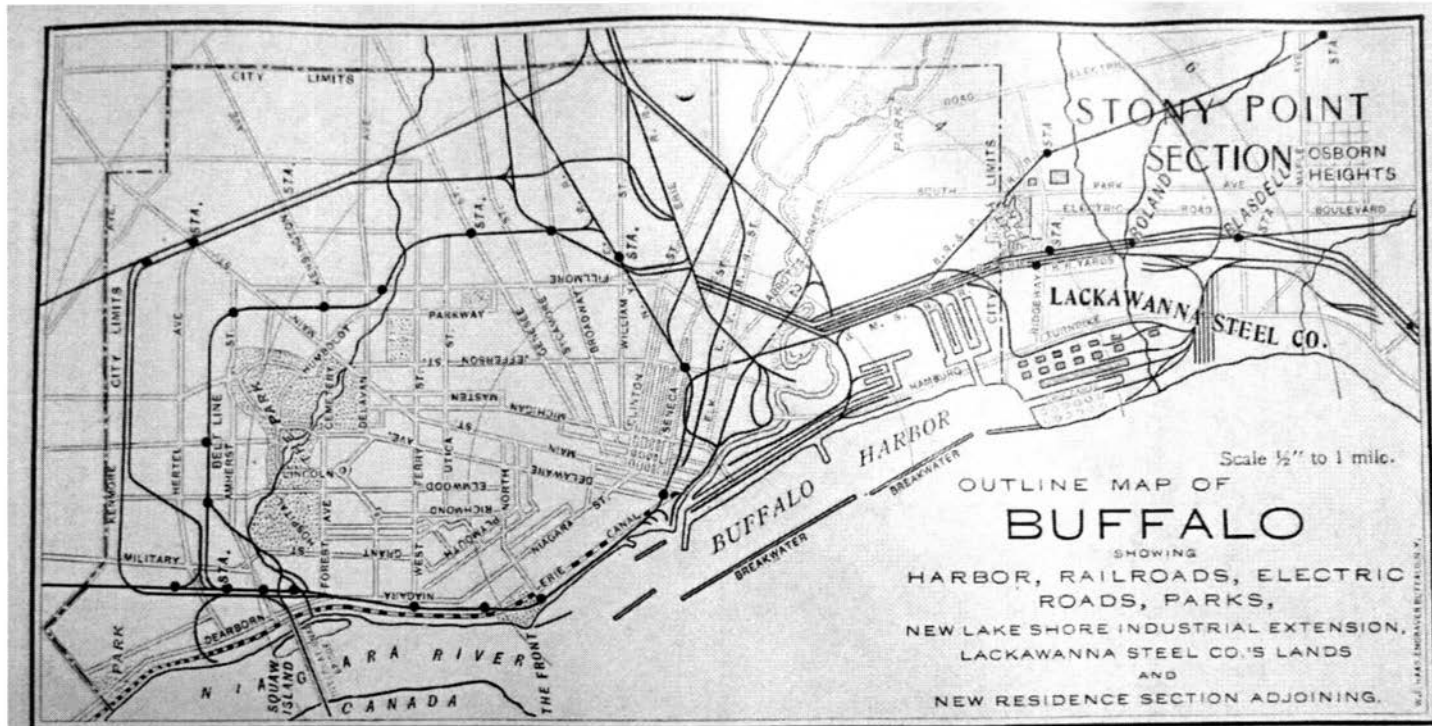
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**THIS MAP SHOWS THE "ELMWOOD AVENUE DISTRICT" OF STONY POINT**

**Osborn Heights**

The highlands adjoining Blasdell which rise gradually to 167 feet above and overlooking the Lake Harbor, Steel Plant and South Buffalo and known as Osborn Heights, will be the chief and best residential section of our new Buffalo now rapidly building up on the south shore. I make a specialty of property in the above section. Send for map and particulars.

**W. H. JOHNSON,** 215 Mutual Life Building, Buffalo, N. Y.

**"The 'Elmwood Avenue District' of Stony Point." (1902)**

While this map depicts a new neighbor being developed in neighboring Lackawanna, NY, it is interesting that W.H. Johnson chooses to associate the desirability of his new development with the Elmwood district, giving the sense that if a prospective homeowner could not afford the actual Elmwood district, that this new Osborn Heights was equally as attractive. This use of the Elmwood district as almost a sort of brand gives a sense of how popular and attractive the Elmwood district was around the turn-of-the-twentieth century.

From *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, November 1902, 25.

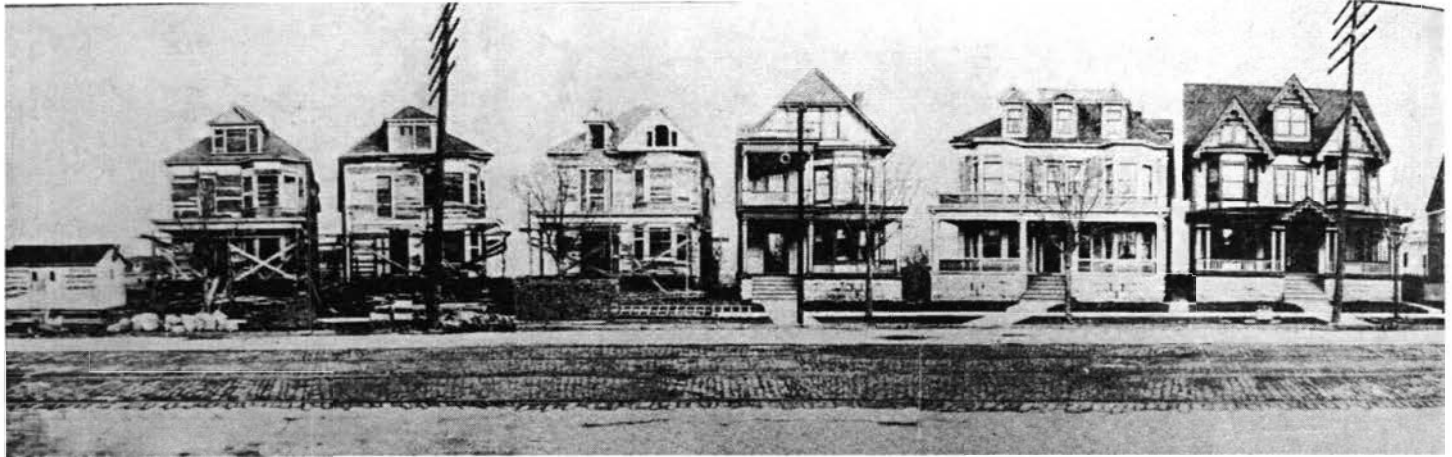
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**“Row of residences on Elmwood Avenue, just north of Bidwell Parkway, three completed and three being built by John W. Gibbs, now of the firm of The Niederpruem, Gibbs & Schaaf Co.” (1902)**

While the houses shown here are on the east side of Elmwood Avenue and not part of the Elmwood Historic District (West), this is an excellent view of houses under construction in the Elmwood district. Note that while built by the same builder and sharing some similarities in form and detailing, each house is rendered slightly differently. This gives the overall district a cohesive feel, while allowing buyers to feel as if they were purchasing their own custom-designed house.

From *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, December 1902, 20.

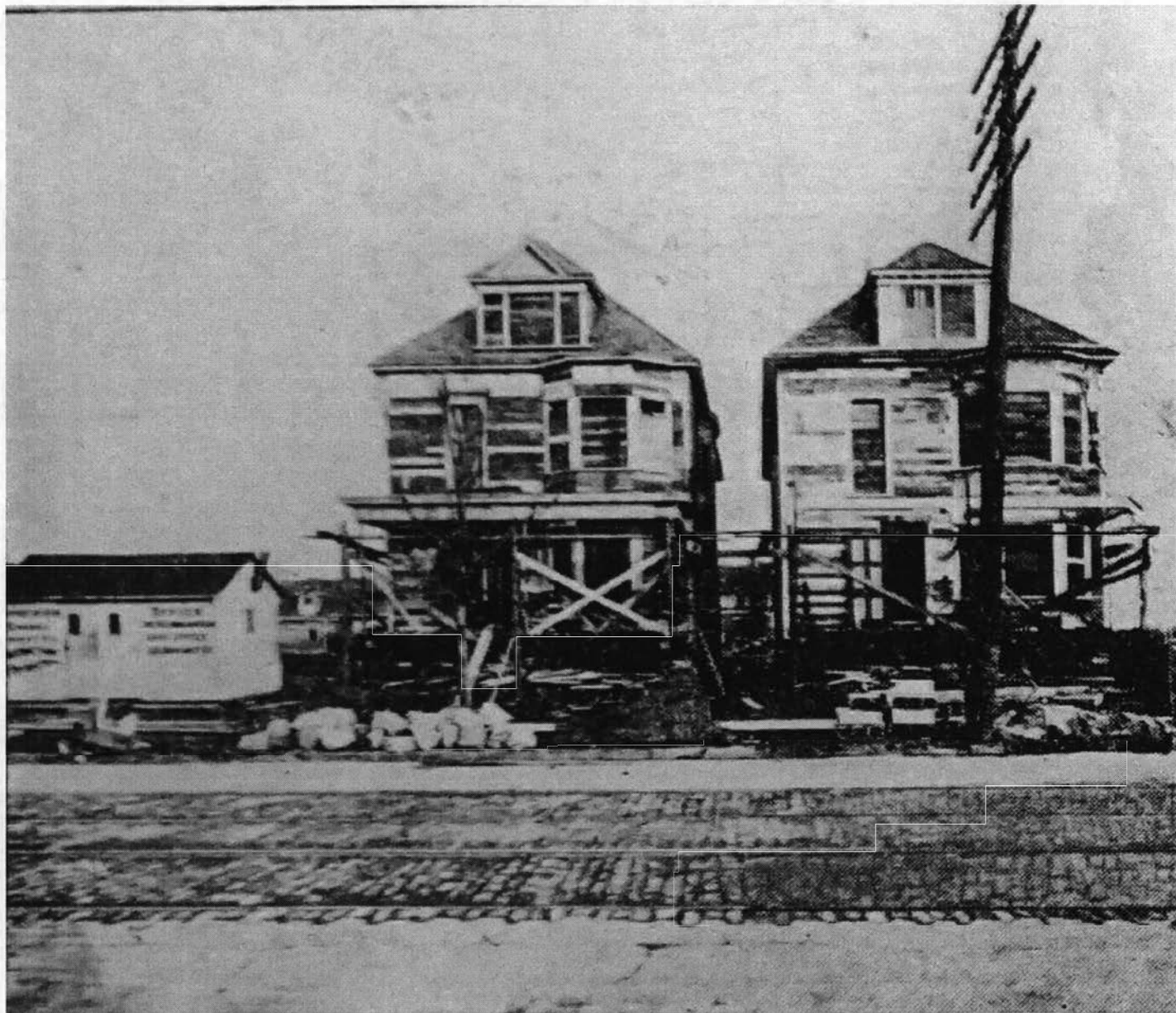
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**Detail, left side of previous image**

Note the crude pavement and streetcar lines present on Elmwood Avenue.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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Detail, right side of previous image



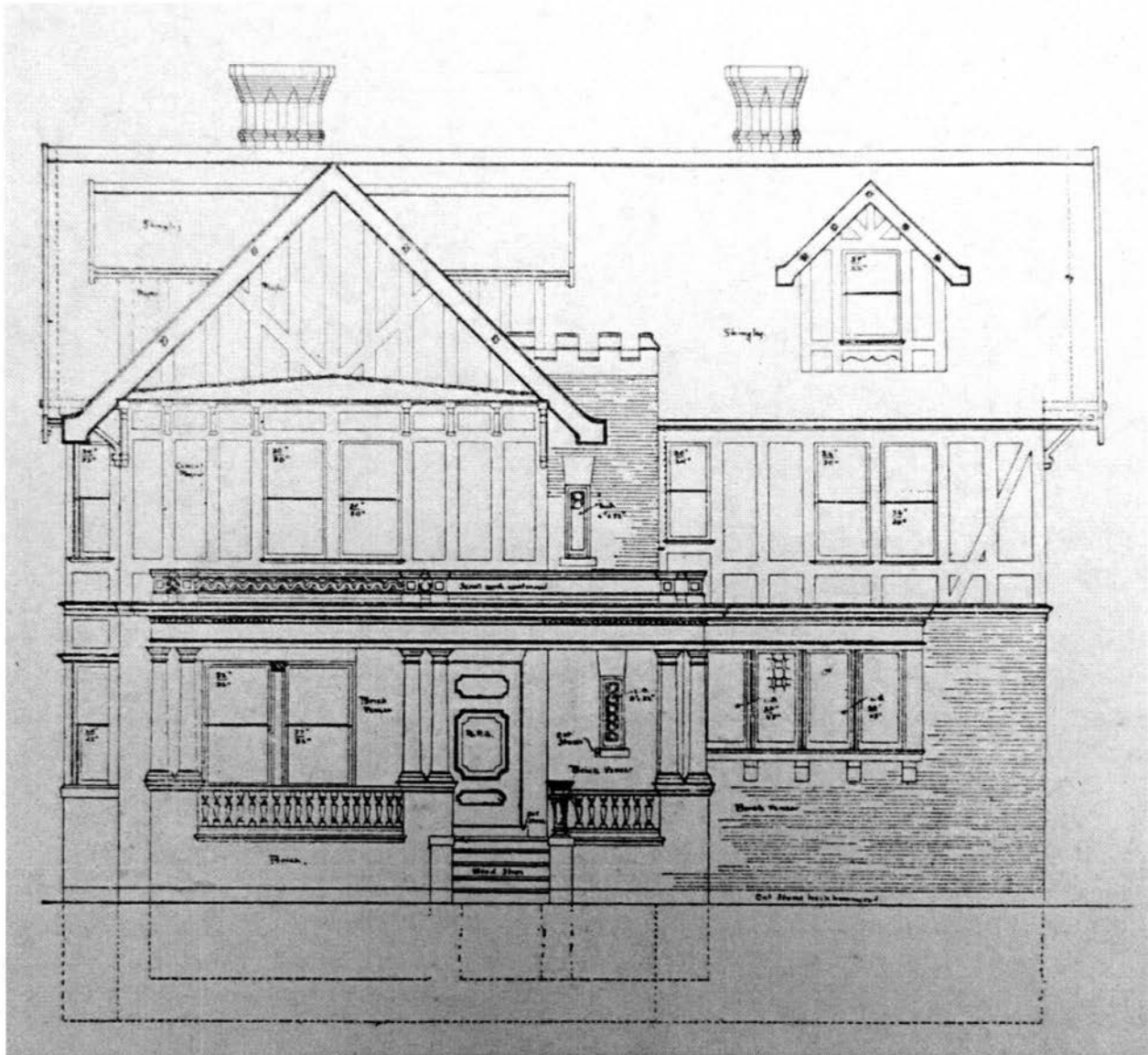
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**"House designed by W.L. Schmolle, to be erected on Dorchester Road and North Norwood Avenue,"  
(1902)**

This drawing shows the front elevation for a house that does not appear to have been constructed. But notice the Tudor Revival styling, which was popular in the Elmwood district.

From *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, December 1902, 20.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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House at 27 Ashland Avenue (1904)  
Courtesy of BECHS

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**48 Dorchester Road, George F. Townsend, designer (1907)**  
from *The American Architect and Building News* (April 27, 1907).

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ELMWOOD HISTORIC DISTRICT (WEST)

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**"Houses on Bidwell Parkway, Buffalo, N.Y. Esenwein & Johnson, Architects." (1907)**

This pair of Tudor Revival townhouses, 130-132 Bidwell and 136-138 Bidwell, was designed by Esenwein and Johnson for Ernest C. Colter.

from *The American Architect and Building News* (April 27, 1907).



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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**"House on Dorchester Road, Buffalo, NY, Green & Wicks, Architect," (1907)**

A view of 20 Dorchester Road, note the planted median in the foreground of the image. See a current view on page 11-79.

From *The American Architect and Building News* (March 23, 1907)

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**"No. 142 Bidwell Parkway, Buffalo, NY, Esenwein & Johnson, Architects," (1907)**

This house was built for John P. Derrigan, and Gustave J. Weil, proprietor of the Electric City Box Co., resided in this house as early as 1912.

from *The American Architect and Building News* (March 23, 1907).

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**The Charles Mosier House, 96 Bidwell Parkway (ca. 1908)**

Designed by Esenwein & Johnson ca. 1905, note the personalized carriage block at the curb.

From Chuck LaChiusa, "Charles Mosier Residence, 96 Bidwell Parkway, Ca. 1908," Esenwein & Johnson, accessed June 05, 2012, <http://buffaloah.com/a/archs/ej/bechs/1/source/23.html>.

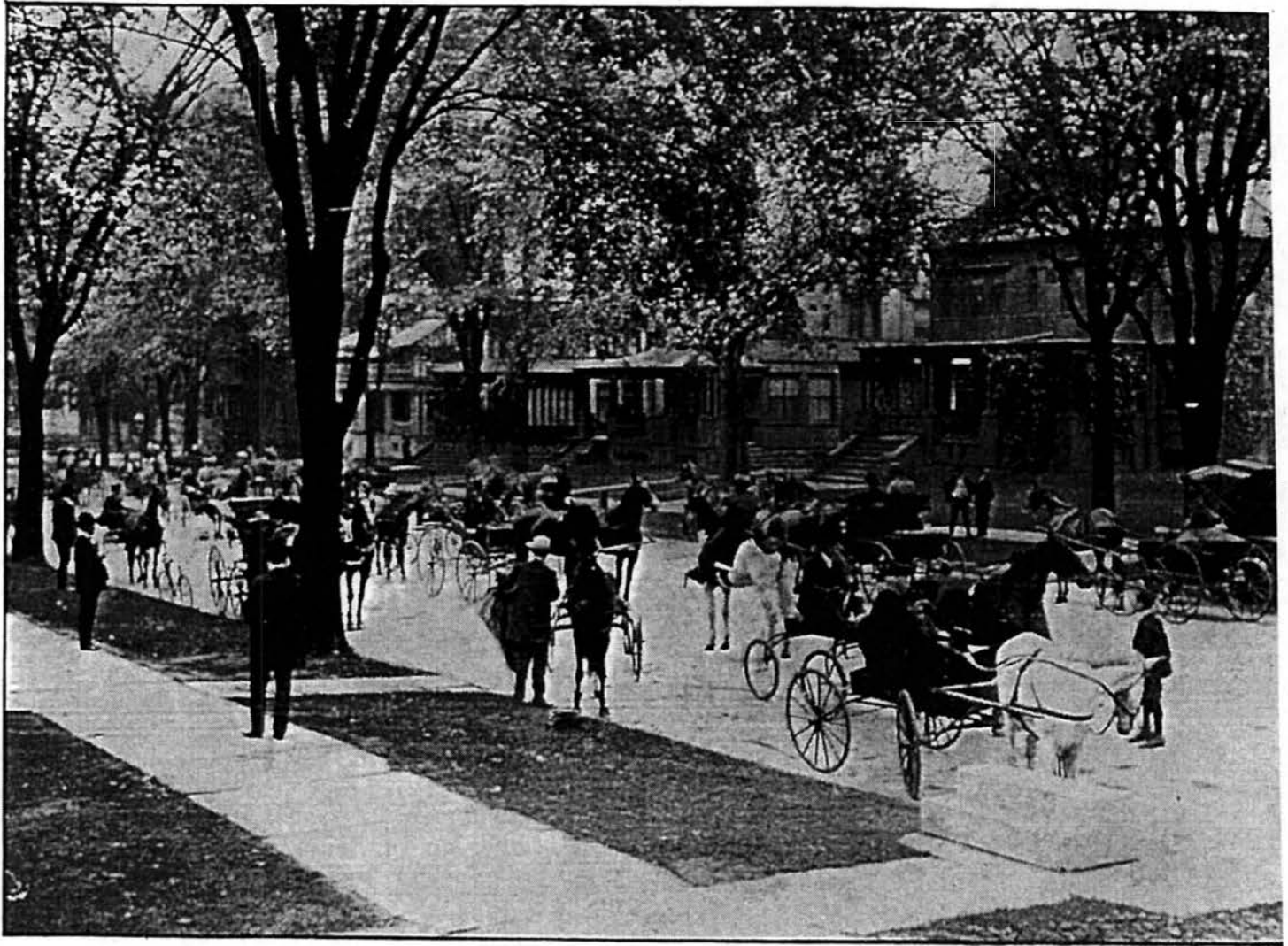
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**ELMWOOD HISTORIC DISTRICT (WEST)**

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SCENE ON RICHMOND AVENUE

**"Scene on Richmond Avenue" (1908)**

An excellent image showing the popular carriage racing or "trotting" that was popular on Richmond Avenue. Originally, this practice began on Main Street, and was later moved to Delaware Avenue once the street became too crowded with traffic. It was then moved to Richmond Avenue once Delaware became too congested. Note the carriage block in the right foreground.

From *A History of the City of Buffalo: Its Men and Institutions : Biographical Sketches of Leading Citizens*.  
(Buffalo: Buffalo Evening News, 1908), 24.



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**ELMWOOD HISTORIC DISTRICT (WEST)**

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BIDWELL PARKWAY

**"Bidwell Parkway," (1908)**

A view looking up the Olmsted designed parkway. Visible here is the lush canopy of trees that created the park-like setting of the street and helped make the Elmwood district so popular for residential development. From *A History of the City of Buffalo: Its Men and Institutions : Biographical Sketches of Leading Citizens*. (Buffalo: Buffalo Evening News, 1908), 23.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

Name of Property  
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# TO ALL } Renters, Flat Dwellers AND Seekers After Homes

I am going to build twenty (20) or twenty-five (25) single and two-family houses in the best part of the **ELMWOOD DISTRICT** to be completed at different periods between next month and May 1, 1910. These houses and flats will be for sale and for rent as they are finished.

Plans and water colors of these dwellings, showing exactly how they will look when ready for occupancy, may now be seen at my office. These homes will contain every known modern convenience:—

**Built-in Refrigerators**  
**Outside Sleeping Rooms**  
**Awnings**  
**Electric and Gas Fixtures**  
**Tile Bath Rooms**  
**Perfect Sanitation**

**Screens**  
**Storm Windows**  
**Sound-proof Walls**  
**Clothes Chutes**  
**Modern Plumbing**  
**Ideal Heating Arrangements**

In fact the houses will contain every advanced development known to the science of ideal home building.

Intending buyers or renters should come to my office now and make selections and reservations. My methods of buying material and supervising work enable me to sell these houses on the installment plan for less money than others could duplicate them for cash.

**To Be Sold on Small Payments Down;**  
**Balance Same as Rent**

**HARRY E. PHILLIPS, 85 West Eagle St.**

## Harry E. Phillips real estate advertisement (1910)

In this advertisement, Phillips lays out his plan for developing the Elmwood district by construction 20-25 single and two-family houses. Note some of the amenities he lists.

From Harry E. Phillips, "To All Renters, Flat Dwellers and Seekers After Homes," advertisement, *Buffalo Express*, November 25, 1910.

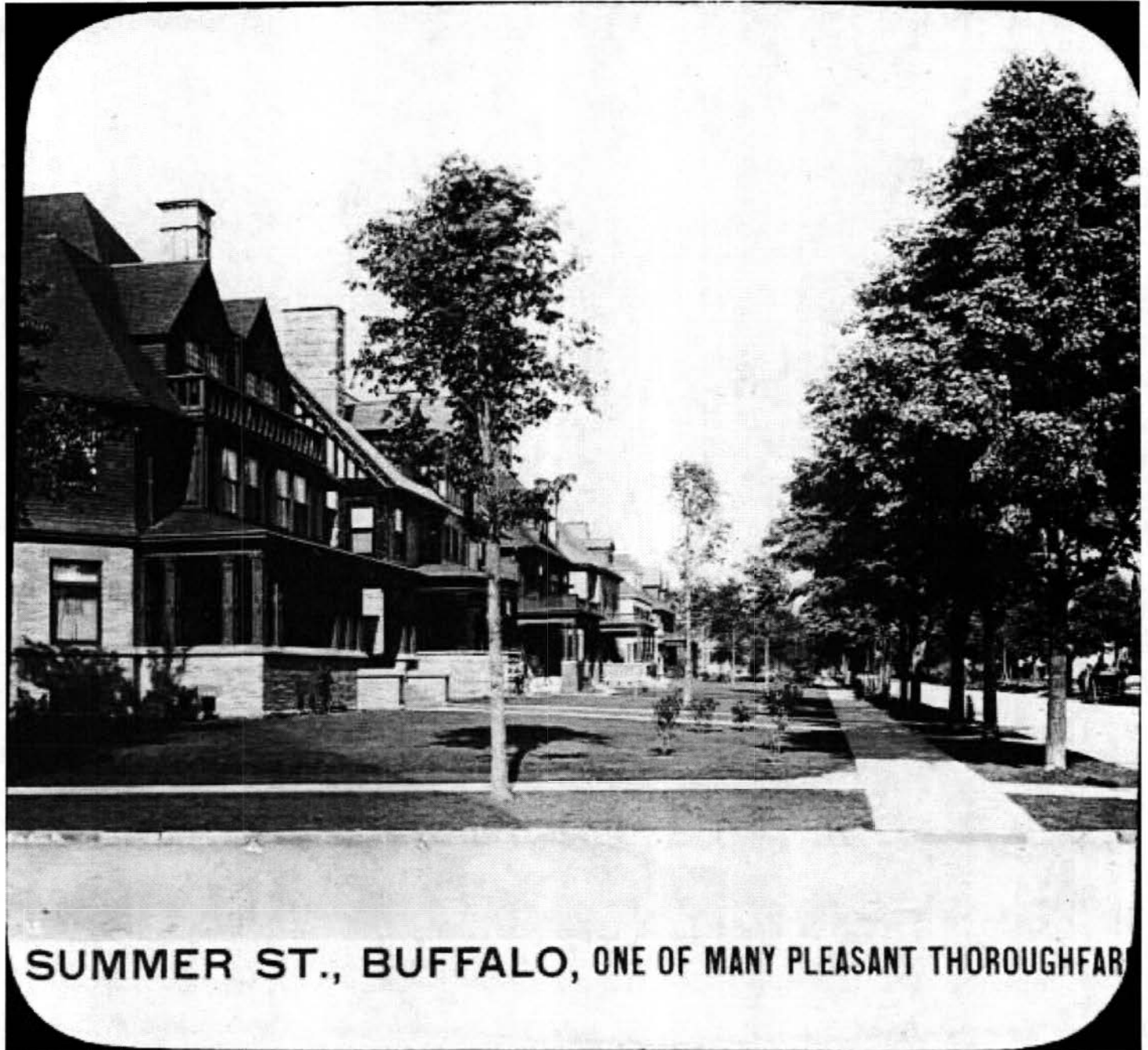
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ELMWOOD HISTORIC DISTRICT (WEST)

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**View of Summer Street from Norwood Avenue (ca. 1900-1920)**

From Buffalo and Erie County Public Library, "Summer Street," New York Heritage Digital Collections, 2009, accessed June 06, 2012, [http://nyheritage.nnyln.net/cdm4/item\\_viewer.php?CISOROOT=/VHB003](http://nyheritage.nnyln.net/cdm4/item_viewer.php?CISOROOT=/VHB003).

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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## Model of Perfection

The ideal two-family flat. Examine it.  
Ideal in construction. Ideal in location.

One of these flats in the Elmwood District purchased under the Phillips plan will provide its owner with Free Rent and pay for itself.

These flats combine every improvement known to the modern science of home building.

### FOR SALE OR RENT



Floor Plan of One of the Latest Phillips Flats

Observe the numerous advantages: Communication with the front and back doors without passing through the living-room. As much room as there is in an ordinary single dwelling and much more convenient. Look at the living-room with its library and French swing doors to both bookcase and dining-room. See the large bedrooms and the superb tile bath-room. Sound-proof walls and floors.

Buy one of these flats in the heart of the Elmwood District for a small payment down and the balance the same as rent. The rent from one flat will pay all the carrying charges, interest and principal installment.

### BUY NOW

Only 25 Lots Left in the Elmwood District—for Flats

**Harry E. Phillips** No. 9 Niagara St.  
Both Telephones

Phone office for automobile to show you properties for sale or rent  
Phones - Bell, Seneca 910; Federal 594

SAY YOU SAW IT IN THE LIVE WIRE

### "Model of Perfection," advertisement (1913)

This advertisement from real estate dealer Harry E. Phillips lays out a plan where a person could purchase a 2-family house in the Elmwood district and use the rental income to pay for the cost of purchase. From Harry E. Phillips, "Model of Perfection," advertisement, *Buffalo Live Wire*, March 1913.



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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**REAL ESTATE FOR SALE**

**ELMWOOD DISTRICT  
2 FAMILY HOUSES**

Amherst, 732 near Elmwood .....	\$12,000
Potomac, 400 near Richmond .....	\$12,500
Amherst, 763 near Elmwood .....	\$13,000
Delaware, 1588 near Bird W. Ulca, 190 near	\$13,000
Delaware .....	\$13,500
Potomac, 405 near Richmond .....	\$14,300
Beaumaris, 22 near Woodette .....	\$14,500
Breckenridge, 484 near Richmond .....	\$15,000
Claremont, 119 near Bird	\$15,000
Claremont, 186 near Bird	\$15,000
Amherst, 716 near Elmwood .....	\$15,500
Claremont, 110 near Poto- mac .....	\$16,500
Claremont, 126 near Bird	\$16,500
Elmwood, 1564 near Elmview .....	\$17,000
Norwood, 184 near Bryant	\$20,000
Fordham, 135 near Kim- wood .....	\$21,500
Linwood, 614 near Lafayette .....	\$23,000
Fordham, 75 near North Lincoln .....	\$28,500
Richmond, 802 at Man- chester .....	\$30,000
Lafayette, 739 near Gates Circle .....	\$50,000

We are sole agents for the above  
properties.

**Hopkin's of Buffalo, Inc.**  
545 Elmwood Ave. Tupper 8420

**Hopkins Real Estate Advertisement (1926)**

This advertisement from Walter C. Hopkins indicates that the name "Elmwood district" was still associated with this neighborhood well into the 1920s when the bulk of the district had been developed. From Hopkin's of Buffalo, Inc., "Elmwood District 2 Family Houses," advertisement, *Buffalo Morning Express*, March 28, 1926, sec. 5.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**Corner of Elmwood Avenue and Breckenridge, by Willard T. Baldy (1940)**

A good example of a commercial conversion of an older house on Elmwood Avenue.

From Natalie Green Tessier, "The Old Photo Album: Elmwood Avenue," *Western New York Heritage*, Summer 2002, 16.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**Elmwood Avenue looking south-west from Cleveland Avenue, by Willard T. Baldy (1940)**

This is an excellent image depicting the transformation of Elmwood Avenue for the automobile. Notice here the commercial blocks added to the front of older residential buildings, still barely visible behind. Compare to a similar modern view of this area on page 11-88.

From Natalie Green Tessier, "The Old Photo Album: Elmwood Avenue," *Western New York Heritage*, Summer 2002, 16.

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**ELMWOOD HISTORIC DISTRICT (WEST)**

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**"Making Way for Progress" (1948)**

Image showing the tree removal on Elmwood Avenue between West Utica Street and Lexington Avenue.  
from *Buffalo Courier Express*, "Making Way for Progress," April 6, 1948, Courier-Express Daily Pictorial sec.



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Continuation Sheet

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**ELMWOOD HISTORIC DISTRICT (WEST)**

Name of Property  
Erie County, New York  
County and State



**"Elmwood-Utica Section, looking north on Elmwood; Bryant St. in Foreground," (undated, ca. 1940s/50s)**  
Close examination of this undated image reveals an Elmwood Avenue stripped of the majority of its trees and transformed with commercial buildings and parking lots.  
from Vertical Files collection, BECPL

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

**ELMWOOD HISTORIC DISTRICT (WEST)**

Section 11 Page 79

Name of Property  
Erie County, New York  
County and State

Photographer: Jennifer Walkowski, Architectural Historian  
Clinton Brown Company Architecture, pc  
Market Arcade  
617 Main Street, Suite 104  
Buffalo, NY 14203

Date: 2011-2012

TIFF Files: CD-R of .tiff files on file at  
National Park Service  
Washington DC

and

New York SHPO  
PO Box 189  
Waterford, NY 12188

Photo List:

0001. Elmwood Historic District (West), corner of Potomac and Ashland Avenues, looking NW.
0002. Elmwood Historic District (West), apartment building at 576 Potomac Ave, looking N.
0003. Elmwood Historic District (West), historic hitching post at 507 Potomac Ave, looking S.
0004. Elmwood Historic District (West), looking W down Dorchester Rd near Bidwell Pkwy.
0005. Elmwood Historic District (West), looking NW at corner of W Delavan and Claremont Avenues from Bidwell Pkwy.
0006. Elmwood Historic District (West), north side of Dorchester Rd, looking NW.
0007. Elmwood Historic District (West), looking S through Bidwell Pkwy
0008. Elmwood Historic District (West), St. John's-Grace Episcopal Church, looking NE at Colonial Circle.
0009. Elmwood Historic District (West), Colonial Revival house at 25 Colonial Place and neighbors, looking SE
0010. Elmwood Historic District (West), looking NW at corner of Lafayette and Ashland Avenues.
0011. Elmwood Historic District (West), west side of Richmond Ave, looking NE from Auburn Ave.
0012. Elmwood Historic District (West), Queen Anne house at 578 Richmond Ave, looking W.
0013. Elmwood Historic District (West), looking SW down Richmond Ave near 552 Richmond.
0014. Elmwood Historic District (West), looking NE up Richmond Ave near Breckenridge Ave.
0015. Elmwood Historic District (West), looking SW on Elmwood Ave near Breckenridge Ave.
0016. Elmwood Historic District (West), former Richmond Avenue ME Church, looking SE
0017. Elmwood Historic District (West), looking SW through Ferry Circle.
0018. Elmwood Historic District (West), Colonial Revival house at 572 West Ferry St., looking N.
0019. Elmwood Historic District (West), Colonial Revival house at 580 West Ferry St., looking N.
0020. Elmwood Historic District (West), looking NW at the corner of West Ferry St and Ashland Ave.
0021. Elmwood Historic District (West), west side of Richmond Ave south of Ferry Circle, looking NW.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 80

**ELMWOOD HISTORIC DISTRICT (WEST)**

**Name of Property**

**Erie County, New York**

**County and State**

- 
- 
0022. Elmwood Historic District (West), north side of Highland Ave at Norwood Ave, looking NW.  
0023. Elmwood Historic District (West), west side of Norwood Avenue near Lexington Ave, looking SW.  
0024. Elmwood Historic District (West), house at 247 Lexington Ave, looking N.  
0025. Elmwood Historic District (West), commercial building at Lexington and Ashland Avenues, looking SE.  
0026. Elmwood Historic District (West), Queen Anne house at 76 Anderson Place, looking NW.  
0027. Elmwood Historic District (West), apartment buildings on Anderson Pl. corner of Elmwood Ave., looking NW.  
0028. Elmwood Historic District (West), Art Deco commercial building at corner of Anderson Pl. and Elmwood Ave., looking SW.  
0029. Elmwood Historic District (West), looking SE on Richmond Ave near W Utica St.  
0030. Elmwood Historic District (West), apartment building at 273 Richmond Ave., looking E.  
0031. Elmwood Historic District (West), commercial buildings at corner of Bryant St and Ashland Ave, looking SE.  
0032. Elmwood Historic District (West), vernacular house at 112 Ashland Ave., looking W.  
0033. Elmwood Historic District (West), former Temple Beth El synagogue, looking NE.  
0034. Elmwood Historic District (West), west side of Ashland Avenue, looking SW.  
0035. Elmwood Historic District (West), west side of Ashland Ave near Summer St., looking NW.  
0036. Elmwood Historic District (West), Buffalo Tennis and Squash Club, looking NW.  
0037. Elmwood Historic District (West), house at 325 Summer St., looking NW.



# Elmwood Historic District (West)

City of Buffalo  
Erie County, New York



Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter

0 550 1,100 2,200 Feet

Elmwood Ave. HD (W)  
Quad Index

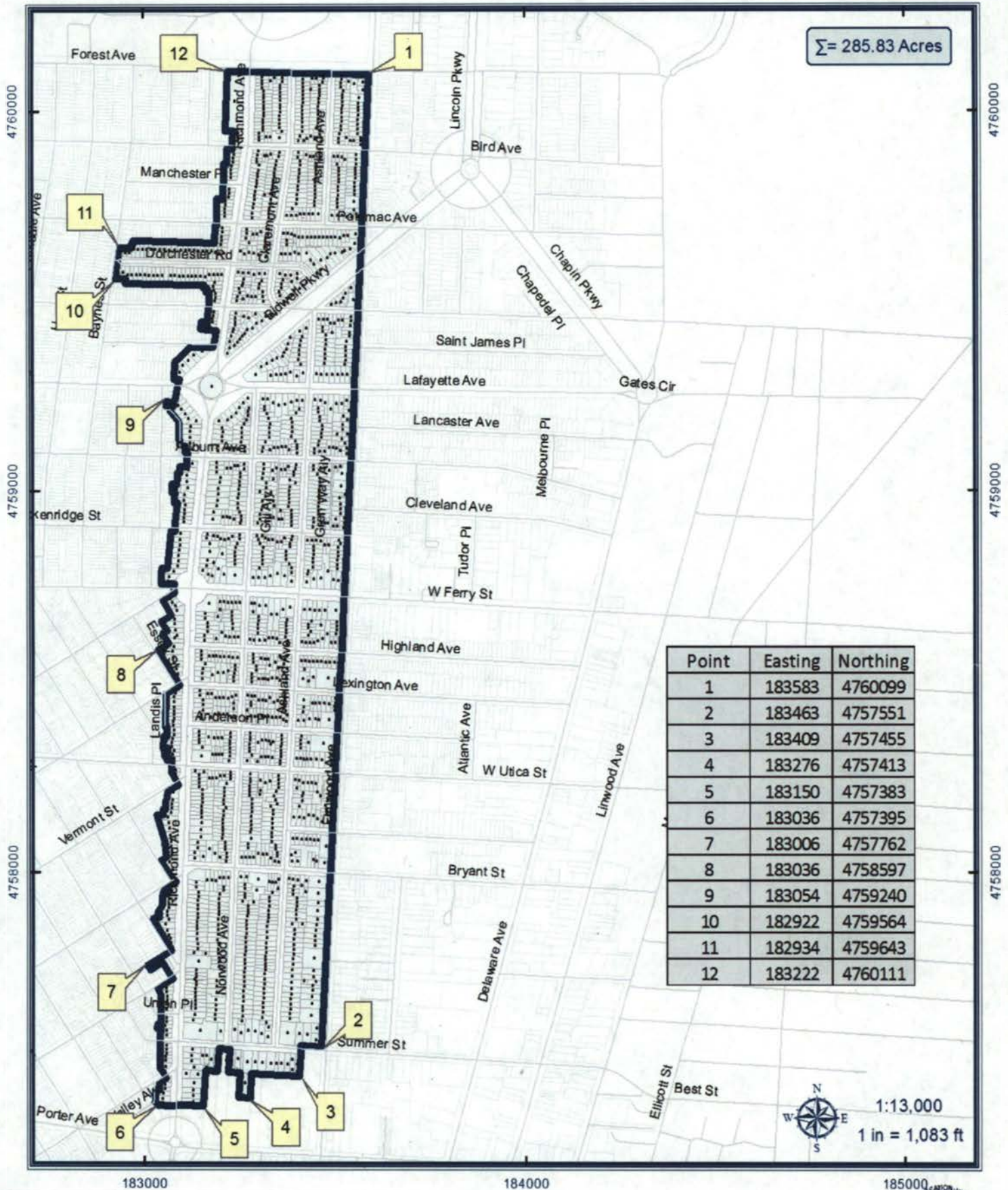
USGS Topo Quadrangle from:  
Services@arcgisonline.com





# Elmwood Historic District (West)

City of Buffalo  
Erie County, New York



Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter

0 310 620 1,240 Feet

Elmwood Ave. HD (W)

Tax Parcel Data:  
Erie Co. RPS  
<http://gis1.erie.gov/GC/ErieCountyNY>





# ELMWOOD HISTORIC DISTRICT - CITY CONTEXT MAP

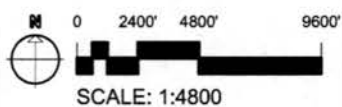
Buffalo, Erie County, New York 14213/14222



© CBCA 2012

## LEGEND:

-  NR DISTRICT BOUNDARY
-  CITY OF BUFFALO BOUNDARY



Datum: NAD 83/Zone 18N

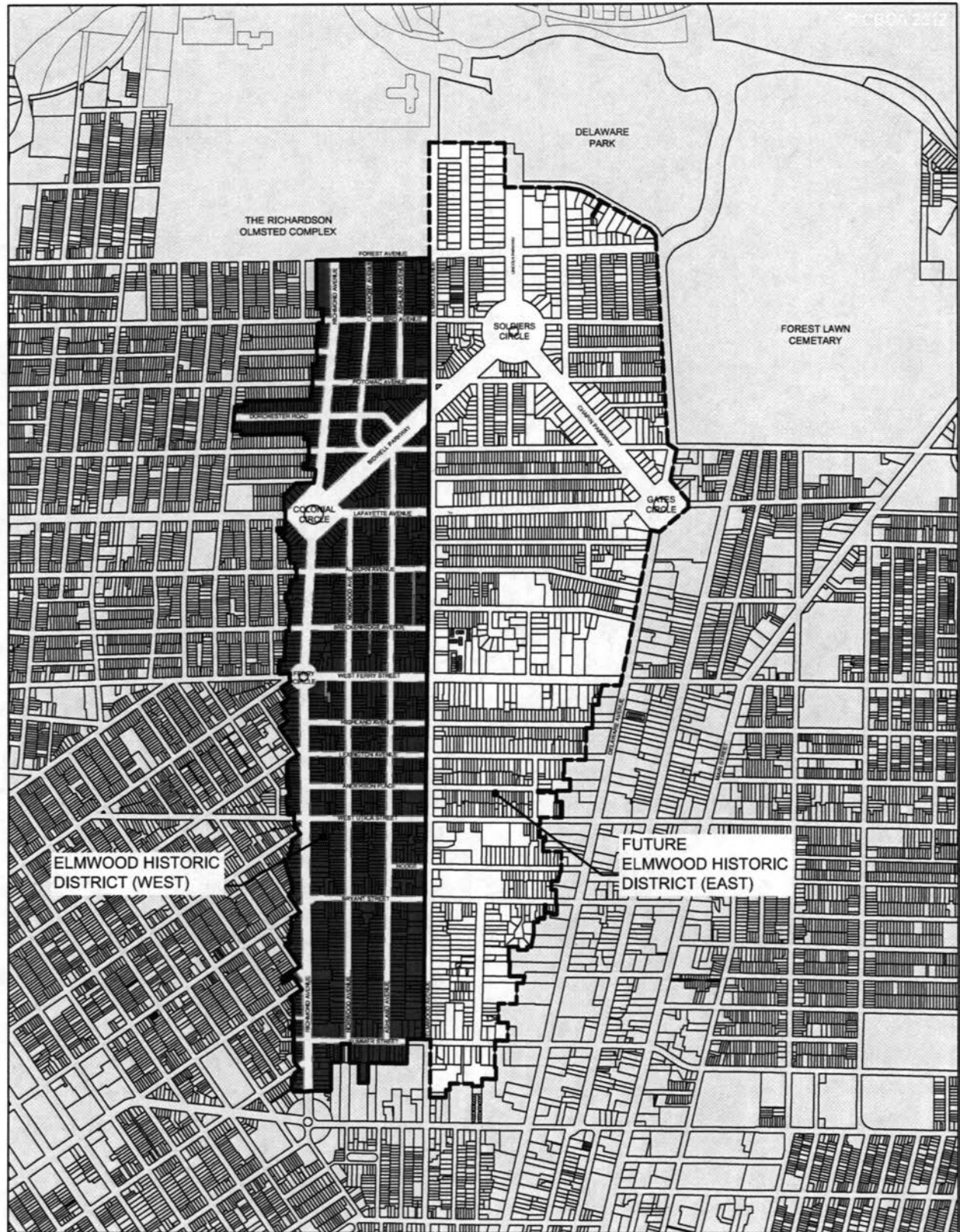
Clinton Brown Company Architecture, pc  
617 Main Street, Suite M303, Buffalo, NY 14203  
ph. 716-852-2020 fx. 716-852-3132  
[www.clintonbrowncompany.com](http://www.clintonbrowncompany.com)

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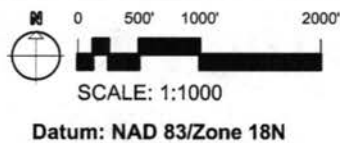
# ELMWOOD HISTORIC DISTRICT - WEST AND EAST (FUTURE)

Buffalo, Erie County, New York 14213/14222



## LEGEND:

- ELMWOOD HISTORIC DISTRICT (WEST)
- ELMWOOD HISTORIC DISTRICT (EAST)



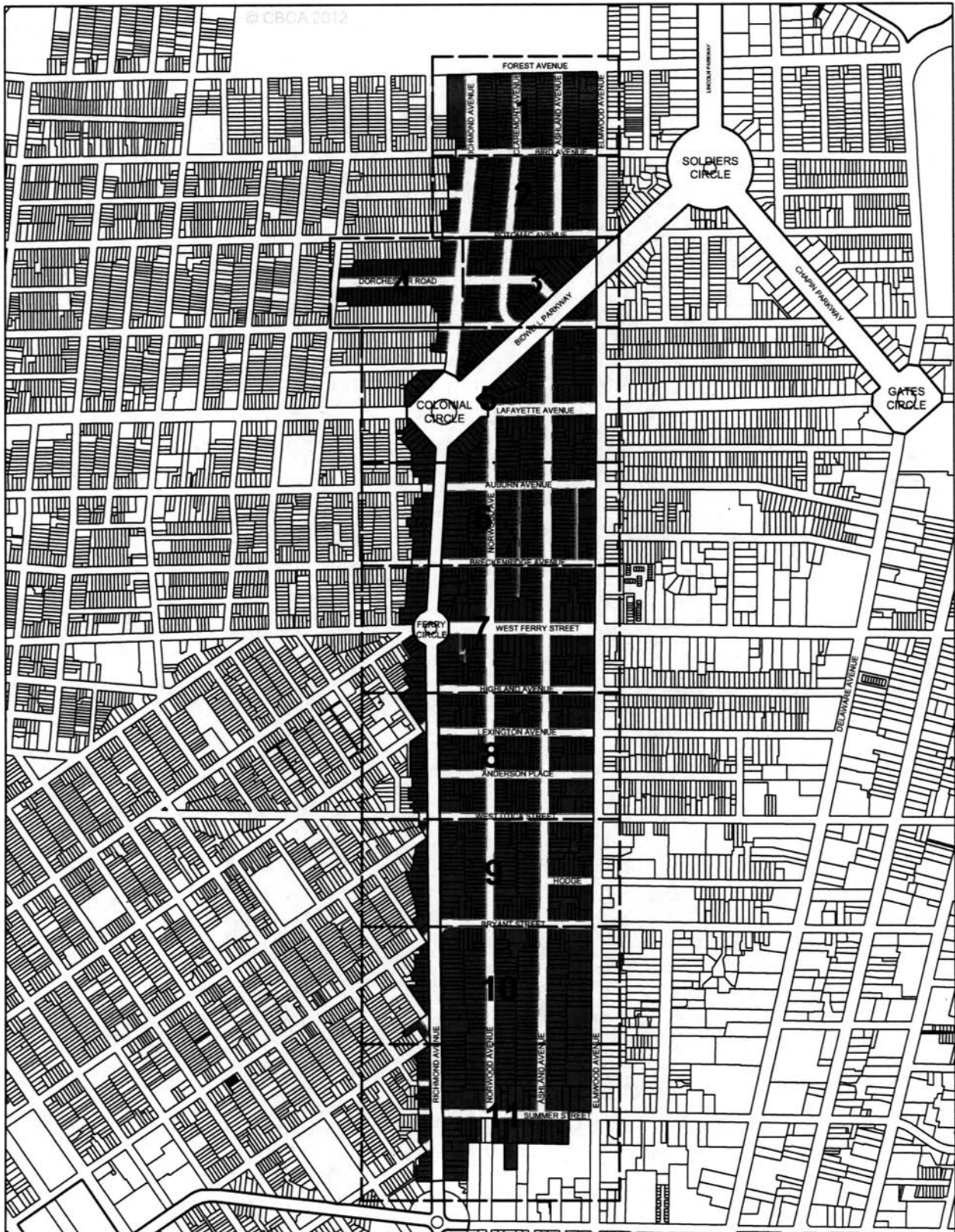
Clinton Brown Company Architecture, pc  
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# ELMWOOD HISTORIC DISTRICT (WEST)

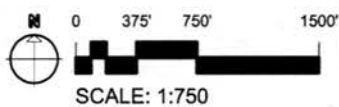
Buffalo, Erie County, New York 14213/14222

## MAP INDEX



### LEGEND:

-  Historic District Boundary
-  Index Map Area



Datum: NAD 83/Zone 18N

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617 Main Street, Ste M303, Buffalo, NY 14203  
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# ELMWOOD HISTORIC DISTRICT (WEST)

Buffalo, Erie County, New York 14213/14222

# MAP 1

The Richardson Olmsted Complex

Forest Avenue

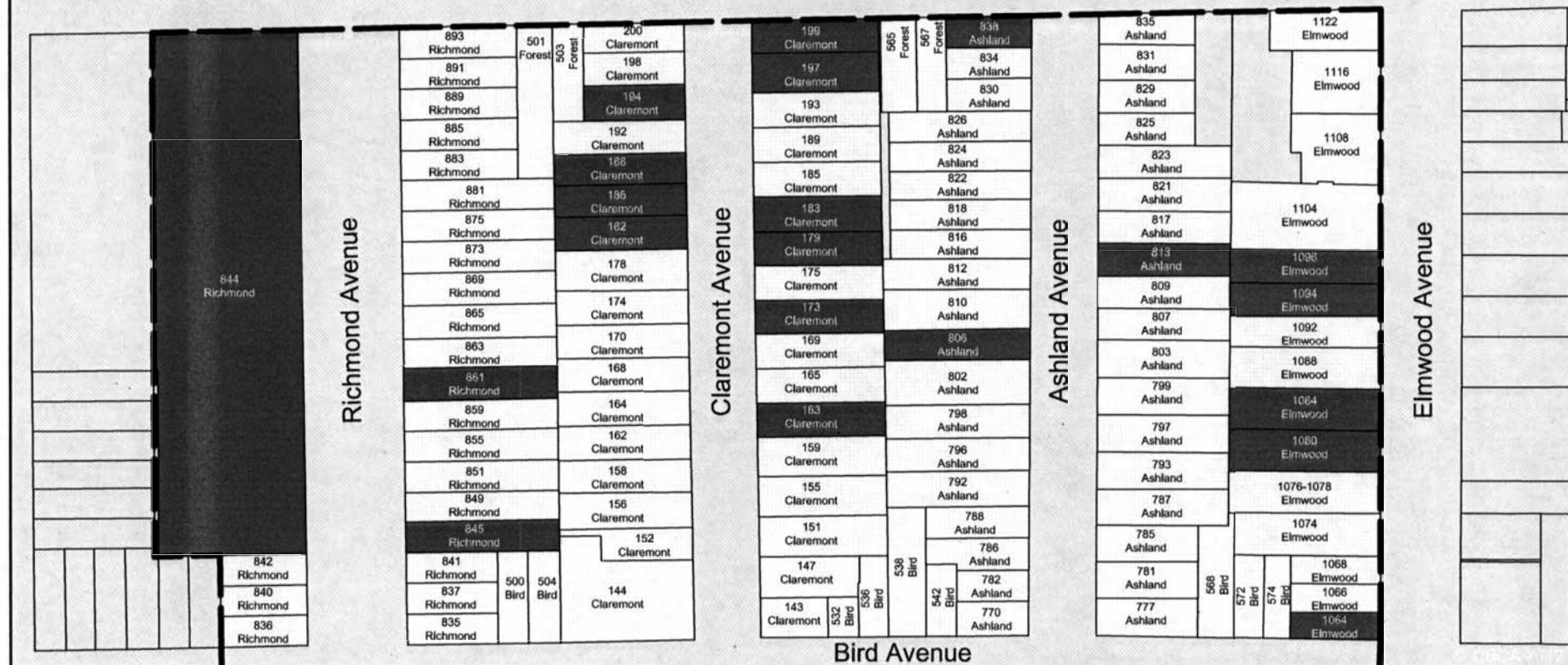
Bird Avenue

Richmond Avenue

Claremont Avenue

Ashland Avenue

Elmwood Avenue



## LEGEND:



Photo Key

Historic District Boundary



Contributing Property



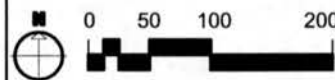
Previously NR-Listed



Non-Contributing



Vacant Lot/Street



SCALE: 1:100

Datum: NAD 83/Zone 18N

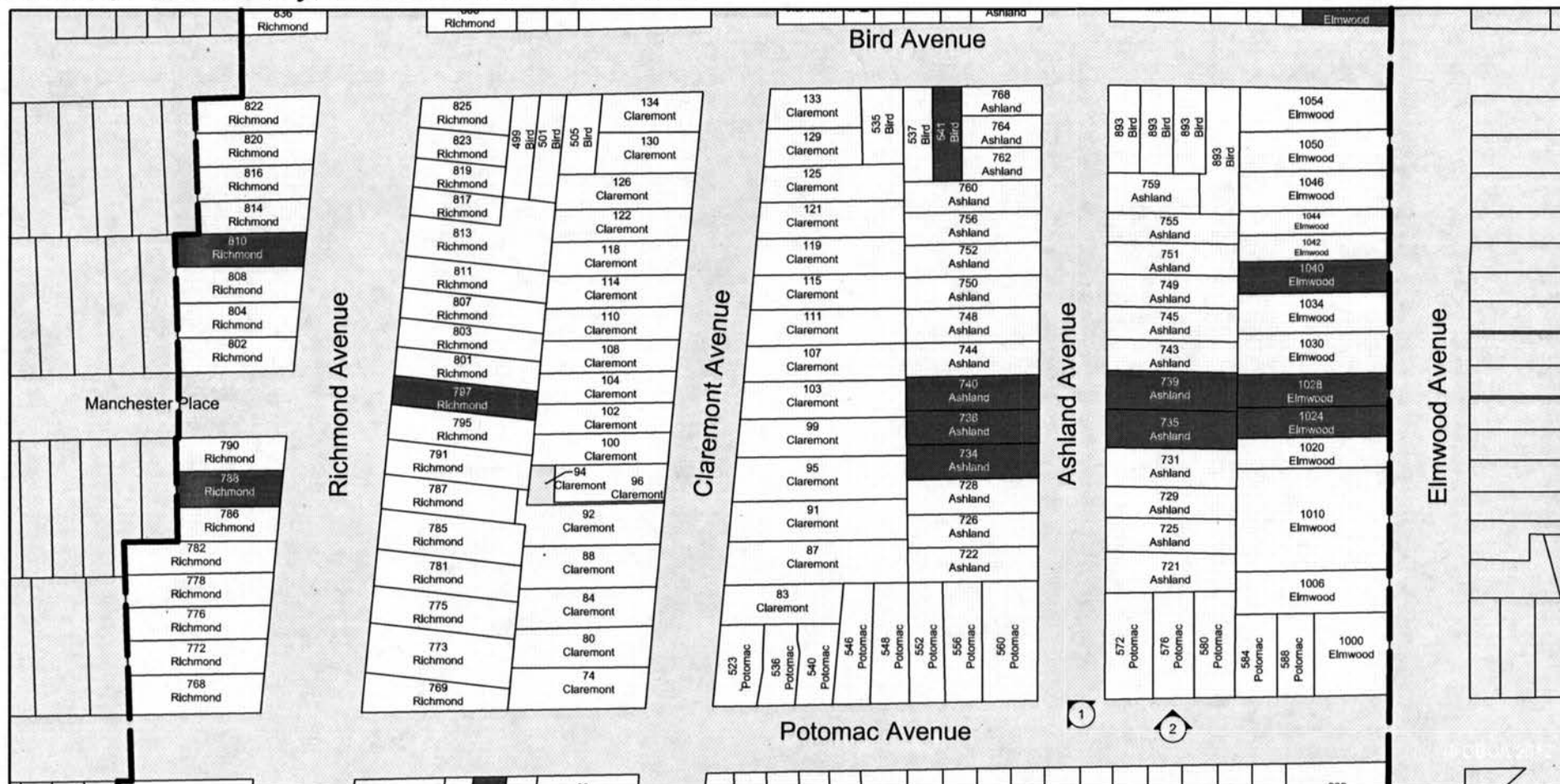
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# ELMWOOD HISTORIC DISTRICT (WEST)

Buffalo, Erie County, New York 14213/14222

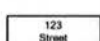
## MAP 2



### LEGEND:



Photo Key



Contributing Property



Previously NR-Listed

Non-Contributing



Vacant Lot/Street

Historic District Boundary



0 50 100 200

SCALE: 1:100

Datum: NAD 83/Zone 18N

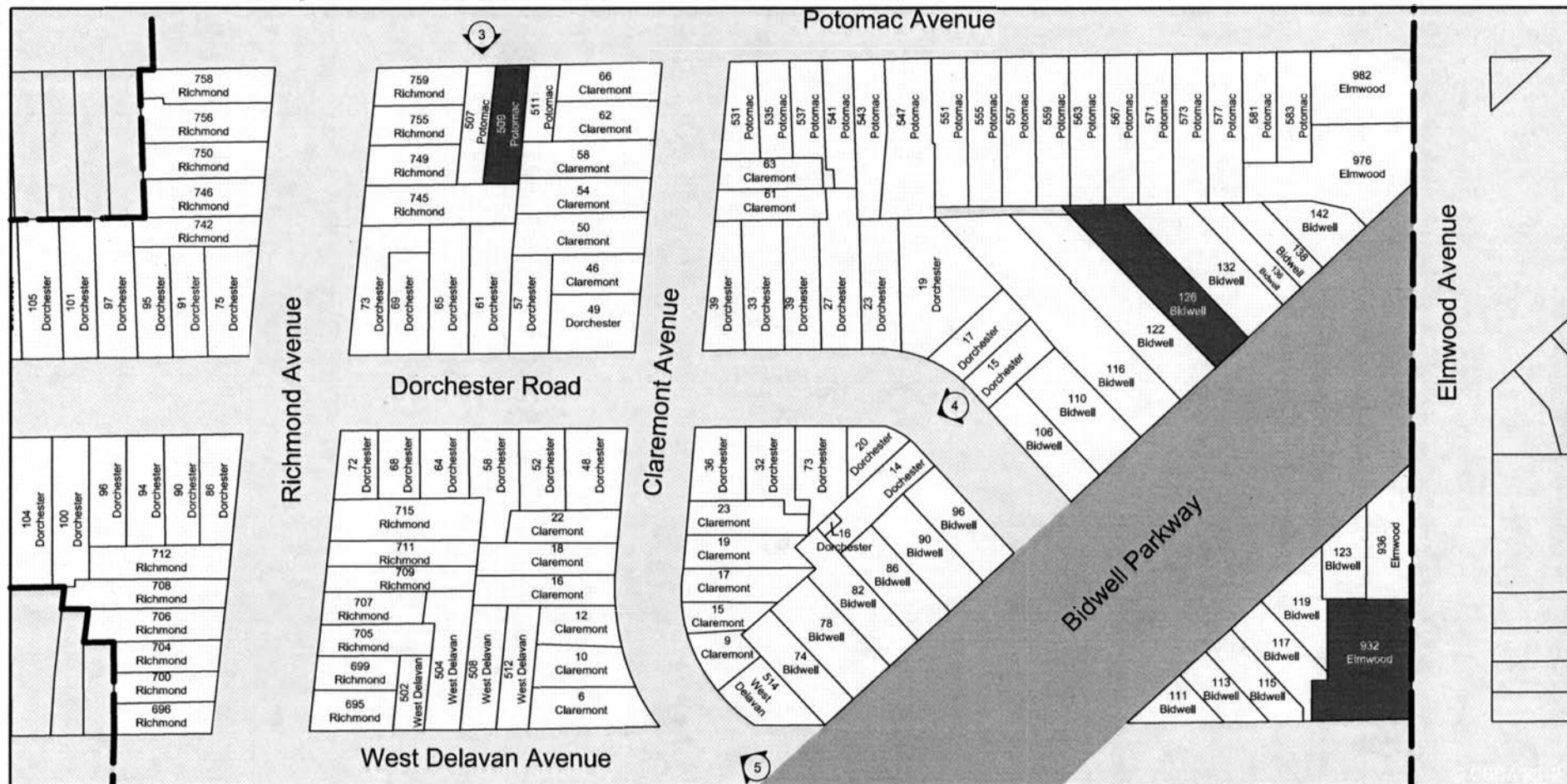
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# ELMWOOD HISTORIC DISTRICT (WEST)

Buffalo, Erie County, New York 14213/14222

## MAP 3



### LEGEND:



Photo Key



Contributing Property



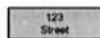
Previously NR-Listed



Non-Contributing



Historic District Boundary



Vacant Lot/Street



0 50 100 200

SCALE: 1:100

Datum: NAD 83/Zone 18N

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617 Main Street, Ste M303, Buffalo, NY 14203  
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[www.clintonbrowncompany.com](http://www.clintonbrowncompany.com)

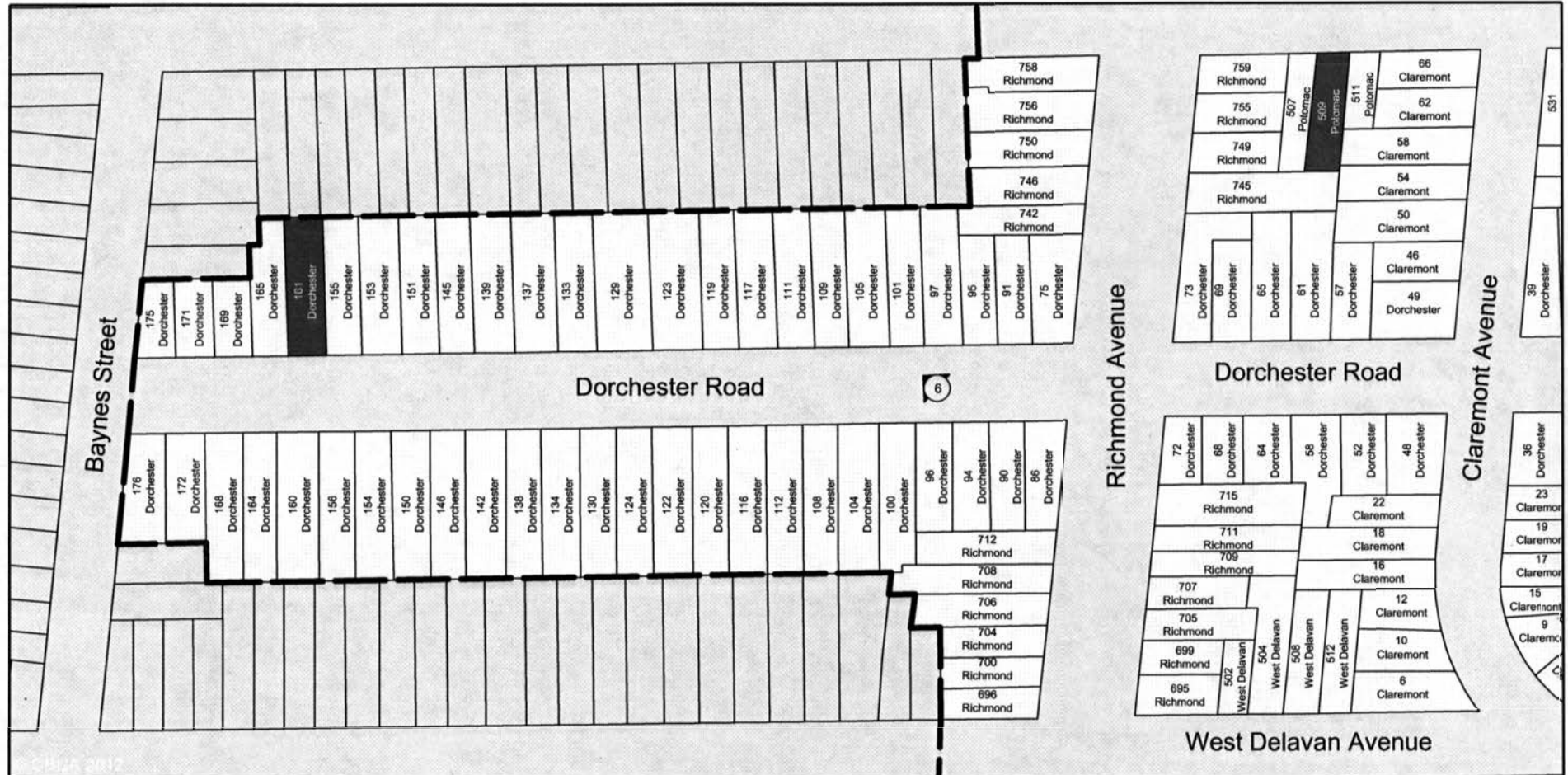
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# ELMWOOD HISTORIC DISTRICT (WEST)

Buffalo, Erie County, New York 14213/14222

# MAP 4



## LEGEND:



Photo Key



Contributing Property



Previously NR-Listed



Non-Contributing



Historic District Boundary



Vacant Lot/Street



0 50 100 200

SCALE: 1:100

Datum: NAD 83/Zone 18N

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[www.clintonbrowncompany.com](http://www.clintonbrowncompany.com)

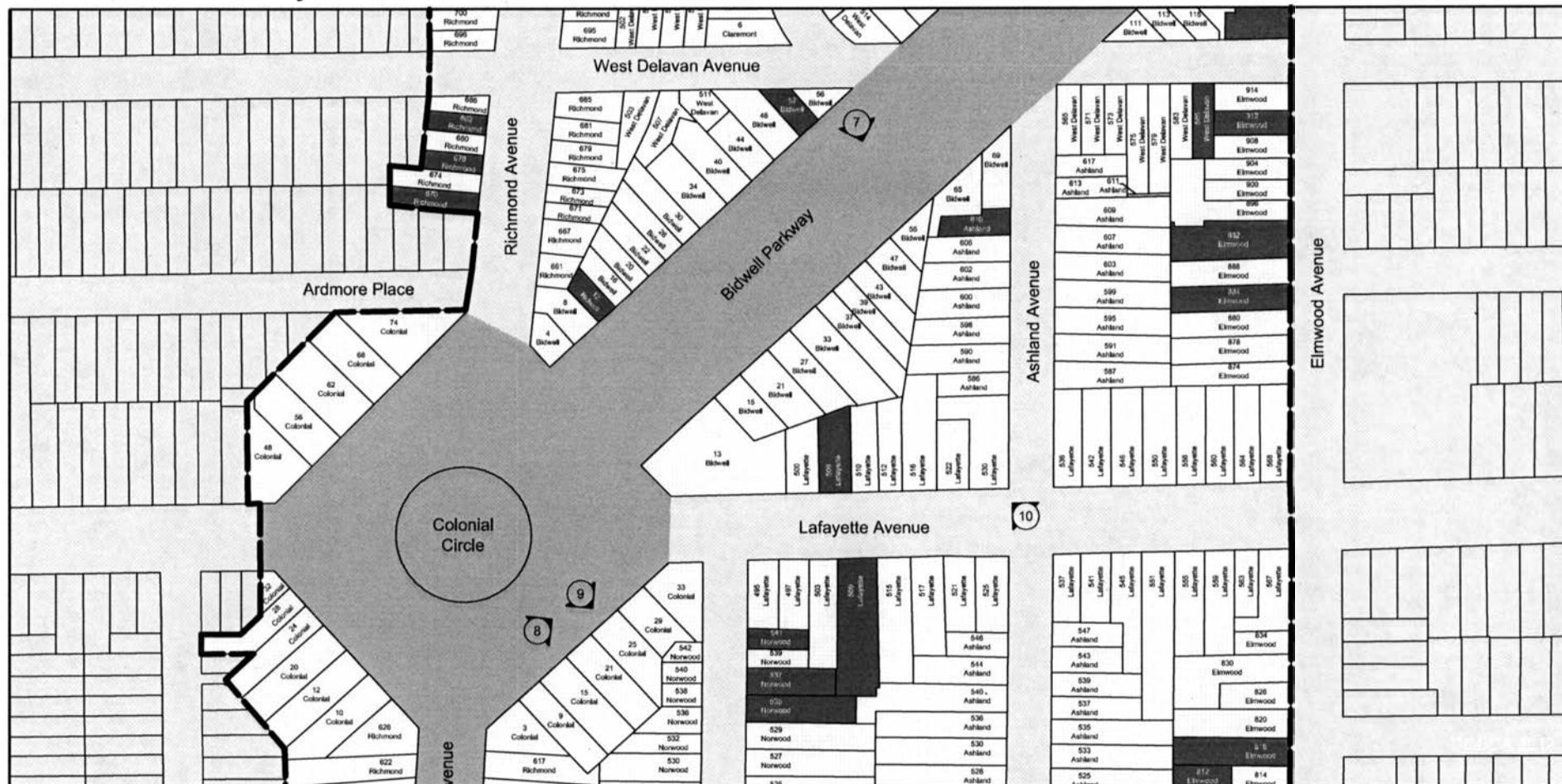
Entire Contents © CBCA 2012, #10-008D



# ELMWOOD HISTORIC DISTRICT (WEST)

Buffalo, Erie County, New York 14213/14222

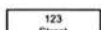
## MAP 5



### LEGEND:



Photo Key



123 Street

Contributing Property

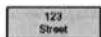


123 Street

Non-Contributing



Historic District Boundary



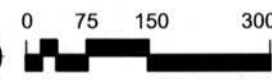
123 Street

Previously NR-Listed



123 Street

Vacant Lot/Street



SCALE: 1:150

Datum: NAD 83/Zone 18N

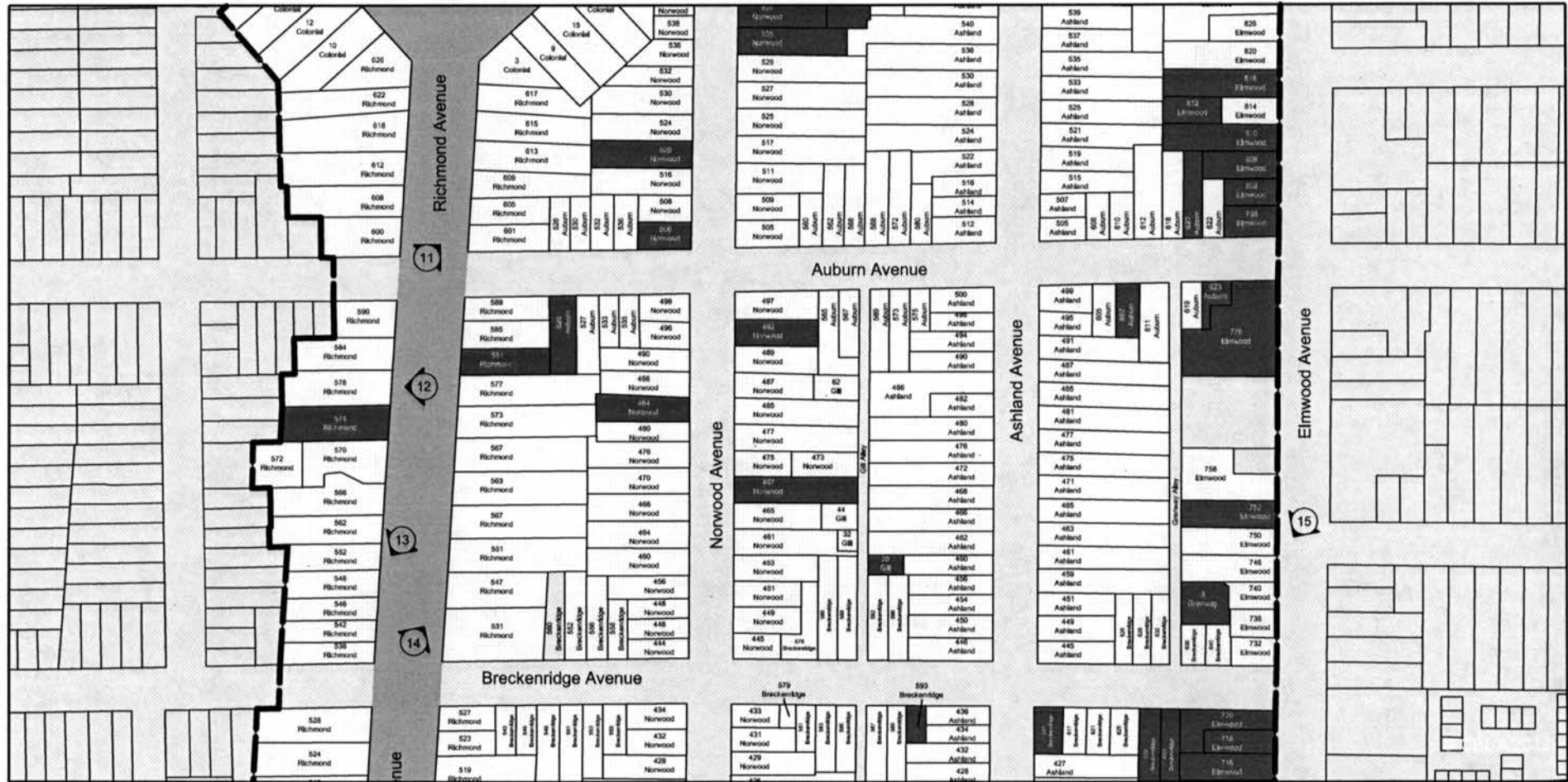
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# ELMWOOD HISTORIC DISTRICT (WEST)

Buffalo, Erie County, New York 14213/14222

# MAP 6



## LEGEND:



Photo Key



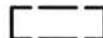
123 Street

Contributing Property



123 Street

Non-Contributing



Historic District Boundary



123 Street

Previously NR-Listed



Vacant Lot/Street



0 75 150 300

SCALE: 1:150

Datum: NAD 83/Zone 18N

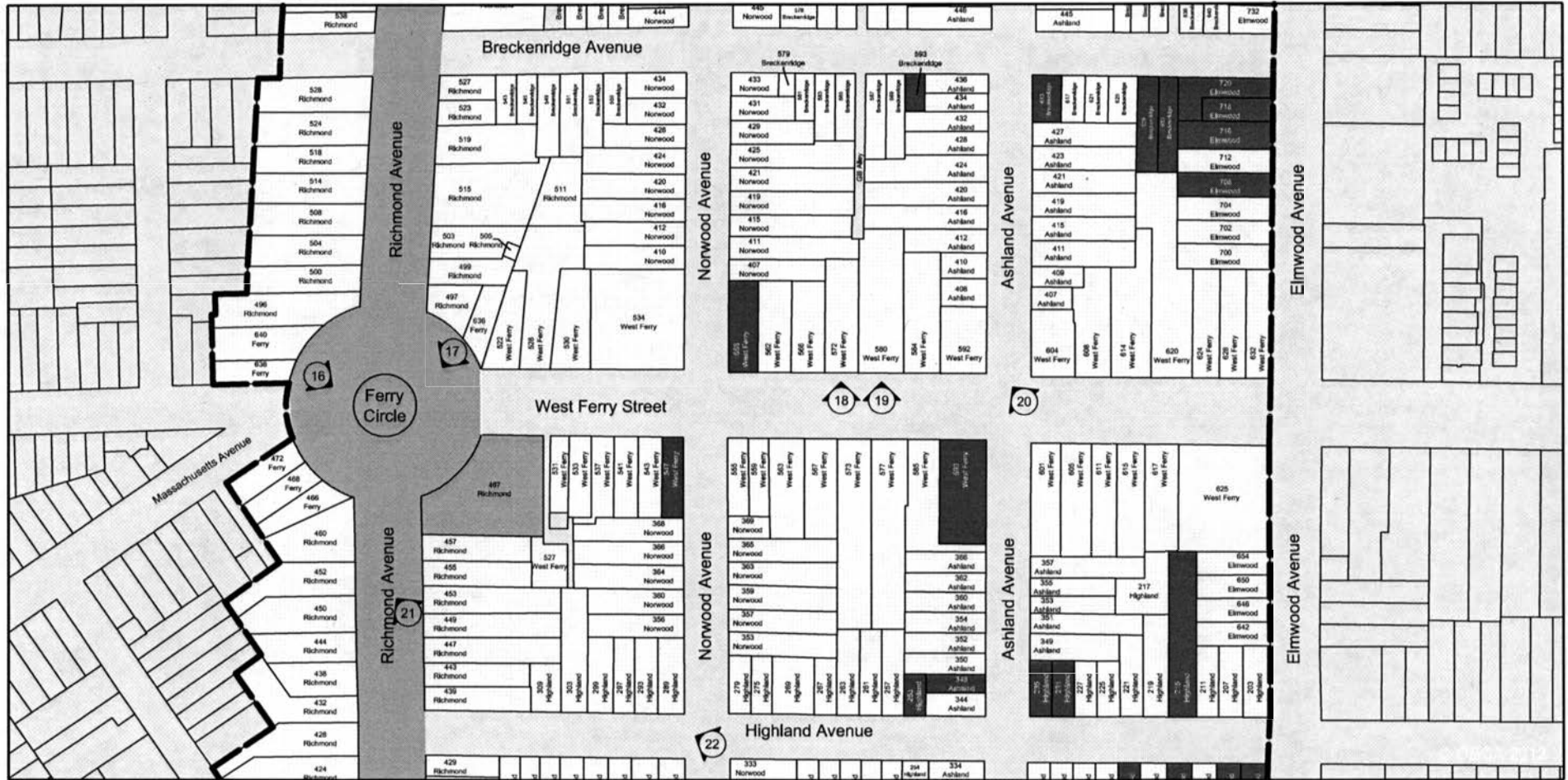
Clinton Brown Company Architecture, pc  
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# ELMWOOD HISTORIC DISTRICT (WEST)

Buffalo, Erie County, New York 14213/14222

# MAP 7



## LEGEND:



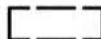
Photo Key

123 Street

Contributing Property

123 Street

Non-Contributing



Historic District Boundary

123 Street

Previously NR-Listed

123 Street

Vacant Lot/Street



0 75 150 300

SCALE: 1:150

Datum: NAD 83/Zone 18N

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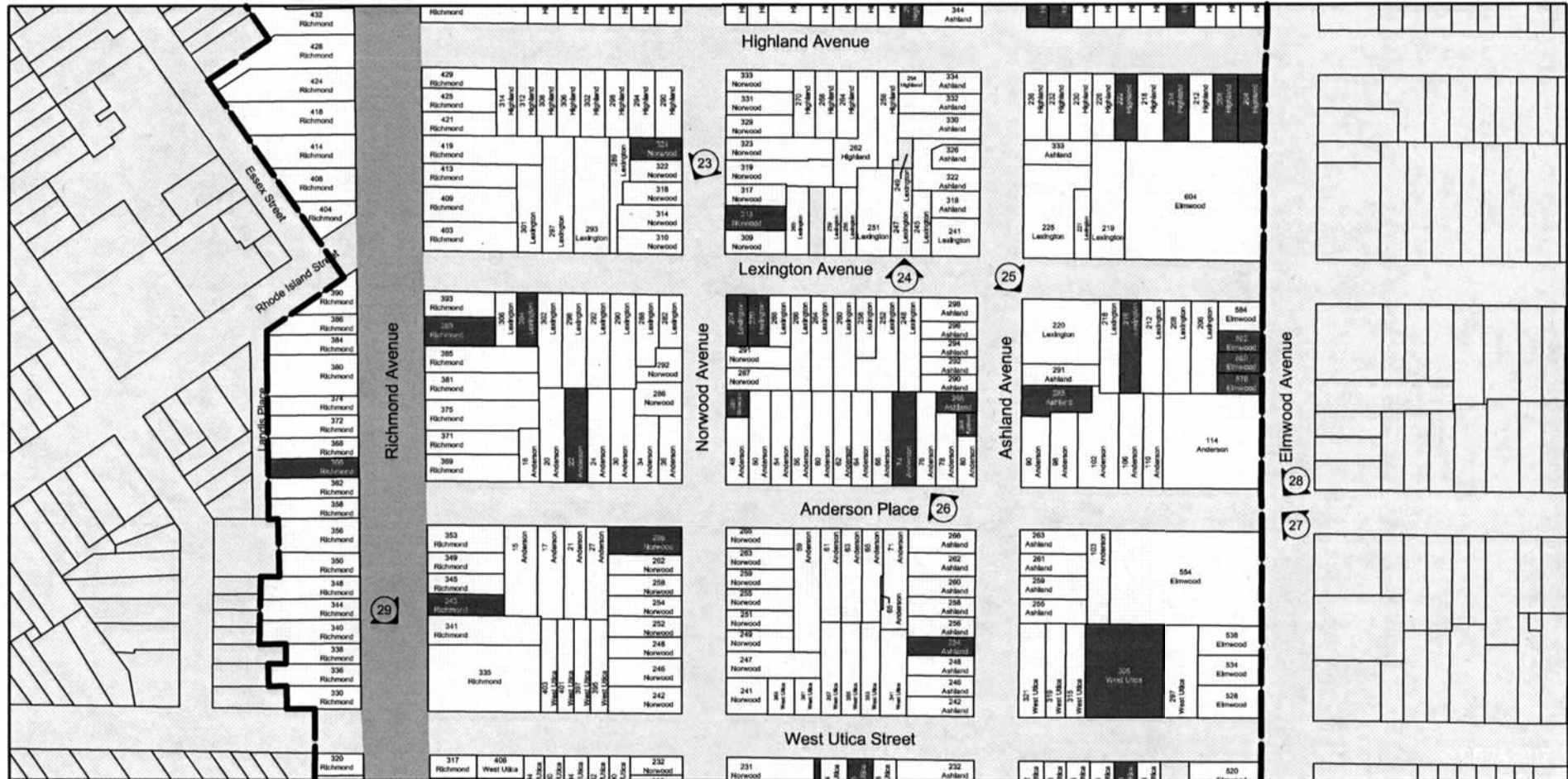
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# ELMWOOD HISTORIC DISTRICT (WEST)

Buffalo, Erie County, New York 14213/14222

# MAP 8



## LEGEND:



Photo Key



Contributing Property



Previously NR-Listed

Non-Contributing



Vacant Lot/Street

Historic District Boundary



0 75 150 300

SCALE: 1:150

Datum: NAD 83/Zone 18N

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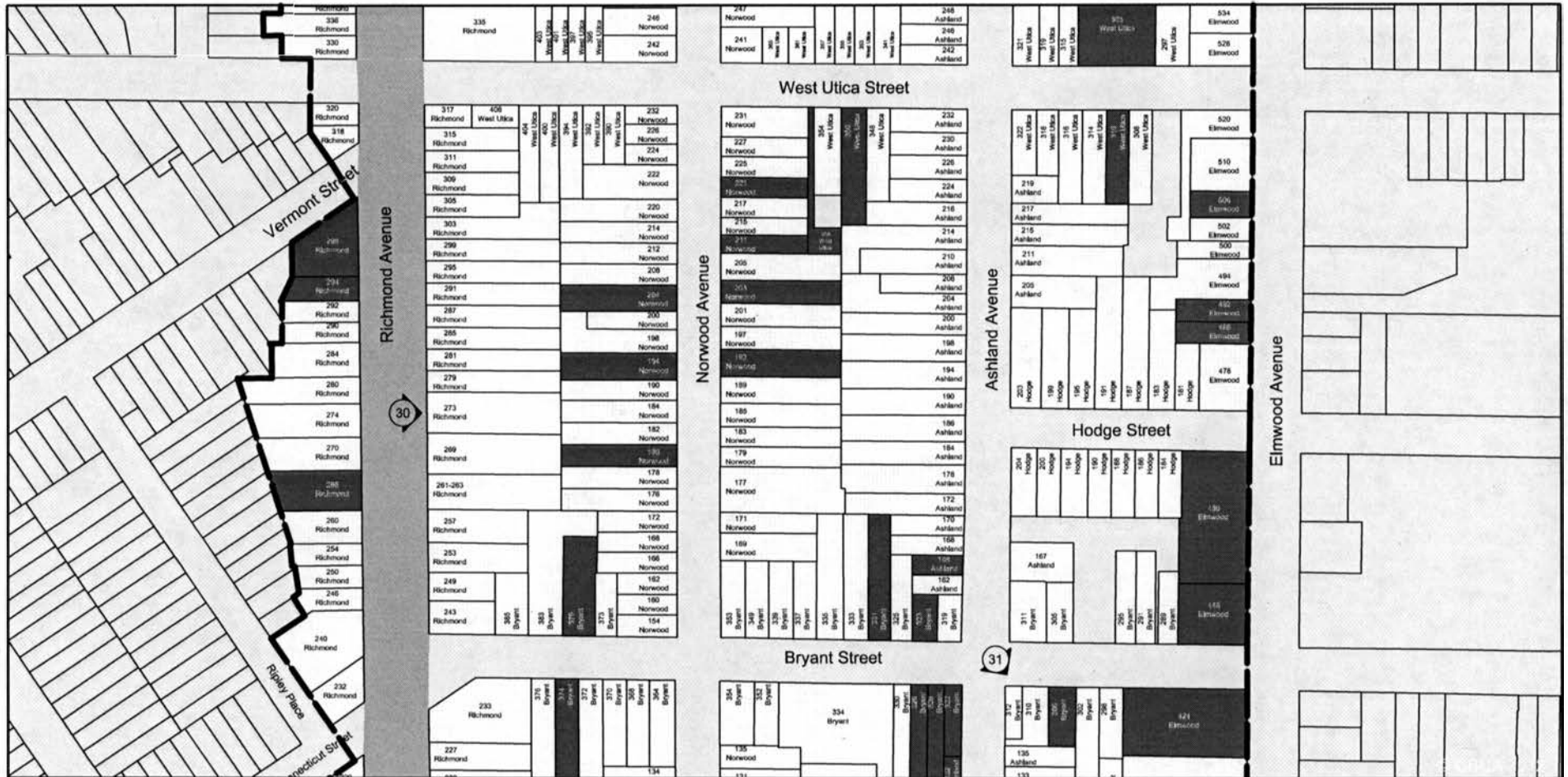
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# ELMWOOD HISTORIC DISTRICT (WEST)

Buffalo, Erie County, New York 14213/14222

## MAP 9



### LEGEND:



Photo Key



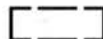
Contributing Property



Previously NR-Listed



Non-Contributing



Historic District Boundary



Vacant Lot/Street



0 75 150 300

SCALE: 1:150

Datum: NAD 83/Zone 18N

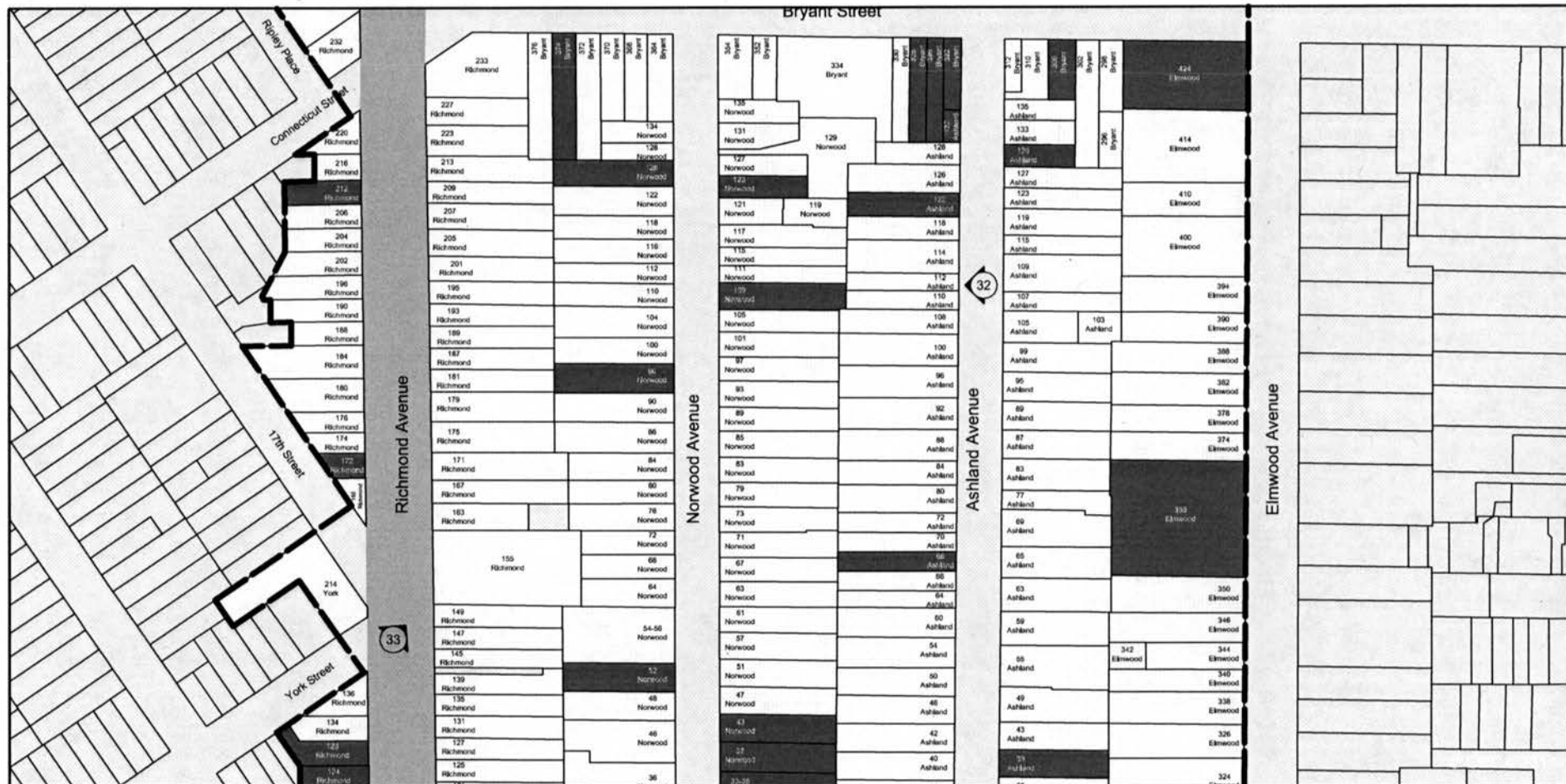
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# ELMWOOD HISTORIC DISTRICT (WEST)

Buffalo, Erie County, New York 14213/14222

# MAP 10



## LEGEND:



Photo Key



123 Street

Contributing Property



123 Street

Non-Contributing



Historic District Boundary



123 Street

Previously NR-Listed



Vacant Lot/Street



0 75 150 300

SCALE: 1:150

Datum: NAD 83/Zone 18N

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Erie Co., NY  
Elmwood HD West  
Buffalo

#1



Erie Co., NY  
Elmwood HD West  
Buffalo

#2





Erie Co., NY

Elmwood H.D West

Buffalo

#3



Erie Co., NY  
Elmwood HD West  
Buffalo

#4





Erie Co., NY  
Elmwood HD West  
Buffalo  
#5



Erie Co., NY  
Elmwood HD West  
Buffalo

#6





Erie Co., NY  
Elmwood HD west  
Buffalo

#7



Ernie Co., NY  
Elmwood Hill West  
Buffalo

#8





Erie Co., NY  
Elmwood HD West  
Buffalo

#9



Erie Co., NY  
Elmwood HD West  
Buffalo

#10





Erie Co., NY  
Elmwood H/D West  
Buffalo

#11



Erle Co., NY  
Elmwood HD West  
Buffalo

#12





Erie Co., NY  
Elmwood HD West  
Buffalo

#13



Elie Co. NY

Elmwood H/D West

#14 Buffalo





Eric Co., NY  
Elmwood H.D West  
Buffalo

#15



Erie Co., NY  
Elmwood H.D. West  
Buffalo

#16





Ernie Co, NY  
Elmwood HD West  
Buffalo

#17



Eie Co., NY  
Elmwood HD West  
Buffalo

#18





Erie Co., NY  
Elmwood HD West  
Buffalo

#19



Eric Co., NY  
Elmwood HD West  
Buffalo

#20





Ernie Co. , NY  
Elmwood HD West  
Buffalo

#21



Erie Co., NY  
Elmwood HD West  
Buffalo

#22





Erie Co., NY

Elmwood H.D West

Buffalo

# 23



Ernie Co., NY  
Elmwood HD West  
Buffalo

#24





Erie Co., NY  
Elmwood HD West  
Buffalo

#25



Erie Co., NY  
Elmwood HD West

#26 Buffalo





Erie Co., NY  
Elmwood HD West  
Buffalo

#27



Ernie Co., NY

Elmwood HD West

#28 Buffalo





Erie Co., NY

Elmwood HD West

Buffalo

#29



Erie Co., NY

Elmwood HD West

#30 Buffalo





Ernie Co., NY

Elmwood HD West

Buffalo

#31



Erie Co., NY  
Elmwood HD West  
Buffalo

#32.





Erle Co., NY  
Elmwood HD West  
Buffalo

#33



Erle Co., NY  
Elmwood HD West  
Buffalo

#34





Erie Co., NY

Elmwood HD West

#85 Buffalo



Enie Co., NY  
Elmwood HD West  
Buffalo

#36





Erie Co., NY  
Elmwood HD West  
Buffalo

#37

# National Register of Historic Places

## Note to the record

Additional Documentation: 2014

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Elmwood Historic District--West

MULTIPLE  
NAME:

STATE & COUNTY: NEW YORK, Erie

DATE RECEIVED: ~~10/19/12~~  
DATE OF 16TH DAY: ~~0-30-14~~  
DATE OF WEEKLY LIST:

DATE OF PENDING LIST:  
DATE OF 45TH DAY: ~~12/05/12~~  
7-16-14

REFERENCE NUMBER: 12000996

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 \_\_\_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA

REVIEWER

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.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Section 7 Page 154

Erie County, New York

County and State

*ELMWOOD AVENUE INTERSECTS*

**204 Highland Avenue** **ca. 1920**

3-story flat-roof with tiled pent, frame apartment building with modest Craftsman ornament, bracketed eaves. Features commercial block additions, vinyl siding, modified windows. Non-contributing primary building.

**208 Highland Avenue** **ca. 1924**

2 ½-story cross gable frame vernacular house, aluminum siding, vinyl replacement windows, modified porch. Non-contributing primary building.

**212 Highland Avenue** **ca. 1892**

2 ½-story cross gable frame vernacular Queen Anne house; stone foundation, vinyl siding, asphalt roof. Recessed entry at single bay flat roof side porch. Polygonal bay window below overhanging front pediment, corner brackets. 1/1 double hung wood windows (typical).

**214 Highland Avenue** **ca. 1892**

2 ½-story cross gable frame modest Queen Anne house, vinyl siding, altered porch, modified and replacement windows. Non-contributing primary building.

**218 Highland Avenue** **ca. 1900**

2 ½-story cross gable frame building with vernacular Queen Anne styling; stone foundation, vinyl siding, asphalt roof. Full width pent roof open wrap-around front porch, turned supports. 1/1 double hung and elongated wood windows typical.

**222 Highland Avenue** **ca. 1900**

2 ½-story front gable frame Colonial Revival house; wood clapboard with some wood shingle and aluminum siding, restored full-width front porch with columns, altered windows.

**226 Highland Avenue** **ca. 1892**

2 ½-story front gable frame Queen Anne house; stone foundation, wood clapboard, asphalt shingle. Full width hipped roof open front porch with pediment over entrance bay, banded square columns, turned rail. 2-story bay window below pedimented gable on secondary elevation. Paired bay and bow window, cornice headers, fluted pilasters. Palladian window in front gable, corner brackets.

**230 Highland Avenue** **ca. 1897**

2 ½-story front gable frame Colonial Revival house; rusticated stone foundation, wood clapboard, asphalt roof. Paired 1/1 double hung wood windows, enframements. Corner pilasters.

**232 Highland Avenue** **ca. 1898**



# National Register of Historic Places

## Note to the record

Additional Documentation: 2018

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Name of Property \_\_\_\_\_

County and State \_\_\_\_\_

Section number \_\_\_\_\_ Page \_\_\_\_\_

Name of multiple property listing (if applicable) \_\_\_\_\_

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Additional Documentation

Property Name: Elmwood Historic District--West

Multiple Name:

State &amp; County: NEW YORK, Erie

Date Received:  
4/19/2018

Date of Pending List:

Date of 16th Day:

Date of 45th Day:

Date of Weekly List:

6/4/2018

Reference number: AD12000996

Nominator: State

Reason For Review:

☒ Accept ☐ Return ☐ Reject 5/18/2018 DateAbstract/Summary  
Comments:Recommendation/  
CriteriaReviewer Alexis AbernathyDiscipline HistorianTelephone (202)354-2236Date 5/18/18

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



**MEMO**

January 30, 2018

Historic Preservation Certification Application  
State Historic Preservation Office Review & Recommendation Sheet  
Part 1 Application

Re: 285 Norwood Avenue -Elmwood Historic District (West) - NR Listed 2012

The residence at 285 Norwood Avenue is located in the Elmwood Historic District (West), a primarily residential historic district in Buffalo. The district contains over 1,500 historic resources consisting of a range of late nineteenth and early twentieth century single and multiple family houses, developed during an era of rapid population growth and real estate development occurring in many areas of Buffalo.

At the time of the 2012 nomination, 285 Norwood Avenue was determined non-contributing to the district. This determination was based on the infill of a second floor window, and the alteration to the porch which included an automobile garage inserted below. However, we believe this determination to be in error based on the fact the second floor window has now been reintroduced, and other buildings in the district also have similar garages inserted under the porch. Otherwise, the building appears largely intact, and retains sufficient architectural integrity to convey its significance as a ca. 1900 Colonial Revival house in the context of the Elmwood district.

Other than these superficial alterations, the building at 285 Norwood Avenue is largely intact, retaining its underlying form, massing, and residential use. It retains its original clapboard sheathing, polygonal second story bay, hipped roof with dormer, and corner boards (it appears that the garland motif on the frieze is a stencil; it does not look dimensional).

Since the New York SHPO has received an application for the NY State Historic Homeownership tax credit program, it is the opinion of the NYSHPO staff that the building retains the requisite level of integrity established for contributing resources, and we request the National Park Service to update its records accordingly

If there are any questions about this recommendation, please contact Jennifer Walkowski, (518) 268-2137.





Google Streetview (Sept 2011)  
Around the time of field work for  
NR district nomination



Google Streetview (August 2017)



Google Streetview (Oct 2016)  
130 and 132 Bidwell Pkwy  
Similar garage alterations, both are contributing to district





ANDREW M. CUOMO  
Governor

**Parks, Recreation  
and Historic Preservation**

ROSE HARVEY  
Commissioner



## MEMO

March 26, 2018

Historic Preservation Certification Application  
State Historic Preservation Office Review & Recommendation Sheet  
Part 1 Application

Re: 348 Ashland Avenue -Elmwood Historic District (West) - NR Listed 2012

The residence at 348 Ashland Avenue is located in the Elmwood Historic District (West), a primarily residential historic district in Buffalo. The district contains over 1,500 historic resources consisting of a range of late nineteenth and early twentieth century single and multiple family houses, developed during an era of rapid population growth and real estate development occurring in many areas of Buffalo.

At the time of the 2012 nomination, 348 Ashland Avenue was determined non-contributing to the district. As noted in the building description, this determination was based on the building building vinyl sided and having vinyl replacement windows. However, upon closer review, we believe this determination to be in error based on the fact that what is actually aluminum siding appears to conceal the original wood clapboard sheathing, as shown in multiple images from the property owner, and could be easily removed to restore the historic character of the building. Likewise, the owner has submitted additional images showing that many of the historic windows are infact intact, including a leaded glass window. Otherwise, the building appears largely intact, and retains sufficient architectural integrity to convey its significance as a ca. 1890 Queen Anne style house in the context of the Elmwood district.

Other than the superficial alteration of the aluminum siding, the building at 348 Ashland Avenue appears largely intact, retaining its underlying form, massing, and residential use. It retains its original clapboard sheathing under the siding, polygonal two-story bay, counpound gable front elevation, and one-story porch with wood columns.

Since the New York SHPO has received an application for the NY State Historic Homeownership tax credit program, it is the opinion of the NYSHPO staff that the building retains the requisite level of integrity established for contributing resources, and we request the National Park Service to update its records accordingly

If there are any questions about this recommendation, please contact Jennifer Walkowski, (518) 268-2137.



348 Ashland Avenue

Non-contributing due to siding (erroneously identified as vinyl, but really aluminum) and replacement windows, which are really intact



326 Ashland Avenue

Contributing building, even though aluminum sided, likely altered 1<sup>st</sup> story windows.





View of Ashland Avenue, showing context surrounding 348 Ashland Avenue

Original details of 348 Ashland Avenue, including wood clapboard and historic windows





National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Elmwood Historic District--West  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: NEW YORK, Erie

DATE RECEIVED: 10/19/12 DATE OF PENDING LIST: 11/19/12  
DATE OF 16TH DAY: 12/04/12 DATE OF 45TH DAY: 12/05/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000996

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 12.4.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

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

REVIEWER \_\_\_\_\_ 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.

# MARCELLA BRANAGAN

409 ASHLAND AVE.  
BUFFALO, N.Y. 14222

716-884-4389

16 September 2010

Rev. Dougharty  
St. John's Grace Church  
51 Colonial Circle  
Buffalo, NY 14222

Dear Rev. Dougharty:

Clint Brown suggested I write you. Over the summer I attended the meetings Clint held to explain the establishment of the Richmond Ashland District. I understand that there is a chance that St. John's Grace Church might elect to sponsor the nomination process.

There can be no doubt that the formation of such a district would greatly contribute to the pride of the neighborhood, enabling those of us who are interested in making improvements to eventually reap a tax benefit.

Naturally, your potential sponsorship of the project will make this a reality, and personally I would not hesitate to contribute to the nomination cost. Thus, I hope that when the Vestry meet on the 21<sup>st</sup> of September, there is a positive response to this project

Most sincerely,

A handwritten signature in cursive script that reads "marcella branagan".

Marcella Branagan



Always There For You®



HUNT REAL ESTATE ERA

METROPOLITAN BRANCH

720 Elmwood Avenue

Buffalo, NY 14222

Ofc: (716) 883-2200 Fax: (716) 883-0936

September 17, 2010

Rev. Phillip Dougharty, Rector  
St. John's Grace Church  
51 Colonial Circle  
Buffalo, NY 14222

Dear Rev. Dougharty:


This past Tuesday, my office at Hunt Real Estate had the pleasure of Mr. Clinton Brown as our guest speaker. I had invited him to speak about the Richmond-Ashland Historic District so that we as agents could be up to date with ongoing news in our neighborhood.

What a wonderful opportunity this would be for homeowners! This would totally help sell people on our neighborhood! When I was first licensed in real estate in 1988, it was the Delaware District that was the prime location. Little by little, the borders have widened and now the Elmwood Village is almost equal!

I am also a homeowner in the proposed district. This would help all of us who own property make the updates to our property that we might otherwise let go.

If there is anything I can do to help our neighborhood be considered on the National Register, please let me know!

Sincerely,



*Susan Foster*

Susan Foster  
Associate Broker  
Hunt Real Estate ERA

RECOVER  
*Buffala*

r-house.com®





THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

SAM HOYT  
Assemblymember, 144<sup>th</sup> District

Room 547  
Legislative Office Building  
Albany, New York 12248  
518-455-4856  
FAX: 518-455-1890

800 Delaware Avenue, Suite 805  
Buffalo, New York 14203  
716-885-9630  
FAX: 716-885-9636

E-mail: hoyts@assembly.state.ny.us

MAJORITY WHIP

CO-CHAIR  
Task Force on High-Speed Rail

COMMITTEES

Ways and Means

Transportation

Energy

Tourism, Parks, Arts and

Sports Development

Cities

MEMBER

Puerto Rican Hispanic Task Force

March 8, 2011

Rev. Philip Dougharty  
St. John's-Grace Episcopal Church  
51 Colonial Circle  
Buffalo, NY 14213

Dear Rev. Dougharty:

I am writing to you in support of the Richmond Ashland Register Historic District Initiative (RANHDI), which would list nearly 1,700 properties on the National Register of Historic Places. As you know, I am a strong proponent of preserving Western New York's architectural and historical treasures.

There are many reasons why making this area into a national historic district will be a positive step. First, this area will be given special recognition on a national level for its architectural beauty and historical significance. Second, this designation will give special recognition to the neighborhood during this fall's National Trust for Historic Preservation Conference which will be held in Buffalo. Third, the residents of this neighborhood will have access to state and federal historic rehabilitation tax credits for repairs to their homes.

This project is a win-win for the neighborhood and I applaud your hard work to make this historic district a reality. I also applaud your effort to make this a community-driven process by setting up public meetings and taking comments and suggestions into consideration;

Please do not hesitate to contact me regarding this project if I can be of any assistance.

Sincerely,

SAM HOYT  
MEMBER OF ASSEMBLY

SH:ep



Printed on recycled paper

**Kenneth A. Rogers**  
EXECUTIVE CONSULTANT  
Strategic Management  
and Marketing

March 26, 2011

Rev. Philip Dougharty, Rector  
St. John's Grace Church  
51 Colonial Circle  
Buffalo, NY 14222

RE: Support for RANHD Initiative

Dear Rev. Dougharty:

As the owner of a home in the Elmwood Village it is my pleasure to provide this letter of support to the community-led initiative to list the Richmond Ashland Neighborhood as a Historic District in the National Register of Historic Places. This is one of the most important initiatives we can take to preserve the nature of our beautiful community.

Creating a historic district in this important Elmwood Village neighborhood will have positive effects for residential, commercial and not-for-profit property owners within the Historic District, as well as for our City and County overall.

I believe that the RANHD Initiative is worthy of public and private financial support, and we will continue to do what I can to support this partnership among residents, elected officials, foundations, and others, especially when we will be welcoming the National Conference of the National Trust for Historic Preservation to Buffalo this year.

Thank you to your congregation for your sponsorship, and to you for your leadership. I look forward to continuing to work with you on the project.

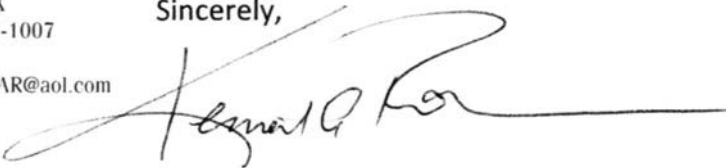
TEL  
716 881-0753

FAX  
716 881-1007

E-MAIL PlanKAR@aol.com

560 LAFAYETTE AVENUE  
BUFFALO, NEW YORK  
14222-1335

Sincerely,



Kenneth A. Rogers

Cc: Clinton Brown, Clinton Brown Company Architecture, pc





March 26, 2011

Mr. Kenneth A. Rogers, Chair  
RANHDI Community Council  
St. John's-Grace Episcopal Church  
51 Colonial Circle  
Buffalo, NY 14222

Dear Mr. Rogers:

On behalf of the congregation of Pilgrim St. Luke's United Church of Christ, I write to let you know that we support the creation of the proposed Richmond Ashland National Register Historic District. We have worshipped at and served our greater community from our location on Richmond Avenue at W Utica Street since 1912. The RANHD Initiative fits in well with our commitment to our neighborhood all those years.

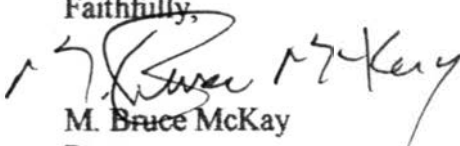
We understand that creating the National Register of Historic Places Historic District will help our neighbors maintain and improve their homes with access to a state tax credit.

We understand that our church and community facility will "contribute" to the unique historic character of the Historic District. Such listing will allow us to seek funding dedicatee to officially historic religious buildings.

Finally, the community-led character of the RANHDI Community Council appeals to us spiritually and practically. It is the way we go about our service, too.

We have contributed financially to the RANHDI. We look forward to working with you to contribute in other ways also to achieving the distinction of creating a Historic District.

Faithfully,

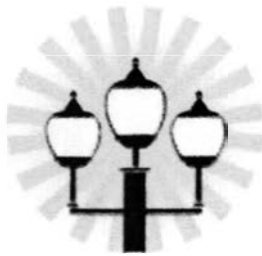


M. Bruce McKay  
Pastor

335 Richmond Avenue, Buffalo, New York 14222-1711

phone: 716-885-9443

fax: 716-882-5847



**LAFAYETTE  
AVENUE  
PRESBYTERIAN  
CHURCH**

875 Elmwood Avenue  
Buffalo, NY 14222  
716.886.6635

April 4, 2011

Rev. Philip Dougharty, Rector  
St. John's Grace Church  
Kenneth A. Rogers, Chair  
RANHDI Community Council  
51 Colonial Circle  
Buffalo, NY 14222

Dear Rev. Dougharty and Mr. Rogers:

Thank you for reaching out to the Lafayette Presbyterian Church to inform me about the community-led initiative to list the Richmond Ashland Neighborhood, which is adjacent to our location, as a Historic District in the National Register of Historic Places. Thank you for your leadership, and that of our good neighbors - the parishioners of St. John's Grace Church and the members of the Community Council in this important endeavor. I support your effort because it aligns with our church's initiatives to re-invest in our historic building and our neighborhood.

Creating a historic district will have positive effects for residential, commercial and not-for-profit property owners within the Historic District, as well as for our City and County overall. It is clear that this is not a local historic district. National Register Historic District status will not bring any additional requirements for property owners. Rather, National Register listing will allow eligible property owners to access a new state historic rehabilitation tax credit of 20% of rehabilitation costs, if they choose to avail themselves of this program.

The success of this important community-led initiative will better our neighborhood. I will do what I can to support this partnership among residents, elected officials, foundations, and others, especially when we will be welcoming the National Conference of the National Trust for Historic Preservation to Buffalo this year.

I look forward to working with you in the future.

Sincerely,

Rev. Drew Ludwig  
Lafayette Ave Presbyterian Church

Cc: Clinton Brown, Clinton Brown Company Architecture, pc



# ERIE COUNTY LEGISLATURE

**MARIA R. WHYTE**  
LEGISLATOR - 6<sup>th</sup> DISTRICT  
MAJORITY LEADER



☒ NEIGHBORHOOD OFFICE:  
286 Lafayette Avenue  
Buffalo, New York 14213  
**716/874-3257**  
**FAX: 716/874-4779**

☐ OLD COUNTY HALL:  
92 Franklin Street, 4th Floor  
Buffalo, New York 14202  
**716/858-8878**  
**FAX: 716/858-8895**

April 11, 2011

RECEIVED  
APR 13 2011

Rev. Philip Dougharty, Rector  
St. John's Grace Church  
Kenneth A. Rogers, Chair  
RANHDI Community Council  
51 Colonial Circle  
Buffalo, N.Y. 14222

## RE: Richmond Ashland National Register Historic District Initiative (RANHDI)

Dear Rev. Dougharty and Mr. Rogers:

Thank you for calling on my office to inform me about the community-led initiative to list the Richmond Ashland Neighborhood, some of which lies in my Erie County Legislative District, as a Historic District in the National Register of Historic Places. Thank you for your leadership, and that of the parishioners of St. John's Grace Church and the members of the Community Council in this important endeavor. I support your effort because it aligns with my initiatives to attract re-investment in our historic neighborhoods and to create jobs locally.

Creating a historic district in this important Elmwood Village portion of my district will have positive effects for residential, commercial and not-for-profit property owners within the Historic District, as well as for our City and County overall.

It is clear that this is not a local historic district. National Register Historic District status will not bring any additional requirements for property owners. Rather, National Register listing will allow eligible property owners to access a new state historic rehabilitation tax credit of 20% of rehabilitation costs, if they choose to avail themselves of this program.

The success of this important community-led initiative will better our neighborhood. I will do what I can to support this partnership among residents, elected officials, foundations, and others, especially when we will be welcoming the National Conference of the National Trust for Historic Preservation to Buffalo this year.

Thank you for your leadership. I look forward to working with you.

Sincerely,

Maria Whyte  
6<sup>th</sup> District Legislator  
Majority Leader

Cc: Clinton Brown, FAIA, Clinton Brown Company Architecture, pc



# Common Council

## City of Buffalo

**JOSEPH GOLOMBEK, JR.**  
NORTH DISTRICT COUNCIL MEMBER  
65 NIAGARA SQUARE, 1502 City Hall  
BUFFALO, NY 14202-3318  
PHONE: (716) 851-5116

### LEGISLATIVE ASSISTANTS

TIMOTHY VON DER EMPTEN  
SANDRA BATTEL

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COMMUNITY DEVELOPMENT  
LEGISLATION  
MBEC  
WATERFRONT

April 13, 2011

Rev. Philip Dougharty, Rector  
St. John's Grace Church  
Kenneth A. Rogers, Chair  
RANHDI Community Council  
51 Colonial Circle  
Buffalo, NY 14222

Dear Rev. Dougharty and Mr. Rogers:

I strongly support the community-led initiative to list the Richmond Ashland neighborhood of Buffalo's West Side, much of which lies in my Council district, as a Historic District in the National Register of Historic Places. Your leadership, and that of the parishioners of St. John's-Grace Church and the RANHDI Community Council is what is needed to make this important initiative happen. Your objectives are aligned with my work on behalf of the Black Rock neighborhood.

Historic districts have positive effects on residential, commercial and not-for-profit property owners. A large historic district in the Richmond Ashland neighborhood will have positive effects throughout the West Side of the City of Buffalo.

Listing on the National Register will allow eligible property owners financial incentive to reinvest in their historic properties by accessing a new state historic rehabilitation tax credit. If they choose to apply, property owners may receive a 20% tax credit of rehabilitation costs. Also, I understand that this is not a local historic district, and there will be no additional requirements for property owners.

I plan to allocate funds to support of the costs of this initiative, to leverage the contributions from RANHDI property owners who have been generous in their personal contributions. Funds are used for the costs of communication, fundraising, and the specialized work of creating the National Register nomination and seeing it through the review and approval process.

Working hard in the Black Rock and Riverside communities, I understand the importance and impact of this community-led initiative to better our neighborhood through reinvestment in historic buildings and communities. I support the RANHDI Initiative especially when Buffalo will be welcoming approximately 2,000 preservationists to the annual Preservation Conference of the National Trust.

Thank you for your leadership. Please keep me apprised of your progress.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Golombek, Jr.".

Joseph Golombek, Jr.  
City of Buffalo  
North District Councilmember

JG/sb

May 26, 2011

Rev. Philip Dougharty, Rector  
St. John's Grace Episcopal Church  
Kenneth A. Rogers, Chair  
RANHDI Community Council  
51 Colonial Circle  
Buffalo, NY 14222

Dear Rev. Dougharty and Mr. Rogers:

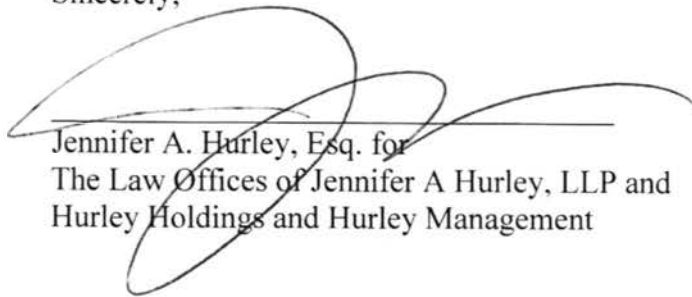
I support the community-led initiative to enhance the visibility and brand of our neighborhood and to recognize its historic character with listing in the National Register of Historic Places.

As a business owner on Elmwood Avenue, I benefit from the strong sense of place in our special the Richmond Elmwood historic neighborhood. It should be nationally recognized across the country.

I understand that listing to the National Register may provide access to state and federal tax credits for building maintenance and operation for qualified historic properties, but does not create any new requirements or reviews for commercial property owners or homeowners who wish to improve their properties without applying for the tax credits.

I support the Richmond Ashland National Register Historic District Initiative in bringing national recognition to our vibrant historic neighborhood.

Sincerely,



Jennifer A. Hurley, Esq. for  
The Law Offices of Jennifer A Hurley, LLP and  
Hurley Holdings and Hurley Management

The Rt. Rev. R. William Franklin  
BISHOP



**EPISCOPAL DIOCESE  
OF WESTERN NEW YORK**

1064 BRIGHTON ROAD  
TONAWANDA, NEW YORK 14150  
716-881-0660  
FAX 716-881-1724

email: [rwfranklin@episcopalwny.org](mailto:rwfranklin@episcopalwny.org)

May 31, 2011

Rev. Philip Dougharty, Rector  
St. John's Grace Church  
Kenneth A. Rogers, Chair  
RANHDI Community Council  
51 Colonial Circle  
Buffalo, NY 14222

Dear Rev. Dougharty and Mr. Rogers:

Thank you for reaching out to the Episcopal Diocese of Western New York to inform me about the community-led initiative to list the Richmond Elmwood Neighborhood, which includes St. John's Grace Church, as a Historic District in the National Register of Historic Places. Thank you for your leadership, and that of our parishioners of St. John's Grace Church and the members of the Community Council in this important endeavor. I support your effort because it aligns with our church's initiatives to participate in the revitalization of this great community.

Creating a historic district will have positive effects for residential, commercial and not-for-profit property owners within the Historic District, as well as for our City and County overall. It is clear that this is not a local historic district. National Register Historic District status will not bring any additional requirements for property owners. Rather, National Register listing will allow eligible property owners to access a new state historic rehabilitation tax credit of 20% of rehabilitation costs, if they choose to avail themselves of this program.

The success of this important community-led initiative will better an important Buffalo neighborhood. I will do what I can to support this partnership among residents, elected officials, foundations, and others.

I look forward to working with you in the future.

Sincerely,

*+ R. William Franklin*

R. William Franklin  
Bishop

cc: Clinton Brown, Clinton Brown Company Architecture, pc



June 11, 2011

Rev. Philip Dougharty, Rector  
St. John's Grace Episcopal Church  
Kenneth A. Rogers, Chair  
RANHDI Community Council  
51 Colonial Circle  
Buffalo, NY 14222

Dear Rev. Dougharty and Mr. Rogers:

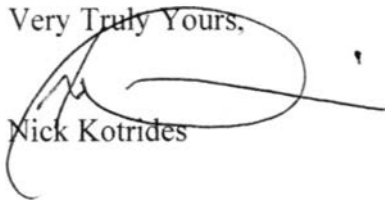
I support the community-led initiative to enhance the visibility and brand of our neighborhood and to recognize its historic character with listing in the National Register of Historic Places.

As a multiple business owner on Elmwood Avenue, I benefit from the strong sense of place in our special the Richmond Elmwood historic neighborhood. It should be nationally recognized across the country.

I understand that listing to the National Register may provide access to state and federal tax credits for building maintenance and operation for qualified historic properties, but does not create any new requirements or reviews for commercial property owners or homeowners who wish to improve their properties without applying for the tax credits.

I support the Richmond Ashland National Register Historic District Initiative in bringing national recognition to our vibrant historic neighborhood.

Very Truly Yours,



Nick Kotrides



# ALLEYWAYTHEATRE

1 Curtain Up Alley, Buffalo, NY 14202 <http://alleyway.com>  
voice: 716-852-2600 fax: 716-852-2266 [email@alleyway.com](mailto:email@alleyway.com)

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## EXECUTIVE DIRECTOR

Neal Radice

June 13, 2011

Rev. Philip Dougharty, Rector, St. John's-Grace Episcopal Church  
Kenneth A. Rogers, Chair, RANHDI Community Council  
51 Colonial Circle  
Buffalo, NY 14222

Dear Rev. Dougharty and Mr. Rogers:

As the owner of a National Register of Historic Places-listed property overlooking Ferry Circle in the proposed Richmond Ashland National Register Historic District, please know that we support the Initiative that you are leading to list more than 1,600 neighboring properties in what will eventually become a National Register Historic District within a broader "Olmsted Historic District." This Initiative to recognize the historic development of Buffalo within the spreading arms of the already-listed Olmsted Parks and Parkways fits with and will enhance Upper West Art Center's mission and success.

At Alleyway Theatre, we know that saving Western New York's historic architecture requires that historic structures be matched up with practical uses, satisfying real needs, in ways that are sensible and fiscally viable. As we work to save and rehabilitate one of Buffalo's great houses of worship and give it new life as one of our area's finest performance facilities, we applaud your complementary, community-led work to bring new attention to our historic neighborhood context.

We also know the considerable financial challenges to protecting these historic places, but understand that with National Register listing will come access to tax credits that will assist our neighbors in their stewardship of their homes. We appreciate that this is not a local district requiring additional review for exterior changes, and our assessment is that there is no downside.

Thank you for your leadership and I look forward to working together.

Sincerely,



Neal Radice  
Executive Director

Cc: Clinton Brown, FAIA, Clinton Brown Company Architecture, pc

## BOARD OF TRUSTEES

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Susan J. Elkin, Secretary



July 6, 2011

Rev. Philip Dougharty, Rector  
St. John's Grace Church  
Mr. Kenneth A. Rogers, Chair  
RANHDI Community Council  
51 Colonial Circle  
Buffalo, NY 14222

Dear Rev. Dougharty and Mr. Rogers:

We support the Richmond Ashland National Register Historic District Initiative (RANHDI) that you are leading. This community-led initiative to list more than 1,600 properties in what will eventually become the Elmwood Richmond Historic District within a broader "Olmsted Historic District," will recognize the historic development of Buffalo within the spreading arms of the already-listed Olmsted Parks and Parkways Thematic Resources that we manage.

The Buffalo Olmsted Parks Conservancy is a 501(c)(3) not-for-profit independent community organization that promotes, preserves, restores, enhances and ensures maintenance of Olmsted Parks and Parkways in the greater Buffalo area to guarantee Olmsted park experiences for current and future generations. Our core purposes are to honor yesterday's heritage, enhance the quality of life today for neighbors and visitors and create a legacy for the Buffalo of tomorrow.

In the late 1800s, visionary citizens brought Frederick Law Olmsted to Buffalo. It was here that Olmsted, inspired by Joseph Ellicott's radial street layout, designed his first system of parks and parkways, and proclaimed Buffalo to be "the best designed city in the country, if not the world."

The National Register Historic District that you are proposing represents one of the finest and most intact neighborhoods anywhere related to Olmsted's opus. An "Olmsted Historic District" will help us fulfill our vision for Olmsted's legacy. It will also enhance a sense of pride and property values and make homeowners eligible for state historic rehabilitation tax credits within the Richmond Elmwood Historic District.

We look forward in working with you on the success of the Richmond Ashland National Register Historic District Initiative that you are leading in any way that we can.

Sincerely yours,

Thomas Herrera-Mishler  
CEO & President  
Buffalo Olmsted Parks Conservancy

cc: Clinton Brown. FAIA

Karen Arrison  
Jayne Attardo  
Jeffrey L. Barbeau  
Joan Bozer, Emeritus  
Elizabeth D. Carlson  
David J. Colligan  
Richard C. Cummings  
Judith M. Dean  
Clarke E. Eaton, Jr.  
S. Jay Ferrari  
Dennis R. Horrigan  
Philip C. Kadet  
Robert J. Kresse  
Mark V. Mistrretta, Emeritus  
John A. Mitchell, Jr.  
Corinne Rice, Emeritus  
Victor A. Rice  
Mary Lawley Ross  
William R. Rupp  
Andrea Schillaci  
Mary Simpson  
Gretchen Toles, Emeritus  
Edward F. Walsh, Jr.  
Deborah Lynn Williams

James Hornung, Ex-Officio  
Steven Stepniak, Ex-Officio

Thomas Herrera-Mishler, CEO

### 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

July 26, 2011



**The Reverend Philip Dougharty, Rector  
St. John's Grace Episcopal Church  
Kenneth A. Rogers, Chair  
RANHDI Community Council  
51 Colonial Circle  
Buffalo, NY 14222**

**Dear Rev. Dougharty and Mr. Rogers,**

**I support the community-led initiative to enhance the visibility and brand of our neighborhood and to recognize its historic character with listing in the National Register of Historic Places.**

**As the owner of a real estate company in Western New York, I recognize and appreciate the strong sense of place in this special Richmond Elmwood historic neighborhood. It should be nationally recognized across the country.**

**I understand that listing in the National Register may provide access to state and federal tax credits for building maintenance and operation for qualified historic properties, but does not create any new requirements or reviews for commercial property owners or homeowners who wish to improve their properties without applying for the tax credits.**

**I support the Richmond Ashland National Register Historic District Initiative in bringing national recognition to this vibrant historic neighborhood.**

**Sincerely,**

**Constance S. Gerbush  
Broker/Owner  
Realty Edge, Inc.**

**REALTY  
EDGE** NY.COM

4043 Maple Road, Suite 207, Amherst, N.Y. 14226 • Office: (716) 834-3343 Fax: (716) 834-3345



800 West Ferry Condominium Association  
Buffalo, New York 14222  
September 2011

Kenneth A. Rogers, Chair  
Richmond Ashland National Historic District Initiative  
c/o St. John's Grace Church  
51 Colonial Circle  
Buffalo, NY 14222

RE: Support for RANHD Initiative

Dear Mr. Rogers:

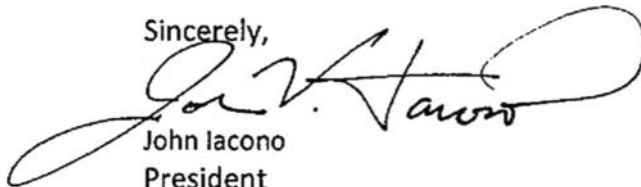
As the Board of a Condominium Association in the Elmwood Village it is our pleasure to provide this letter of support to the community-led initiative to list the Richmond Ashland Neighborhood as a Historic District in the National Register of Historic Places. This is one of the most important initiatives we can take to preserve the nature of our beautiful community.

Creating a historic district in this important Elmwood-Richmond neighborhood will have positive effects for residential, commercial and not-for-profit property owners within the Historic District, as well as for our City and County overall.

We believe that the RANHD Initiative is worthy of public and private financial support, and we will continue to do what we can to support this partnership among residents, elected officials, foundations, and others, especially when we will be welcoming the National Conference of the National Trust for Historic Preservation to Buffalo this year.

Thank you to St. John's Grace for their sponsorship, and to you for your leadership. We look forward to continuing to work with you on the project.

Sincerely,

A handwritten signature in black ink, appearing to read "John Iacono", with a large, stylized flourish extending from the end of the signature.

John Iacono  
President

September 6, 2011

Kenneth A. Rogers, Chair  
RANHDI Community Council  
51 Colonial Circle  
Buffalo, New York 14222

Dear Mr. Rogers:

Thank you for your July 27, 2011 presentation to the Session of Westminster Presbyterian Church to educate us about the community-led initiative to list the Richmond Ashland Neighborhood as a Historic District in the National Register of Historic Places. After due deliberation, we are pleased to support this effort because it aligns with our church's Westminster Economic Development Initiative to stabilize our community and because, as we understand it, the broader vision for National Register status includes our location at Delaware and Summer streets.

Based on your presentation and distributed materials, we share your belief that this program will have positive effects for residential, commercial and not-for-profit property owners within the neighborhood, as well as for our City and County more generally. At the same time, we recognize that this is not a local historic district. National Register Historic District status will not bring any additional requirements for property owners. Rather, the National Register listing will allow eligible property owners to access a new state historic rehabilitation tax credit of 20% of rehabilitation costs, should they choose to avail themselves of this program.

Westminster Church will do what we can to support this partnership among residents, elected officials, foundations and others. On behalf of the Session, I look forward to learning more about your progress and of ways you would like us to be of assistance.

Keep up the great work!

Sincerely,  
  
John Horn, Clerk of Session

cc: Clinton Brown, Clinton Brown Company Architecture, PC  
Westminster Presbyterian Church Session

29 September 2011

Kenneth A. Rogers, Chair  
Richmond Ashland National Historic District Initiative (RANHDI)  
c/o St. John's Grace Church  
51 Colonial Circle  
Buffalo, NY 14222

Subject: In support of Richmond Ashland National Historic District Initiative (RANHDI)

Dear Ken,

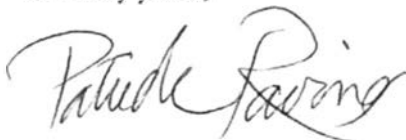
As Director and Associate Professor of the Art Conservation Department at Buffalo State, it is my distinct pleasure to present you with this letter strongly supporting the Richmond Ashland National Historic District Initiative, a grass roots community-led initiative, to list the Richmond Ashland neighborhood as a *historic district* in the National Register of Historic Places. This is a most important step to preserve the nature and historic character of the many beautiful components of our community and its representative architecture.

Creating a *historic district* in this important Elmwood-Richmond neighborhood will positively impact owners of residential, commercial and not-for-profit properties within the designated area, and beyond to the city and county as well.

The RANHDI Initiative is worthy of public and private financial support, and I will do what I can to support the growing partnership between residents, elected officials, foundations, and others. This partnership will be especially important this October when we welcome to Buffalo the membership of the National Trust for Historic Preservation and others to the National Trust's annual National Preservation Conference entitled Alternating Currents.

I am glad that St. John's Grace Church and Preservation Buffalo Niagara are sponsoring RANHDI. I thank you for your leadership and look forward to continuing working with you, the board and the Richmond Ashland community on this project.

Sincerely yours,



Patrick Ravines

Alma G Clinton Brown  
408 Ashland Avenue  
Buffalo, NY 14222  
716-883-3141

July 24, 2012

Mr. Daniel McEneny, Historic Preservation Field Services Bureau  
State Office of Parks Recreation and Historic Preservation  
Peebles Island, P.O. Box 189  
Waterford, NY 12188-0189

Re: Support Elmwood Historic District (West), Erie County

Dear Mr. McEneny:

As owners of 408 Ashland Avenue in the proposed Elmwood Historic District (West), we have received, have read and understand the letter of July 20 from Ms Pierpont about the proposed historic district.

We enthusiastically support the listing of the Elmwood Historic District (West) in the State and National Registers of Historic Places.

Sincerely,

*Alma Brown*  
*Alma G. Clinton Brown*





Joan H. Forman  
105 Norwood Avenue  
Buffalo, New York 14222  
July 27, 2012

Mr. Dan McEneny  
Historic Preservation Field Services Bureau  
New Your State Office of Parks, Recreation & Historic Preservation  
Peebles Island  
P. O. Box 189  
Waterford, New York 12188-0189

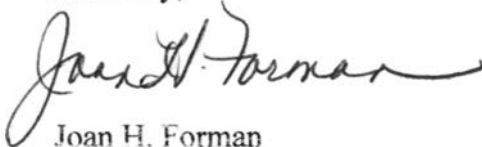
Dear Mr. McEneny:

As the owner of 105 Norwood Avenue, Buffalo NY, I am writing to express my support for my residence to be nominated as part of the Elmwood Historic District West on the State and National Registers of Historic Places.

My husband, Michael McCartan and I were involved as volunteers and paid staff many years ago to work on the listing of Allentown on the Registers and we are staunch proponents of the protections that listing can provide.

If we can be of any assistance in this endeavor, please do not hesitate to contact us at the address above or at our email [mccaform@roadrunner.com](mailto:mccaform@roadrunner.com). Thank you.

Sincerely,



Joan H. Forman



Cc: Councilman David Rivera

MATTHEW H. PORTER  
CHRISTOPHER D. PORTER  
100 OAKLAND PLACE  
BUFFALO, NY 14222

July 31, 2012

New York State Office of Parks,  
Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island  
PO Box 189  
Waterford, NY 12188-0189

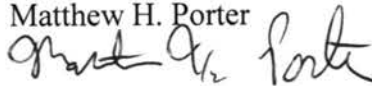
Re: Elmwood Historic District (West)  
221 Norwood Avenue, Buffalo, NY 14222  
Erie County

Ladies and Gentlemen:

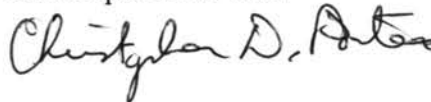
This will confirm that we are the owners of the property known as 221 Norwood Avenue in the City of Buffalo, New York. This will also confirm, in response to your letter of July 20, 2012, that we object to the listing of the above property on the *National and State Registers of Historic Places*.

Yours truly,

Matthew H. Porter

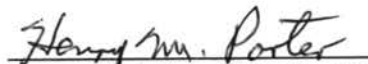


Christopher D. Porter



State of New York     )  
County of Erie        ) ss.:

On this 6<sup>th</sup> day of August, 2012 before me came Matthew H. Porter and Christopher D. Porter to me known to be the individuals described in, and who executed, the foregoing instrument, and acknowledge that they executed the same.

  
Notary Public, State of New York  
Not Qualified in Erie County  
My Commission Expires 8/31/14

HENRY M. PORTER  
100 OAKLAND PLACE  
BUFFALO, NY 14222

Same Owner



July 31, 2012

New York State Office of Parks,  
Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island  
PO Box 189  
Waterford, NY 12188-0189

Re: Elmwood Historic District (West)  
301 Summer St., Buffalo, NY 14222  
Erie County

Ladies and Gentlemen:

This will confirm that I am the owner of the property known as 301 Summer Street in the City of Buffalo, New York. This will also confirm, in response to your letter of July 20, 2012, that I object to the listing of the above property on the *National and State Registers of Historic Places*.

Yours truly,

A handwritten signature in cursive script that reads "Henry M. Porter".

Henry M. Porter

State of New York     )  
County of Erie        ) ss.:

On this 6<sup>th</sup> day of August, 2012 before me came Henry M. Porter to me known to be the individual described in, and who executed, the foregoing instrument, and acknowledge that he executed the same.

A handwritten signature in cursive script that reads "Dale B. McLean".

Notary Public

DALE B. McLEAN  
NOTARY PUBLIC, State of New York  
Qualified in Erie County  
My Commission Expires October 31, 2013

SUMMER STREET APTS., LLC  
100 Oakland Place  
Buffalo, New York 14222

July 31, 2012

New York State Office of Parks,  
Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island  
PO Box 189  
Waterford, NY 12188-0189

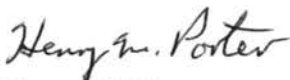
Re: Elmwood Historic District (West)  
295 Summer Street, Buffalo, NY 14222  
Erie County

Ladies and Gentlemen:

This will confirm that I am the Managing Member of Summer Street Apts., LLC, the owner of the property 295 Summer Street in the City of Buffalo, New York. This will also confirm, in response to your letter of July 20, 2012, that I object to the listing of the above property on the *National and State Registers of Historic Places*.

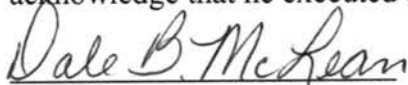
Yours truly,

SUMMER STREET APTS., LLC

  
Henry M. Porter  
Managing Member

State of New York     )  
County of Erie        ) ss.:

On this 6<sup>th</sup> day of August, 2012 before me came Henry M. Porter to me known to be the individual described in, and who executed, the foregoing instrument, and acknowledge that he executed the same.

  
Notary Public

DALE B. McLEAN  
NOTARY PUBLIC, State of New York  
Qualified in Erie County  
My Commission Expires October 31, 2013



MARIAN D. PORTER  
307 SUMMER STREET  
BUFFALO, NY 14222

SAME

July 31, 2012



New York State Office of Parks,  
Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island  
PO Box 189  
Waterford, NY 12188-0189

Re: Elmwood Historic District (West)  
307 Summer Street, Buffalo, NY 14222  
Erie County

Ladies and Gentlemen:

This will confirm that I am the owner of the property known as 307 Summer Street in the City of Buffalo, New York. This will also confirm, in response to your letter of July 20, 2012, that I object to the listing of the above property on the *National and State Registers of Historic Places*.

Yours truly,

Marian D. Porter

Marian D. Porter

State of New York     )  
County of Erie         ) ss.:

On this 6<sup>th</sup> day of August, 2012 before me came Marian D. Porter to me known to be the individual described in, and who executed, the foregoing instrument, and acknowledge that she executed the same.

Henry M. Porter  
Notary Public Erie County State of NY.  
Qualified in State of NY  
My Commission Expires Aug 31, 2013

MARIAN D. PORTER  
307 SUMMER STREET  
BUFFALO, NY 14222



July 31, 2012

New York State Office of Parks,  
Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island  
PO Box 189  
Waterford, NY 12188-0189

Re: Elmwood Historic District (West)  
309 Summer Street, Buffalo, NY 14222  
Erie County

Ladies and Gentlemen:

This will confirm that I have a lifetime tenant interest in the property known as 309 Summer Street in the City of Buffalo, New York. This will also confirm, in response to your letter of July 20, 2012, that I object to the listing of the above property on the *National and State Registers of Historic Places*.

Yours truly,

*Marian D. Porter*

Marian D. Porter

State of New York     )  
County of Erie        ) ss.:

On this 6<sup>th</sup> day of August, 2012 before me came Marian D. Porter to me known to be the individual described in, and who executed, the foregoing instrument, and acknowledge that she executed the same.

*Henry M. Porter*  
Notary Public State of New York  
Qualified in Erie County  
My Commission Expires Aug 31, 2013

August, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189



By mail and e-mail: [Daniel.McEneny@parks.ny.gov](mailto:Daniel.McEneny@parks.ny.gov)

Dear Mr. McEneny:

We wish to inform you as the owners of

*415 Ashland Ave Bldg 14222*

that we support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

Sincerely,

*Richard R. Clapper*  
*Richard R. Clapper*

August, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189



By mail and e-mail: [Daniel.McEneny@parks.ny.gov](mailto:Daniel.McEneny@parks.ny.gov)

Dear Mr. McEneny:

We wish to inform you as the owners of *409 Ashland Avenue*

that we support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

Sincerely,

*Dr. Marcella Branagan*



August, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189



By mail and e-mail: [Daniel.McEneny@parks.ny.gov](mailto:Daniel.McEneny@parks.ny.gov)

Dear Mr. McEneny:

We wish to inform you as the owners of *410 Ashland Avenue*

that we support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

Sincerely,

*Eamon McCallion*

A handwritten signature, likely of Eamon McCallion, consisting of a stylized first letter 'E' followed by a horizontal line.

August, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189



By mail and e-mail: [Daniel.McEneny@parks.ny.gov](mailto:Daniel.McEneny@parks.ny.gov)

Dear Mr. McEneny:

We wish to inform you as the owners of 556 LAFAYETTE AVE.

that we support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

Sincerely,

*Carol J. Alaimo*  
CAROL J. ALAIMO

**August, 2012**

**Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189**

**By mail and e-mail:** [Daniel.McEneny@state.ny.us](mailto:Daniel.McEneny@state.ny.us)

**Dear Mr. McEneny:**

**We wish to inform you as the owners of**  
451 ASHLAND AVE.  
**that we support the listing of the Elmwood Historic District  
(West) on the State and National Registers of Historic Places.**

**Sincerely,**

**Print**  
**name** TOM BUCKHAM

**Sign**  
**name** Tom Buckham

August, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

By mail and e-mail: [Daniel.McEneny@parks.ny.gov](mailto:Daniel.McEneny@parks.ny.gov)

Dear Mr. McEneny:

We wish to inform you as the owners of 57 Dorchester Road

that we support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

Sincerely,

 (Darren Dowdell)



August, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

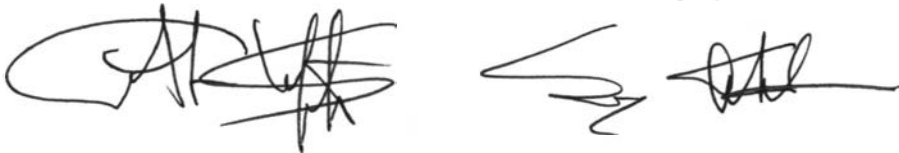
By mail and e-mail: [Daniel.McEneny@parks.ny.gov](mailto:Daniel.McEneny@parks.ny.gov)

Dear Mr. McEneny:

We wish to inform you as the owners of *432 Ashland Avenue*  
that we support the listing of the Elmwood Historic District (West) to the State and  
National Registers of Historic Places.

Sincerely,

*Charles and Susan Stiffler*

The block contains two handwritten signatures. The signature on the left is a large, stylized cursive signature, likely for Charles Stiffler. The signature on the right is a smaller, more compact cursive signature, likely for Susan Stiffler. Both signatures are written in black ink.

August, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

By mail and e-mail: [Daniel.McEneny@parks.ny.gov](mailto:Daniel.McEneny@parks.ny.gov)

Dear Mr. McEneny:

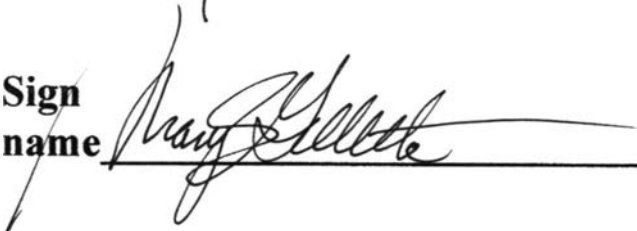

We wish to inform you as the owners of  
434 Norwood Ave Buffalo 14222  
that we support the listing of the Elmwood Historic District  
(West) on the State and National Registers of Historic Places.

Sincerely,

Print

name Mary E Gillette Don E Cockerill

Sign

name  

August, 2012

**Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189**

**By mail and e-mail:** *Daniel.McEneny@state.ny.us*

**Dear Mr. McEneny:**

**We wish to inform you as the owners of**

476 Ashland Ave  
**that we support the listing of the Elmwood Historic District  
(West) on the State and National Registers of Historic Places.**

**Sincerely,**

**Print**  
**name** Elizabeth Kamke

**Sign**  
**name** Elizabeth Kamke

August, 2012

**Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189**

**By mail and e-mail:** [Daniel.McEneny@state.ny.us](mailto:Daniel.McEneny@state.ny.us)

**Dear Mr. McEneny:**

**We wish to inform you as the owners of**  
255 Norwood Ave. Buffalo, NY 14222  
**that we support the listing of the Elmwood Historic District  
(West) on the State and National Registers of Historic Places.**

**Sincerely,**

**Print**  
**name** Mary Ann McElleary

**Sign**  
**name** Mary Ann McElleary



August, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

By mail and e-mail: [Daniel.McEneny@NY.Gov](mailto:Daniel.McEneny@NY.Gov)

Dear Mr. McEneny:

We wish to inform you as the owners of

258 Norwood  
that we support the listing of the Elmwood Historic District  
(West) on the State and National Registers of Historic Places.

Sincerely,

Print name Patricia A. McGuillen

Sign name Patricia A. McGuillen

August, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

By mail and e-mail: [DanielMcEneny@parks.ny.gov](mailto:DanielMcEneny@parks.ny.gov)

Dear Mr. McEneny:

We wish to inform you as the owners of  
32 Gill HILLY, 276 Summer St  
that we support the listing of the Elmwood Historic District  
(West) on the State and National Registers of Historic Places.

Sincerely,

Print

name

Timothy M Sick

Sign

name

[Signature]

August, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

By mail and e-mail: [Daniel.McEneny@parks.ny.gov](mailto:Daniel.McEneny@parks.ny.gov)

Dear Mr. McEneny:

We wish to inform you as the owners of 56 COLONIAL CIRCLE, BUFFALO  
that we support the listing of the Elmwood Historic District (West) to the State and 14213  
National Registers of Historic Places.

Sincerely,

*Linda C. Adala*

August, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189



By mail and e-mail: [Daniel.McEneny@parks.ny.gov](mailto:Daniel.McEneny@parks.ny.gov)

Dear Mr. McEneny:

We wish to inform you as the owners of *407 Ashland Ave*

that we support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

Sincerely,

*James Swan*  
*Elizabeth A. Weston*



Diane Persico

145 Richmond Ave

Buffalo, NY 14222

New York State Office of Parks and Recreation and Historic Preservation

Historic Preservation Field Services Bureau

PO Box 189

Waterford NY 12188-0189

Attn Daniel McEneny



Aug 6 2012

Dear Mr. McEneny,

I do not want my property, 145 Richmond Ave. included in the Elmwood Historic District. I am the sole owner of this property.

As I said in our conversation in July, this has no value to me what so ever. All this means for me is homework, and I have 3 jobs now, I don't need another.

The cover letter states in part "In general, there are no restrictions placed upon private owners...." The benefits for the inclusion are vague, and I do not want to be subjected to a future board with the power to tell me what I can or can't do to my property. The city has that covered. I know people who have had very bad experiences with the Allentown Historic folks and I do not want to spend any time in a battle. I am aware that being part of the Elmwood Historic District IS NOT the same as the Allentown Historic District, but it is the first step.

The fact that I have to spend time writing this and then getting a "notarized acknowledgement" that I own this property is a nuisance. I am sure that being a part of this plan will provide me with nothing but more inconvenience in the future. Not interested jumping hoops.

I Diane Persico am sole owner of the property 145 Richmond Ave Buffalo NY 14222.

Sincerely,

On Aug 6, 2012 before me personally appeared Diane Persico to me known and known to be the individual who signed the above statement.

JAMES E. BARNETT, JR.  
Notary Public, State of New York  
Qualified in Niagara County  
My Commission Expires Dec. 21, 2013

**Mr. and Mrs. Frank C. Capodagli**  
9085 Sesh Road  
Clarence Center, New York 14032  
Tel. (716) 741-9133

August 6, 2012

Via U.S.P.S. Certified Mail, Return Receipt Requested

Historic Preservation Field Services Bureau

N.Y.S. Office of Parks, Recreation and Historic Preservation

Peebles Island

P.O. Box 189,

Waterford, New York 12188-0189

Attn: Dan McEneny

RE: Elmwood Historic District (West)  
68 Ashland Avenue, Buffalo, New York 14222 (SBL # 100.53-2-49)  
Erie County  
USN# 02940.001698

Dear Mr. McEneny,

We are the current property owners of 68 Ashland Avenue, Buffalo, New York and are writing you regarding the letter dated July 20, 2012 that we received about the nomination of the above property, for historic preservation status in the Elmwood Historic District (West). We do not wish to have the above referenced property listed in the New York State or Federal Registers of Historic Places, and hereby object to the same. I ask that you please continue to keep us informed of the decision(s) of the State Review Board at the meeting scheduled for September 20, 2012, and any further meetings in which the above referenced property is being discussed for registry with the SHPO or the National Register. We have included a Notarized Statement of Objection to be considered as our vote against Historic Preservation Status.

Sincerely,



Frank C. Capodagli



Debra A. Capodagli

enc.

cc: Matthew D. Valauri, Esq., Getman & Biryla, LLP



## STATEMENT OF OBJECTION

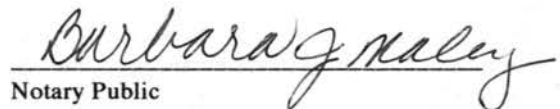
We, Frank C. Capodagli and Debra A. Capodagli, are the owners of the real property located at, **68 Ashland Avenue, Buffalo, New York 14222**, referenced by SBL#: 100.53-2-49 and listed for consideration under USN#: 02940.001698. We hereby object to the consideration and inclusion of the above referenced property in both the New York State and National Registers of Historic Places, and hereby cast our vote in opposition to Historic Preservation Status and inclusion of the above real property in the Elmwood Historic District (West).

  
Frank C. Capodagli

  
Debra A. Capodagli

STATE OF NEW YORK )  
COUNTY OF Erie :ss

On the 20 day of August in the year 2012 before me, the undersigned, a Notary Public in and for said State, personally appeared FRANK C. CAPODAGLI and DEBRA A. CAPODAGLI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

BARBARA JEAN MALEY  
No. 01MA6081786  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires July 23, 13

### Mailing Address:

Frank C. and Debra A. Capodagli  
9085 Sesh Road  
Clarence Center, New York 14032

In the Matter of the Nomination  
of 812 Elmwood Avenue, Buffalo,  
New York 14222 to the National and  
State Registers of Historic Places

**AFFIDAVIT**

---

Joseph Piccillo, being duly sworn deposes and says:

1. I am the owner of real estate commonly known at 812 Elmwood Avenue,  
Buffalo, New York,
2. I received a Notice from the New York State Office of Parks Recreation and  
Historic Preservation, under letter dated July 20, 2012, that my aforesaid property would  
be considered on September 20, 2012, for nomination to the National and State Registers  
of Historic Places.
3. Pursuant to provision in said letter; I hereby **object** to 812 Elmwood Avenue,  
Buffalo, New York 14222, being listed in the National and State Registers of Historic  
places.

  
\_\_\_\_\_  
Joseph Piccillo

Subscribed and Sworn to  
Before me the 2nd day  
of August, 2012

  
\_\_\_\_\_

PAUL SHATKIN  
NOTARY PUBLIC  
QUALIFIED IN ERIE COUNTY  
MY COMMISSION EXPIRES FEB. 10, 2013





Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

August 13, 2012

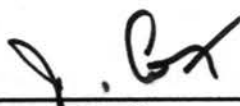


Dear Mr. McEneny:

As the owners of 77 Colonial Circle (aka 4 Bidwell Parkway) we want and are very supportive of listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

We purchased this property in 2006 and want to keep it looking nice as it does lend itself to the historic nature of this District.

Sincerely,

  
\_\_\_\_\_  
Joseph D. Cox  
77 Colonial Circle  
Buffalo, NY 14222



# City of Buffalo

BUFFALO PRESERVATION BOARD

Byron W. Brown, *Mayor*

Paul McDonnell AIA *Chair*

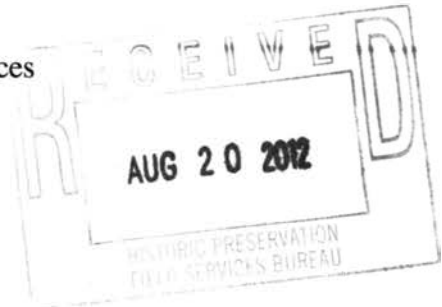
Ruth L. Pierpont

August 13, 2012

Deputy Commissioner for Historic Preservation  
New York State Office of Parks, Recreation and  
Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189  
Waterford, NY 12188-0189

Re: Nominations to State and National Registers of Historic Places

Turner/American Storage Building, 297 Niagara Street  
Clara Brown, 32 Furmann Boulevard  
Hagar Mills, 141 Elm Street  
Elmwood Historic District (West)  
762 Elmwood Avenue  
304 West Utica Street  
420 Lafayette Avenue



Dear Ms. Pierpont,

The above referenced properties were presented to the Buffalo Preservation Board at a recent public meeting. After a review of the properties and the presentations of the applicants, the Board voiced no objections and voted unanimously to support the inclusion of all the properties to the State and National Registers of Historic Places.

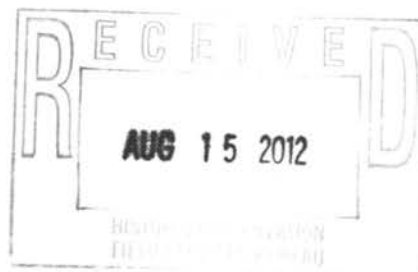
We look forward to the same conclusion by the State Review Board.

Sincerely,

Paul McDonnell AIA  
Chair, Buffalo Preservation Board

August 13, 2012

Mr. Dan McEneny  
Historic Preservation Field Services Bureau  
New York State Office of Parks, Recreation  
And Historic Preservation  
Peebles Island  
P.O. Box 189  
Waterford, NY 12188-0189



Dear Mr. McEneny:

Re: 16 Ashland Avenue, Buffalo, NY 14222 (Elmwood Historic District  
(West), Erie County)

In response to the attached letter from your office regarding the listing of 16 Ashland Avenue, Buffalo, New York (the "Property") in the National Register, please be advised that I am the sole owner of the Property and I object to the proposed listing of the Property in the National Register.

If you have any questions or need additional information, you may contact me at (716) 848-1287.

Very truly yours.

Kathleen A. Wall

STATE OF NEW YORK                    )  
  :SS.  
COUNTY OF ERIE                    )

On the 13th day of August, in the year 2012, before me, the undersigned, a notary public in and for said state, personally appeared Kathleen A. Wall, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s), acted, executed the instrument.

Notary Public

KATHLEEN A. DALY  
No. 01DA0850230  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires Jan. 31, 2014

Support

**McEneny, Daniel (PEB)**

---

**From:** Anne Huberman [anne.huberman@gmail.com]

**Sent:** Wednesday, August 15, 2012 3:28 PM

**To:** McEneny, Daniel (PEB)

**Subject:** Support for Elmwood Historic District (West)

I simply wish to register my support for the Elmwood Historic District (West) National Register of Historic Places nomination initiative that has been hosted by St. John's-Grace Episcopal Church and the RANHDI Community Council. I am a resident of the district.

Anne Huberman  
303 Highland Ave.  
Buffalo, NY 14222-1750

8/16/2012



# Hovey & Massaro

Attorney and Counselors at Law  
631 MAIN STREET  
NIAGARA FALLS, NEW YORK 14301

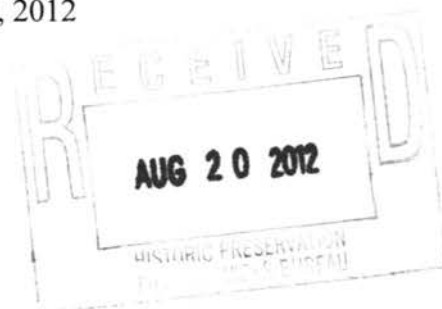
NIAGARA FALLS (716) 285-9338  
BUFFALO (716) 692-0110  
FAX (716) 285-0908

ANGELO MASSARO

IRA M. J. HOVEY  
1904-1985

August 16, 2012

Dan McEneny  
Historic Preservation Field Services Bureau  
New York State Office of Parks,  
Recreation and Historic Preservation  
Peebles Island  
P.O. Box 189  
Waterford, New York 12188-0189



Re: Elmwood Historic District (West)  
1108 Elmwood Avenue, Buffalo, NY 14222  
Erie County

Dear Mr. McEneny:

This is to advise that LMD Associates, Inc. is the sole owner of premises 1108-1110 Elmwood Avenue, Buffalo, New York 14222 ("Property"), and as sole owner hereby submits the enclosed notarized objection to the subject Property being listed in the National Register and/or State Register of Historic Places.

Please advise if any additional information is required to formalize the objection.

Very truly yours,

**HOVEY & MASSARO**

By   
Angelo Massaro

AM/bc  
Enclosure

STATE OF NEW YORK     )  
  ) ss:  
COUNTY OF NIAGARA    )



**ANGELO MASSARO**, being duly sworn, deposes and says:

That he is the owner of all outstanding shares of stock of LMD Associates, Inc., the owner of real property commonly designated 1108-1110 Elmwood Avenue in the City of Buffalo, County of Erie, New York ("Property").

That deponent has been notified that the Property will be considered by the State Review Board at its meeting of September 20, 2012, for nomination to National and State Registers of Historic Places.

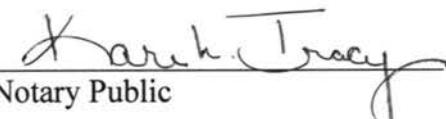
That deponent, as President and sole owner of all outstanding shares of stock of LMD Associates, Inc., owner of the Property, objects to the proposed listing of the Property and/or the nomination and/or listing of said Property to the National and State Registers of Historic Places.

That this Affidavit is made for the purpose of objecting to the consideration and/or nomination and/or listing of the Property on the National and State Registers of Historic Places.



Angelo Massaro

SUBSCRIBED AND SWORN TO  
before me this 16<sup>th</sup> day of August,  
2012



Notary Public

**KARI L. TRACY**  
**01TR6090094**  
**Notary Public, State of New York**  
**Qualified in Niagara County**  
**Commission Expires April 7, 2015**

# LAW OFFICES OF JENNIFER A. HURLEY

390 ELMWOOD AVENUE BUFFALO, NY 14222  
TEL 716.883.4967 FAX 866 2859249

[JHURLEY@HURLEYLAWFIRM.NET](mailto:JHURLEY@HURLEYLAWFIRM.NET)

August 16, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

By mail and e-mail: [Daniel.McEneny@parks.ny.gov](mailto:Daniel.McEneny@parks.ny.gov)

Dear Mr. McEneny:

I wish to inform you as the business owner of the property at 390 Elmwood Avenue, that I support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

Regards,



---

Jennifer A. Hurley

August 16, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

By mail and e-mail: [Daniel.McEneny@parks.ny.gov](mailto:Daniel.McEneny@parks.ny.gov)

Dear Mr. McEneny:

We wish to inform you as the owners of 580 West Ferry Street, that we support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

Regards,



---

Jennifer A. Hurley



# Hurley Management<sup>LLC</sup>

580 WEST FERRY ST BUFFALO, NY 14222  
716.863.2148

August 16, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

By mail and e-mail: [Daniel.McEneny@parks.ny.gov](mailto:Daniel.McEneny@parks.ny.gov)

Dear Mr. McEneny:

We wish to inform you as the owners of 390 Elmwood Avenue and 341 Richmond Avenue, that we support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

Regards,

---

Jennifer A. Hurley, Member  
Hurley Management, LLC



SAM HOYT  
564 LAFAYETTE AVENUE  
BUFFALO, NEW YORK 14222

© GOU 1252-M

August 16, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189



Dear Mr. McEneny: *Dan!*

We wish to inform you as the owners of 564 Lafayette Avenue, Buffalo, NY that we support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

Sincerely,

*Hope you are well!*

**McEneny, Daniel (PEB)**

---

**From:** M Bruce McKay [mbmckay@pslucc.org]

**Sent:** Thursday, August 16, 2012 12:17 PM

**To:** McEneny, Daniel (PEB)

**Subject:** Elmwood Historic District

Dear Mr. McEneny,

As the Pastor of Pilgrim-St. Luke's United Church of Christ, at 335 Richmond Ave. in Buffalo, NY I am writing to support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

Sincerely,

M. Bruce McKay

--

Rev. Dr. M. Bruce McKay

Pastor, Pilgrim-St. Luke's UCC

335 Richmond Ave. Buffalo, NY 14222

Phone: 716-885-9443

Cell: 716-481-1690

Like us on facebook:<http://www.facebook.com/PSLUCC>

and visit our website at: <http://pslucc.org/>

**Cynthia Van Ness**  
**464 Norwood Avenue**  
**Buffalo, NY 14222**  
**bettybarcode@yahoo.com**

Thursday, August 16, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation  
State Office of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

Dear Mr. McEneny:

My husband Vincent Kuntz and I wish to inform you as the owners of 464 Norwood Avenue that we support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

The neighborhood clearly merits the honor, plus we are impressed with the amount of re-investment that Buffalo's old building stock has enjoyed since the launch of the preservation tax credit program. We think this designation will encourage even more wise investment in our neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Cynthia Van Ness". The script is cursive and fluid, with the first name being more prominent than the last.

Cynthia Van Ness

Kenneth A. Rogers  
Kathleen C. Rogers

August 16, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

Dear Dan:

We wish to go on record as the owners of 560 Lafayette Avenue, Buffalo NY  
14222 that our family supports the listing of the Elmwood Historic District (West)  
to the State and National Registers of Historic Places.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth A. Rogers", with a long horizontal flourish extending to the right.

Kenneth A. Rogers

560 Lafayette Ave. Buffalo NY 14222  
716.881.0753

**McEneny, Daniel (PEB)**

---

**From:** David Hill [davidjhill02@yahoo.com]  
**Sent:** Friday, August 17, 2012 11:08 AM  
**To:** McEneny, Daniel (PEB)  
**Subject:** Letter of support for Elmwood Historic District (West)

August 17, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

Dear Mr. McEneny:

I wish to inform you as a resident at 557 Richmond Ave., Apt. 4, that I support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places. I welcome and appreciate any opportunity to protect and preserve this historically significant and beautiful neighborhood. Thank you for your time.

Sincerely,

David J. Hill

8/17/2012



**McEneny, Daniel (PEB)**

---

**From:** Bonnie Lorentz [bonnie.lorentz@gmail.com]

**Sent:** Friday, August 17, 2012 7:00 PM

**To:** McEneny, Daniel (PEB)

**Subject:** Elmwood Historic District

August 17, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

Dear Mr. McEneny:

We wish to inform you as the owners of 547 Richmond Avenue  
that we support the listing of the Elmwood Historic District (West) to the State and National  
Registers of Historic Places.

Sincerely,  
Bonnie & Brian Lorentz

8/23/2012

**McEneny, Daniel (PEB)**

---

**From:** Schneekloth, Lynda [lhs1@buffalo.edu]  
**Sent:** Saturday, August 18, 2012 10:20 AM  
**To:** McEneny, Daniel (PEB)  
**Cc:** clintonbrown@clintonbrowncompany.com  
**Subject:** Elmwood Historic District

Dear Mr. McEneny:

We are very supportive of the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places. It is a unique neighborhood with an excellent, intact historic fabric.

Sincerely,

Lynda Schneekloth and Robert Shibley  
601 W Ferry Street  
Buffalo, NY 14222  
716 883 4075

8/23/2012

THE SENATE  
STATE OF NEW YORK



**TIMOTHY M. KENNEDY**  
**SENATOR, 58TH DISTRICT**

**RANKING MINORITY MEMBER**  
COMMERCE, ECONOMIC DEVELOPMENT  
AND SMALL BUSINESS  
AGRICULTURE  
**COMMITTEES**  
CRIME VICTIMS, CRIME AND CORRECTION  
CULTURAL AFFAIRS, TOURISM, PARKS  
AND RECREATION  
ENERGY AND TELECOMMUNICATIONS  
HIGHER EDUCATION  
INSURANCE  
TRANSPORTATION

**ALBANY OFFICE:**  
ROOM 506  
LEGISLATIVE OFFICE BUILDING  
ALBANY, NEW YORK 12247  
(518) 455-2426 OFFICE  
(518) 426-6851 FAX

**DISTRICT OFFICE:**  
2239 SOUTH PARK AVENUE  
BUFFALO, NEW YORK 14220  
(716) 826-2683 OFFICE  
(716) 826-2793 FAX

**E-MAIL ADDRESS:**  
KENNEDY@NYSenate.GOV

August 19, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation  
State Office of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189



Dear Mr. McEneny:

I am writing to express my support for the nomination of the Elmwood Historic District (West) for listing on the State and National Registers of Historic Preservation with the New York State Board for Historic Preservation.

Listing the Elmwood Historic District (West) with the National Register recognizes this special place as a true destination within the City of Buffalo. In addition to enhancing property values throughout the district, listing will also boost residents' sense of pride in their community. If successful, this designation will make approximately 1,600 historic building owners eligible for state and federal historic tax credits to assist the rehabilitation of their homes and commercial buildings.

Over the past two years, I have been following the grassroots effort led by more than 100 homeowners to create this historic district. A positive action by your Board on this nomination will endorse their efforts at improving this vital section of the City and combine community revitalization, economic development and historic preservation as a model statewide. Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink that reads "Timothy M. Kennedy".

Timothy M. Kennedy  
New York State Senator, 58<sup>th</sup> District

COMMITTEE CHAIRMAN  
ENVIRONMENTAL CONSERVATION

COMMITTEE ASSIGNMENTS  
CITIES  
CULTURAL AFFAIRS, TOURISM, PARKS &  
RECREATION  
HIGHER EDUCATION  
HOUSING, CONSTRUCTION &  
COMMUNITY DEVELOPMENT  
INSURANCE  
LABOR  
VETERANS, HOMELAND SECURITY &  
MILITARY AFFAIRS

E-MAIL ADDRESS:  
GRISANTI@NYSenate.GOV

WEBSITE:  
GRISANTI.NYSenate.GOV

THE SENATE  
STATE OF NEW YORK



**MARK GRISANTI**  
SENATOR, 60TH DISTRICT

*Sent via email and US mail, 8/20/2012 12:45 PM*

**ALBANY OFFICE:**

ROOM 902  
LEGISLATIVE OFFICE BUILDING  
ALBANY, NEW YORK 12247  
PH: (518) 455-3240  
FAX: (518) 426-6738

**BUFFALO OFFICE:**

WALTER J. MAHONEY BUILDING  
65 COURT STREET, ROOM 213  
BUFFALO, NEW YORK 14202  
PH: (716) 854-8705  
FAX: (716) 854-3051

**NIAGARA FALLS OFFICE:**

8701 BUFFALO AVENUE  
SUITE 201  
NIAGARA FALLS, NEW YORK 14304  
PH: (716) 283-0741

August 20, 2012

Mr. Daniel McEneny  
National Register Unit  
NYS Office of Parks Recreation and Historic Preservation  
Division of Historic Preservation  
Peebles Island State Park  
Post Office Box 189  
Waterford, New York 12188-0189

Dear Mr. McEneny:

I am writing in full support of the nomination of the Elmwood Historic District (West) for listing on the State and National Registers of Historic Preservation.

Listing will recognize this special place that lies within my senate district. It will enhance pride of place and property values, and will make approximately 1,600 historic building owners eligible for state and federal historic tax credits to assist in the rehabilitation of their homes and commercial buildings. I understand that there is no downside to this listing.

I have been following this grassroots effort by more than 100 homeowners over the past two years to create this historic district. A positive action by your Board on this nomination will endorse their efforts at improving this important and vital section of the city and combine community revitalization, economic development and historic preservation as a model state-wide.

I would appreciate you keeping me apprised of the status of this request through Nick Crocco in my Buffalo district office. Thank you in advance for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Grisanti', with a long horizontal line extending from the end of the signature.

Mark Grisanti  
New York State Senator  
60<sup>th</sup> Senate District

**McEneny, Daniel (PEB)**

---

**From:** PMurphy804@aol.com  
**Sent:** Tuesday, August 21, 2012 4:40 PM  
**To:** McEneny, Daniel (PEB)  
**Subject:** Elmwood Historic District West

Dear Mr. McEneny:

We wish to inform you as the owners of 615 Richmond Avenue, Buffalo NY 14222 that we support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

Sincerely,

Paul D. Murphy  
Micheline M. Murphy

8/23/2012



**McEneny, Daniel (PEB)**

---

**From:** Kate Stryker [katstryker@aol.com]  
**Sent:** Tuesday, August 21, 2012 6:24 AM  
**To:** McEneny, Daniel (PEB)  
**Cc:** clintonbrown@clintonbrowncompany.com  
**Subject:** We support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places

21 August 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

Dear Mr. McEneny:

I, as the owner of 521 Lafayette Avenue, Buffalo, NY 14222-1316, support the listing of the Elmwood Historic District (West) to the State and National Registers of Historic Places.

Sincerely,

Katharine Grant Stryker (remarried, house titled to me as Katharine Grant Rooney)

8/23/2012

August, <sup>21</sup>2012

**Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189**

**By mail and e-mail:** *Daniel.McEneny@NY.gov*

**Dear Mr. McEneny:**

**We wish to inform you as the owners of  
798 Elmwood Avenue  
that we support the listing of the Elmwood Historic District  
(West) on the State and National Registers of Historic Places.**

**Sincerely,**

**Print**  
**name** Phyllis Wendt Pierce

**Sign**  
**name** Phyllis Wendt Pierce

*Note:*

*This is a commercial building  
owned by Elmwood Meadows LLC.*

*I am Majority owner.*

*My personal address is:*

*43 Brantford Pl  
Buffalo NY 14222*



**HUNT REAL ESTATE CORPORATION**  
Peter F. Hunt, Chairman and Chief Executive Officer  
430 Dick Road, Depew, New York 14043  
Ofc: (716) 633-9400 • Fax: (716) 633-9406 • Email: phunt@huntrealestate.com

Not Cont



August 21, 2012

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation  
NYS Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189  
Waterford, NY 12188-0189



Re: Elmwood Historic District (West)  
720 Elmwood Avenue, Buffalo, NY 14222  
Erie County

Dear Ms. Pierpont:

Thank you for your letter of July 31, 2012. While we are flattered that you believe that our property referenced above is worthy of preservation, the building itself and grounds have been modified many times over the years and many times previous to our taking title. Accordingly, we would prefer not to have our property listed. We will send you a notarized objection to prevent the property from being listed in the National Register as this property is owned by my family and as such I would be considered the "sole owner of a private property".

Sincerely,

Peter F. Hunt  
Chairman and CEO

'jb

HUNTREALESTATE.COM

REAL ESTATE | MORTGAGE | INSURANCE

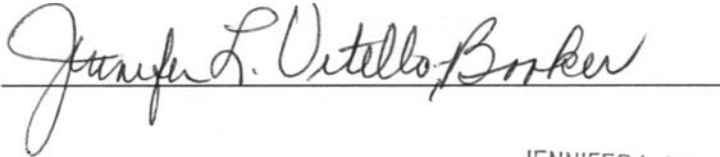
OWNER'S OBJECTION TO PREVENT PROPERTY FROM BEING LISTED IN THE  
NATIONAL REGISTER.

The undersigned, Peter F. Hunt, is the sole owner of property located at 720 Elmwood Avenue, Buffalo, New York 14222, and is stating his objection to having this property listed in the National Register.



Peter F. Hunt, Owner

Sworn to and subscribed before me this 21<sup>ST</sup> day of August, 2012.



JENNIFER L. VITELLO-BOOKER  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN ERIE COUNTY  
My Commission Expires 2/28/14



Randi:

Not Cont.

Aug 23, 2012

I object to the proposal of this  
area becoming an Historic District.

Jack Alessandra  
52 Bidwell Parkway  
Buffalo, N.Y. 14222

Sworn to before me  
this 22<sup>nd</sup> day of August

*Keri D. Callocchia*

Keri D. Callocchia  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires July 19, 2015





# The Buffalo Common Council

**MICHAEL J. LOCURTO**  
DELAWARE DISTRICT COUNCIL MEMBER  
65 NIAGARA SQUARE, 1405 CITY HALL  
BUFFALO, NY 14202-3318  
PHONE: (716) 851-5155 ♦ FAX: (716) 851-4553  
E-mail: mlocurto@city-buffalo.com



**CHAIR**  
COMMUNITY DEVELOPMENT

**COMMITTEES**  
LEGISLATION  
FINANCE  
BUDGET

**BOARDS**  
BURA

**CHIEF OF STAFF**  
BRADLEY K. HAMM  
**LEGISLATIVE ASSISTANT**  
ALYSSA K. WEISS  
JASON A. HURLEY

August 24, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189



By mail and e-mail: [Daniel.McEneny@parks.ny.gov](mailto:Daniel.McEneny@parks.ny.gov)

Dear Mr. McEneny:

I want to let you and the State Board for Historic Preservation know that I support the nomination of the Elmwood Historic District (West) for listing on the State and National Registers of Historic Preservation.

Listing will recognize this special place that lies within my district. It will enhance pride of place and property values. And listing will make approximately 1,600 historic building owners eligible for state and federal historic tax credits to assist the rehabilitation of their homes and commercial buildings, if they choose to do this. I understand that there is no downside to listing.

I have been following this grass-roots effort by more than 100 homeowners over the past two years to create this historic district. A positive action by your Board on this nomination will endorse their efforts at improving this important and vital section of the city and combine community revitalization, economic development and historic preservation as a model state-wide.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Locurto".

MICHAEL J. LOCURTO  
Delaware District Councilmember

8.25.12

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
Of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

Dear Mr. McEneny:

We are writing to voice our support for the establishment of a historic district in the Elmwood Village area of Buffalo, New York. We are residents of the area – 155 Dorchester Road, Buffalo, NY 14213.

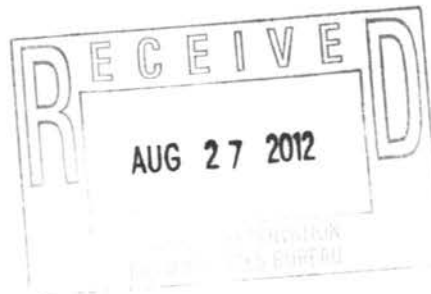
Thank you-



Dr. Michael E. Parks



Lisa S. Parks



**McEneny, Daniel (PEB)**

---

**From:** Mitch Flynn [mitch@flynnandfriends.com]

**Sent:** Wednesday, August 29, 2012 2:49 PM

**To:** McEneny, Daniel (PEB)

**Subject:** Elmwood Historic District (West)

**Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189**

**Dear Mr. McEneny:**

**We wish to inform you as the owner of a single family home at 257 Highland Avenue, Buffalo, NY, 14222; that I support the listing of the Elmwood Historic District (West) on the State and National Registers of Historic Places.**

**Sincerely,**



**Mitch Flynn**  
Mitch Flynn  
Flynn & Friends, Inc.

**Web**  
[www.flynnandfriends.com](http://www.flynnandfriends.com)

**Wire**  
W: (716) 881-2697  
M: (716) 523-5235  
F: (716) 881-2711

**World**  
437 Franklin St.  
Buffalo, NY 14202

---

**McEneny, Daniel (PEB)**

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**From:** Melissa Neal [twenty20eye@gmail.com]  
**Sent:** Wednesday, August 29, 2012 2:56 PM  
**To:** McEneny, Daniel (PEB)  
**Subject:** for the nomination

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, StateOffice  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

Dear Mr. McEneny:

I would like to inform you as the owner of 410 elmwood ave bufalo ny 14222.

that I support the listing of theElmwood Historic District (West) on the State and National Registers ofHistoric Places.

--

Melissa Neal M.D.  
410 Elmwood Ave  
Buffalo NY 14222  
716-462-5437  
[www.twenty20eye.com](http://www.twenty20eye.com)

**Twenty 20 promises to value you...your time...Your total well being!**

**Confidentiality Notice:** This email and the attachments, if any, may contain confidential information which is privileged and protected from disclosure by Federal and State confidentiality laws, rules, and regulations. This email and attachments, if any, are intended for the designated addressee only. If you are not the designated addressee, you are hereby notified that any disclosure, copying or distribution of this email and its attachments, if any, may be unlawful and may subject you to legal consequences. If you have received this email and attachments in error, please contact Twenty 20 (716) 462-5437 and delete the email and its attachments from your computer. Thank you for your attention.

8/29/2012

**McEneny, Daniel (PEB)**

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**From:** Gwen Howard [ghoward@foit-albert.com]

**Sent:** Wednesday, August 29, 2012 3:36 PM

**To:** McEneny, Daniel (PEB)

**Subject:** Elmwood District

Dan – Please record my enthusiastic support for the proposed State and National Register District listing of the proposed district that contains my owned residence, 445 Norwood Avenue, Buffalo, NY. As a practicing preservation architect, I also recognize the importance that this designation has on protecting the historic resources in the district, as well as the economic benefits on jobs in my field and the construction trades. It is a win/win all the way around!

Thank you for your efforts on behalf of preservation in NYS, as well as for fielding questions at the recent public meeting.

**Gwen A. Howard, RA, LEED®**  
Senior Project Manager, Associate

**FoitAlbert Associates** • Architecture, Engineering, Surveying.  
763 Main Street Buffalo, New York 14203  
c.716.480.6576 | p.716.856.3933 | f.716.856.3961  
foit-albert.com

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**McEneny, Daniel (PEB)**

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**From:** Irving Massey [massey@buffalo.edu]  
**Sent:** Wednesday, August 29, 2012 5:38 PM  
**To:** McEneny, Daniel (PEB)  
**Subject:** Elmwood Historic District

Dear Sir:

This is to say that I, the owner of the property at 332 Ashland Ave., Buffalo, N. Y., 14222, support the addition of the Elmwood Historic District to the National Register of Historic Places.

Sincerely,

Dr. Irving Massey

**McEneny, Daniel (PEB)**

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**From:** Patrick Ravines [ravines55@gmail.com]

**Sent:** Wednesday, August 29, 2012 5:04 PM

**To:** McEneny, Daniel (PEB)

**Subject:** Elmwood Historic District (West)

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

Dear Mr. McEneny:

We wish to inform you that my wife and I are owners of the house on 29 Ashland Avenue in the Elmwood West region in Buffalo, New York, and that we fully support the listing of the Elmwood Historic District (West) on the State and National Registers of Historic Places. A step towards the preservation of this unique area with much residential architectural character.

Sincerely,

Patrick & Caroline Ravines

--

Patrick Ravines  
[ravines55@gmail.com](mailto:ravines55@gmail.com)  
[585 755 0719](tel:5857550719)

8/30/2012

333 Ashland Ave  
Buffalo, NY 14222

Daniel Mc Enemy, Nat'l Register Unit Aug. 29, 2012  
for Historical Preservation State Office  
Parks, Recreation, Historical Preservation  
Reebles Island State Park  
Box 189  
Waterford, NY 12188 - 0189

Mr. Mc Enemy,

My family bought the above house in March, 1920  
has occupied it since then. Therefore I am the  
current owner (by the time you receive this I'll be 93)

I support the listing of the Elmwood District  
on the State and National Registers of  
Historic Places.

The restaurant/tavern next door, with which I  
own a 100 foot lot line, was once a stage coach  
stop (with 3 barns, now gone) and operated right  
through Prohibition as "Chris Pillar's".

Sincerely,

DOROTHY E. SHAW  
Dorothy E Shaw

Dorothy Shaw  
Ashland Ave.  
Buffalo, NY 14222

BUFFALO NY 142

31 AUG 2012 PM 5 L



Mr. Daniel Mc Enemy, Nat'l Register Unit  
Div. of Hist. Pres., State Office of Parks, Rec., Hist. Preservation  
Reebles Island State Park  
P.O. Box 189  
Waterford, NY 12188 - 0189

**McEneny, Daniel (PEB)**

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**From:** Coley Felser [coley.felser@gmail.com]

**Sent:** Thursday, August 30, 2012 9:00 AM

**To:** McEneny, Daniel (PEB)

Dear Mr. McEneny:

We wish to inform you as the owners of 156 Dorchester Rd. and 515 Richmond that we support the listing of the Elmwood Historic District (West) on the State and National Registers of Historic places.

Sincerely,

Coleman A. Felser  
Susan S. Felser

8/30/2012

932 Elmwood  
Not Cont.

**PGD Properties, LLC  
1 Hopkins Road  
Williamsville, NY 14221  
(716) 631-8888**



Dan McEneny  
Historic Preservation Field Services Bureau  
New York State Office of Parks, Recreation and Historic Preservation  
Peebles Island  
P. O. Box 189  
Waterford, NY 12188-0189

August 31, 2012

Re: Elmwood Historic District (West)

Dear Mr. McEneny:

On July 20<sup>th</sup> of this year I first became aware that the area in which the commercial property that I manage, 930 Elmwood Avenue, Buffalo, NY, was to be included in the above referred, proposed historic district. I have subsequently attended two meetings on this topic; the August 9<sup>th</sup> meeting of the Elmwood Village Association and the August 21<sup>st</sup> meeting at the Pilgrim St. Luke's Church on Richmond Avenue.

On behalf of the owners of PGD Properties, LLC I wish to oppose this designation for the following reasons:

1. Although this project had been underway for a couple of years, we were only notified very recently and have had insufficient time to organize the commercial property owners and assess the impact of this designation.
2. It appears that this initiative was started by residents for the residential community only, which we have no problem with, and was only later expanded to include the commercial district.
3. The meeting on August 21<sup>st</sup>, which was to provide information on the project was dominated by an interesting but ill timed history lesson of the area and a pep talk by the promoters of the project. This left little time for the Q and A portion which was cut short due to the late hour. There was an offer to have questions answered by phone, but this means that the group would not have the benefit of the information that was being offered.
4. One of the messages I got at the August 21<sup>st</sup> meeting was that this was a 'done deal'. In order to stop the designation from moving forward 51% of those in the proposed area would need to write a notarized letter of opposition by September 20<sup>th</sup>. Placing the onus on the disinterested parties pretty much assures that the designation will be



presented and approved. The pros and cons are divided along the groups of the residents (pros) and the commercial owners (cons), with the residents way outnumbering the commercial owners.

I am at a loss to understand why the commercial district of Elmwood Avenue needs to be included in this designation. Clearly the designation benefits the homeowners and they all seem to want it, so it should be extended to them, however the interests of the commercial owners may not align with those of the residents and we should have an option to opt out.

Sincerely,



Theodora Lewandowski  
Manager

Cc: John Kolaga,  
Elmwood Village Association President

On this 31<sup>st</sup> day of AUGUST, 2012 before me came THEODORA LEWANDOWSKI, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he/she executed the same.

**NANCY J SUMPTER**  
Notary Public, State of New York  
No. 01SU6145223  
Qualified in Erie County  
Commission Expires 5/1/14



**McEneny, Daniel (PEB)**

---

**From:** Patricia Caine [triciacaine@msn.com]

**Sent:** Saturday, September 01, 2012 11:14 PM

**To:** McEneny, Daniel (PEB)

**Dear Mr. McEneny:**

**We wish to inform you as the owner of 512 Lafayette Avenue property that I upport the listing of the Elmwood Historic District (West) on the State and National Registers of Historic Places.**

**Sincerely,**

**Tricia Caine**

9/5/2012

**McEneny, Daniel (PEB)**

---

**From:** ezurek@buffalo.edu  
**Sent:** Monday, September 03, 2012 4:14 PM  
**To:** McEneny, Daniel (PEB)  
**Cc:** jochen autschbach; ezurek@buffalo.edu  
**Subject:** Randhi

Mr. Daniel McEneny, National Register Unit Division for Historic Preservation, State Office of Parks, Recreation, Historic Preservation Peebles Island State Park P.O. Box 189 Waterford, NY 12188-0189

Dear Mr. McEneny:

We wish to inform you as the owner(s) of  
282 Lexington Avenue, Buffalo, NY 14222  
that we support the listing of the Elmwood Historic District (West) on the State and National Registers of  
Historic Places.

Sincerely,

Eva Zurek and Jochen Autschbach

-----  
Dr. Eva Zurek

Assistant Professor  
Department of Chemistry  
University at Buffalo  
State University of New York  
331 Natural Sciences Complex  
Buffalo, NY 14260-3000

email: ezurek@buffalo.edu  
phone: +1-716-645-4332  
fax: +1-716-645-6963  
www: <http://www.acsu.buffalo.edu/~ezurek/>  
-----

Patrick J and Joann Ryan  
625 Breckenridge Street  
Buffalo, NY 14222

September 7, 2012

Rose Harvey, Commissioner  
New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Service Bureau  
Peebles Island  
P.O. Box 189  
Waterford, New York 12188-0189



Dear Ms. Harvey:



This is in response to your letter and public notice dated August 1, 2012 pertaining to designating our neighborhood as a historic district and our house a historic property. **We wish to have our house exempt from historic property status. The listing will impose both a current and future financial hardship on us.**

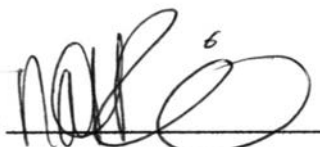
Our house is located at 625 Breckenridge Street, on the south side of the street about mid-way between Ashland and Elmwood Avenues. The house was not designed, constructed or lived in, by anyone of historical note or anyone known to have made a significant contribution to society. It is doubtful that a historian would find this house eligible.

The house is structurally sound, but is not among the best examples of Victorian architecture or of local attempts at restoration. It was severely muddled over the years; and had been broken into six apartments when we purchased it in 1999. We have since converted the interior back into a single dwelling. Although we worked from original house plans, it was not possible to rebuild the interior in the true historic sense of "restoration". We are not wealthy and are forced to repair the house piece-meal operating on a modest shoestring. Our work is functional and adheres to Buffalo city building codes. However, it is not as artistic as can be seen in other houses built during this house's era.

We live in this house with three active children. We recognize that a future owner may wish to redo some of our work. We feel that listing this house as a historic property will severely impair its attractiveness in a future sale as well as impede our financial ability to continue to maintain the building in the present.

Sincerely,

   
Patrick J. Ryan and Wanda J. Ryan

Witnessed by  on the 7<sup>th</sup> day of September 7, 2012

NATALIE RIOS  
Notary Public - State of New York  
Reg. No. 01RI6193866  
Qualified in Erie County  
My Commission Expires 9/22/2012

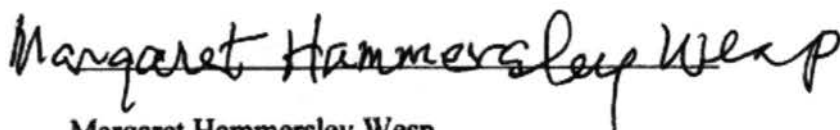
**OBJECTION TO THE PROPOSED LISTING OF 71  
NORWOOD AVENUE, BUFFALO  
NEW YORK IN THE NATIONAL OR STATE REGISTERS  
OF HISTORIC PLACES.**

STATE OF NEW YORK)  
COUNTY OF ERIE ) SS.:

Margaret Hammersley Wesp, being duly sworn deposes and says:

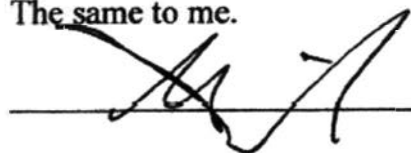
1. That I am the Margaret Hammersley Wesp, who is the sole owner of record in absolute fee simple of an un-mortgaged parcel of real property, improved by a house and garage located in the City of Buffalo, County of Erie and State of New York, commonly known under the street address as 71 Norwood Avenue.
2. I object to the proposed listing of my property, to wit aforesaid 71 Norwood Avenue, in the National Registers of Historic Places.
3. As the sole person with any ownership interest of any kind in this property I direct that no such designation occur and that 71 Norwood Avenue not be listed in any such register.

In WITNESS whereof I have placed my hand and seal, this  
7<sup>th</sup>. Day of September 2012.



Margaret Hammersley Wesp

On the 7<sup>th</sup>. Day of September 2012 before me personally came Margaret Hammersley Wesp, known to me and who executed and Signed this instrument in her capacity as the sole owner of 71 Norwood Avenue, Buffalo New York 14222, and who did acknowledge The same to me.



Notary Public

MICHAEL D. SILKOWSKI  
Notary Public, State of New York  
Qualified in Erie County  
Reg. No. 01S16240440  
My Commission Expires May 2, 2015



Margaret Hammersley Wesp  
71 Norwood Avenue  
Buffalo, New York 14222

September 8, 2012

Ms. Ruth L. Pierpont  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189  
Waterford, NY 12188-0189



Re: 71 Norwood Ave.  
Buffalo, NY 14222

Dear Ms. Pierpont:

In response to your letter of July 20, 2012, I am the sole owner of 71 Norwood Ave., Buffalo, NY 14222 and have been for 50 years.

Your letter states that a notarized objection by the sole owner of a private property will prevent that property from being listed in the National Register. I object to the proposed listing of my property in the National or State Registers of Historic Places and I enclose the notarized rejection.

As part of a captive audience, I heard presentations by Mr. Clinton E. Brown of his RANDHI project. I did not and do not care for the proposals and I never participated in any way in the two years of attempts to organize it. I never joined it or tried to add to the base Mr. Brown sought to take off. Now, out of the blue, one of his employees has nominated non-participants in the Brown effort for enrollment in state and federal historic programs in an additional effort where that employee apparently would have one of the significant roles.

This sort of involuntary enrollment seems very undemocratic to me.

I say without intending be mean or insulting that all three programs strike me as having too strong a possibility of subsidizing gentrification and picking up substantial amounts of the tab for property owners already doing well.

This seems lopsided at any time and unwise in an era when millions of citizens, who once had decent lives and prospects, have lost their homes to foreclosure.

Sincerely yours,

*Margaret Hammersley Wesp.*  
Margaret Hammersley Wesp

Enc.: Notarized rejection

September 13, 2012

Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189



Dear Mr. McEneny:

I am the occupant and sole owner of **167 Richmond Ave, Buffalo NY**, and as such inform you that I enthusiastically, vigorously and unequivocally support the listing of the **Elmwood Historic District (West)** on the State and National Registers of Historic Places.

I much appreciated your visit to Buffalo and the public meeting last August 21. It was interesting to hear the EVA opposition, **to which I strongly object**; to me, it sounded quite ill-founded. Furthermore, it has already driven an angry but needless wedge between some homeowners and the EVA. If there is no delay, though, I think that anger will be forgotten.

I have lived in this house for the last 35 years; I will stay until they carry me out. It was designed by Charles R. Percival and built in 1894 for John Ansteth, émigré from France. A trained jeweler, he had offices on lower Main St. until, in 1902, he moved into #13 The Brisbane Building at its completion; he must have been thrilled. His daughter was born in the house, married Elmer G.H. Youngmann, and lived in it until the year before I bought it.

It is a beautiful house, beautifully preserved, and even came, magically, with the architect's blueprints and a number of full-scale original paper-and-pencil construction drawings. Alas, it lacks the porch roof balustrade.

With listing in the Registers, the NYS Tax Credit will now make it possible for me to reproduce the long-gone balustrade of Percival's design. Mundane perhaps, but I can't tell you how good that makes me feel. Ansteth died at 75, so there may not be much more time for me to do it. Please do not delay!

I can't thank you enough for the work you and your office does; it is so important. Best wishes for you and success with this apparently unique nomination.

Sincerely yours,

*David B. Bender* 9/13/12

David B. Bender  
Prof of Physiology & Biophysics, emer.  
Univ. at Buffalo, SUNY

167 Richmond Ave  
Buffalo, NY 14222

DONALD REEVES  
308 Summer Street  
Buffalo, N.Y. 14222  
716-884-4129 fax 608-1416  
reeves.don@gmail.com

Dan McEneny  
Historic Preservation Field Services Bureau  
NYS Office of Parks, Recreation and Historic Preservation  
Peebles Island  
PO Box 189  
Waterford, NY 12188-0189


September 17, 2012

Re: Elmwood Historic District (West)  
308 Summer St Buffalo, NY 14222  
Erie County


Dear Sir,

I am the sole owner of 308 Summer St Buffalo, NY and I object to the proposed National Register listing of this property.

Sincerely yours,



Donald Reeves



MARGARET M. WOOD  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01WO5048462  
Qualified in Erie County  
My Commission Expires August 21, 2013

SEP 19 2012

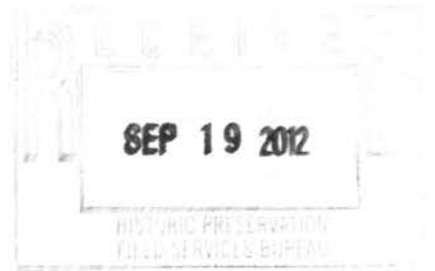
DONALD REEVES  
CHARLES BACKUS

308 Summer Street  
Buffalo, N.Y. 14222  
716-884-4129 fax 608-1416  
reeves.don@gmail.com

Dan McEneny  
Historic Preservation Field Services Bureau  
NYS Office of Parks, Recreation and Historic Preservation  
Peebles Island  
PO Box 189  
Waterford, NY 12188-0189

September 17, 2012

Re: Elmwood Historic District (West)  
577 West Ferry St Buffalo, NY 14222  
Erie County



Dear Sir,

We are the sole owners of 577 West Ferry St Buffalo, NY and we both object to the proposed National Register listing of this property.

Sincerely yours,

Donald Reeves

Charles Backus

MARGARET M. WOOD  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01WO5048462  
Qualified in Erie County  
My Commission Expires August 21, 2013

MARGARET M. WOOD  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01WO5048462  
Qualified in Erie County  
My Commission Expires August 21, 2013

DONALD REEVES  
308 Summer Street  
Buffalo, N.Y. 14222  
716-884-4129 fax 608-1416  
reeves.don@gmail.com

1 Canner

Dan McEneny  
Historic Preservation Field Services Bureau  
NYS Office of Parks, Recreation and Historic Preservation  
Peebles Island  
PO Box 189  
Waterford, NY 12188-0189

September 17, 2012


Re: Elmwood Historic District (West)  
310 Summer St Buffalo, NY 14222  
Erie County

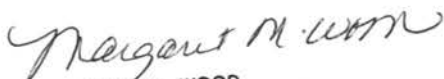


Dear Sir,

I am the sole owner of 310 Summer St Buffalo, NY and I object to the proposed National Register listing of this property.

Sincerely yours,

  
Donald Reeves

  
MARGARET M. WOOD  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01WO5048462  
Qualified in Erie County  
My Commission Expires August 21, 2013



P.O Box 2047  
Buffalo, NY 14219

September 18, 2012

Ruth L. Pierpont  
Deputy Commissioner for Historic  
Preservation  
New York State Office of Parks  
Recreation and Historic Preservation  
Historic Field Services Bureau  
Peebles Island  
P.O. Box 189  
Waterford, NY 12188-0189



Dear Ms. Pierpont,

We are responding to the letter we received regarding our property at 884 Elmwood Avenue, Buffalo, NY 14222 and its proposed listing on the National and State Registers of Historic Places.

The purpose of this correspondence is to convey our objection to this property being listed on the National and State Registers of Historic Places.

*Lori Jacovino*

LORI JACOVINO  
Notary Public, State of New York  
01JA6200377  
Qualified in Erie County  
My commission expires Jan. 26, 2013.

*Vincent N. Pierino*

Vincent N. Pierino

*Ellen R. Pierino*

Ellen R. Pierino

Theodore E. Backus  
210 Summer Street  
Buffalo, NY 14222

September 19, 2012

SEP 24 2012

Mr. Dan McEneny  
Historic Preservation Field Services Bureau  
New York State Office of Parks, Recreation  
And Historic Preservation  
Peebles Island  
P. O. Box 189  
Waterford, NY 12188-0189

Re: Elmwood Historic District (West)  
319 West Utica St.  
Buffalo, NY 14222  
Erie County

Also: 210 Summer St  
334-346 BRYANT ST.  
292 RICHMOND AVE  
77 LINWOOD AVE

Dear Mr. McEneny:

I have received your letter of July 20, 2012 informing me that the above referenced property has been nominated to the National and State Registers of Historic Places.

<sup>these</sup>  
As the sole owner of this property, please be aware that I do not choose to have this property listed in this Register.

If you have any questions, please don't hesitate to contact me at 716/481-5478 or [backusted@gmail.com](mailto:backusted@gmail.com).

Sincerely,



Theodore E. Backus  
Owner

  
09/20/12

MOHAMMED RAHEEMUDDIN  
No. 01RA6098329  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires 03/03/2015



## New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

[www.nysparks.com](http://www.nysparks.com)



**Andrew M. Cuomo**  
Governor

**Rose Harvey**  
Commissioner

12 October 2012

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 Nominations

Dear Ms. Abernathy:

I am pleased to enclose the following three National Register nominations to be considered for listing by the Keeper of the National Register:

Hamburg Main Street Historic District, Erie County  
William Taylor House, Niagara County  
Elmwood Historic District (West), Erie County

Thank you for your assistance in processing these proposals. Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office

**Mr. Daniel McEneny, National Register Unit  
Division for Historic Preservation, State Office  
of Parks, Recreation, Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189**

**Dear Mr. McEneny:**

**We wish to inform you as the owner of 512 Lafayette Ave property that we support the listing of the Elmwood Historic District (West) on the State and National Registers of Historic Places.**

**Sincerely,**

**Patricia Caine**



THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

SEAN M. RYAN  
Assemblyman 144<sup>th</sup> District

936 Delaware Avenue, Suite 005  
Buffalo, New York 14209  
716-885-9630  
FAX: 716-885-9636

Room 324  
Legislative Office Building  
Albany, New York 12248  
518-455-4886  
FAX: 518-455-4890

ryans@assembly.state.ny.us

Rev. Philip Dougharty and  
Mr. Ken Rogers  
St. John's-Grace Episcopal Church  
51 Colonial Circle  
Buffalo, NY 14222

Dear Rev. Dougharty & Mr. Rogers:

I am writing to give my support of the Richmond Ashland National Register Historic District Initiative (RANHDI) which would list nearly 1,700 properties on the National Register of Historic Places. I am a strong proponent of preserving Western New York's architectural and historic treasures and am pleased to support the historic homeowner tax credit program, which preserves our history and supports homeowners.

There are many reasons why designating the Richmond Elmwood area a National Register of Historic Places Historic District will be a positive step. I understand this is not a local historic district and that National Register status will not bring any additional requirements for property owners. National Register status will give special recognition on a national level for our architectural beauty and historical significance. This designation will also give the property owners of this neighborhood access to the 20% state historic rehabilitation tax credits for repairs to their homes if they wish to apply for them.

This project is a win-win for the neighborhood; I applaud the hard work it has taken to make this historic district a reality. I also appreciate your efforts to make this a community driven process by setting up public meetings and taking comments and suggestions into consideration. I would like to offer my assistance to organize and collaborate on a community meeting to present the benefits of the historic tax credit program.

Thank you for your leadership. Please keep me apprised of your progress.

Sincerely,

Sean Ryan  
Member of Assembly





**Andrew M. Cuomo**  
Governor

**Rose Harvey**  
Commissioner

## New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation  
P.O. Box 189, Waterford, New York 12188-0189  
518-237-8643

22 May 2014

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

Re: 222 Highland Avenue  
Elmwood Historic District (West)  
Buffalo, Erie County

12000996

Dear Ms. Abernathy:

I am writing to request a change of status for the building at 222 Highland Avenue in the Elmwood Historic District (West). When the district was nominated, the building was judged to be non-contributing. However, recent rehabilitation, particularly of the historic porch, has brought to the building into compliance with the integrity standards developed for the district and we now request that its status be changed to contributing. Enclosed is a revised continuation sheet for the Elmwood nomination reflecting the change.

Please feel free to call Kathleen LaFrank at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Ruth Pierpont  
Deputy SHPO  
New York State Historic Preservation Office



**New York State Office of Parks, Recreation and Historic Preservation**  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

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MAY 27 2014  
MAILED FROM ZIP CODE 12226

Alexis Abernathy  
National Park Service  
National Register of Historic Places  
1201 Eye St NW 8th Floor  
Washington DC 20005



**Parks, Recreation  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner



15 April 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 eight nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Edith B. Ford Memorial Library, Seneca County  
Austerlitz Historic District, Columbia County  
Spencertown Historic District, Columbia County  
Ingleside Home, Erie County  
Westminster House Club House, Erie County  
Copeland Carriage House, Saratoga County  
Tibbetts-Rumsey House, Tompkins County  
Buffalo General Electric Complex, Erie County

In addition, I have also enclosed a request for a change to contributing status for 348 Ashland Avenue in the Elmwood Historic District (West), 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