

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

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

1. Name of Property

historic name THE KARNAK FLATS

other names/site number The Karnak

2. Location

street & number 87 Whitney Place [] not for publication

city or town Buffalo [] vicinity

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

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide locally. ([] see continuation sheet for additional comments.)

Ruth A. Peepert DSHPO
Signature of certifying official/Title

10/7/16
Date

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature]
Signature of the Keeper

12-13-16
date of action

The Karnak Flats

Erie County, New York

Name of Property

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	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	TOTAL

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(enter categories from instructions)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY

REVIVALS/ Colonial Revival

Materials

(Enter categories from instructions)

foundation stone

walls brick

roof membrane

other

Narrative Description

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

The Karnak Flats

Erie County, New York

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Areas of Significance:

(Enter categories from instructions)

Social History

Architecture

Period of Significance:

ca. 1898 – 1930

Significant Dates:

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested. **NPS #29,944**
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

The Karnak Flats
Name of Property

Erie County, New York
County and State

10. Geographical Data

Acreage of Property 0.12 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>117</u>	<u>672989</u>	<u>4751143</u>	3	<u>117</u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>117</u>	<u> </u>	<u> </u>	4	<u>117</u>	<u> </u>	<u> </u>

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

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

11. Form Prepared By

name/title Kerry Traynor (Jennifer Walkowski & Daniel McEneny, NYSHPO)

organization kta preservation specialists date 5/20/2016

street & number 422 Parker Avenue telephone 716.864.0628

city or town Buffalo state NY zip code 14216

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

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

Additional items

(Check with SHPO or FPO for any additional items)

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

name _____

street & number _____ telephone _____

city or town _____ state NY zip code _____

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

The Karnak Flats
Name of Property
Erie County, New York
County and State

Narrative Description

Overview:

The Karnak Flats (also known as The Karnak), an apartment building at 87 Whitney Place, is located on the east side of the street between Carolina Street to the south and Virginia Street to the north on the West Side of the City of Buffalo, Erie County, New York.¹ The Karnak is a three-story, ca. 1898, load-bearing brick apartment building constructed in the Colonial Revival style. The Karnak and its surrounding neighborhood are located within walking distance of Buffalo's business district and the Allentown Local Preservation and National Register listed Historic Districts.² The Local and National Register listed West Village Historic District (90NR01223, listed May 6, 1980) is located immediately to the south along Carolina Street.³

The neighborhood consists of nineteenth-century residences as documented on the 1872 *Hopkins Atlas* and the 1889 and 1899 *Sanborn Fire Insurance Maps*. Although the houses have been altered with replacement siding and windows, the massing and density remains intact. In the mid-1890s a number of apartment buildings, or "flats," were constructed interspersed among the one- and two-story family homes. These include The Columbia (ca. 1896), The Whitney (ca. 1897), The Piermont (ca. 1897), The Belmont (ca. 1897) and The Karnak (ca. 1898) on Whitney Place; The Henrietta (ca. 1896), and The Marguerite (ca. 1896) on Carolina Street; The Josephine on Prospect Avenue (ca. 1896); The Florence (ca. 1892) on West Avenue; The Algonquin (ca. 1896) on Johnson Park, and the Carmichael (ca. 1896) on the northeast corner of Carolina and Niagara Streets.⁴ The Eberle was constructed in ca. 1912 on the northwest corner of Whitney Place and Carolina Street. All but The Josephine, remain extant and, as a result, the neighborhood retains its historic "suburban" nineteenth-century character.

The structure of The Karnak is typical of the period. Stone foundations support exterior bearing walls to the north and south. A central masonry bearing wall runs east/west providing intermediate structural support. The apartment layout reflects this structure. Two apartment units, front and back, occupy each outer bay. The horizontal and vertical circulation is located in the middle bay. There are four apartments per floor, for a total of twelve units. Historically there were two apartments per floor for a total of six units.

¹ Whitney Street runs in a northwest direction. For the purpose of discussion Whitney Street will be assumed to run in a north-south direction.

² Allentown National Register Listed Historic District (90NR01220, listed April 21, 1980). Allentown Local Preservation District approved March 21, 1978, Common Council Proceedings Item No. 192.

³ Designated Local Preservation District, approved May 30, 1978, Common Council Proceedings Item No. 189). A map showing the West Village Historic Preservation District, in relation to 87 Whitney Place is included as an attachment to this document.

⁴ The dates of construction established using *Sanborn Fire Insurance Maps* and Buffalo City Directories. All of the apartment houses, with the exception of The Karnak, are located in the Local and National Register Listed West Village Historic District. The Florence is located in the National Register Listed Fargo Estate Historic District

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2

The Karnak Flats

Name of Property

Erie County, New York

County and State

EXTERIOR

The Karnak exhibits a commercial Colonial Revival ornamental vocabulary with a number of features used to add variety and texture to the wall surface, including corner quoins; broad, bracketed eaves; an embellished entrance bay with a two-story arched Palladian window, and polygonal bays. The result is a playful, dynamic composition on the Whitney Street elevation. The masonry detailing is all executed in brick. The windows on the west elevation are original. The windows on the north, south and east elevations are one-over-one double-hung sash units. The masonry has been painted; however, this does not detract from the architectural composition. It is the textural quality of the brick masonry as it becomes corner quoins articulating and defining each bay, and then transitions to give the appearance of stone masonry, with deep mortar joints on the third floor. The Egyptian reference is in name only, as there is no detailing consistent with Egyptian architectural motifs.⁵

The relationship between function and plan is evidenced on the elevations. The main vertical circulation occurs at the center bay of the west elevation. Windows along the north and south elevation provide light and ventilation into each unit, and bay windows define the main parlor in each apartment. A shallow light court is located at the east elevation, providing light into rear bedrooms.

West Elevation

The west elevation, facing Whitney Place, consists of a three-story, three-bay eclectic composition detailed in the Colonial Revival style. The three-bay elevation features a central entrance flanked by two-story polygonal bays. Corner quoins define the first and second stories of each bay. A full entablature at the polygonal bays extends across their width, returning at the second story of the north and south elevations. There are no quoins at the third story, instead deep reveals above every fourth masonry course extend horizontally across the façade giving the impression of coursed stone. A broad, bracketed cornice extends across the elevation and returns at the north and south elevations. A parapet is located above the bracketed cornice.

Two Medina sandstone risers step up to the centrally located and slightly recessed entrance, which features a full entablature supported by engaged Tuscan columns. Egg and dart detailing is featured at the abacus of the columns and at the frieze band beneath the cornice. Sidelights and a simple rectangular transom with paneled band are located at the non-history entrance door. A metal balconette is located above the entablature.

⁵ The Temple Complex at Karnak was visited and described by scholars and scientists in the seventeenth century. Ancient Egyptian architecture is characterized by stone walls, columns and piers covered with hieroglyphic and pictorial frescoes and carvings. Common ornamental motifs include palm leaves, the papyrus plant, reed bundles and buds and flowers of the lotus. The Art Deco style popular in the 1920s made reference to motifs from Ancient Egypt.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3

The Karnak Flats
Name of Property
Erie County, New York
County and State

Above the entablature of the entrance is a two-story tripartite Palladian window with fluted Corinthian pilaster mullions recessed within an arched opening between the second and third floors. The brick arch features a bracketed keystone. The arch springs off the entablature of the flanking projecting bays. Beneath the entablature the opening is detailed with quoins. Arched sash windows are located above the paneled spandrel band and the windows below are fixed.

The polygonal bays extend from the first through the second floor. Each outer bay has a fixed central light at each floor, flanked by one-over-one sash. Transom windows are located above each window unit. The metal break panel at the spandrel of the first and second stories is detailed with slender columns and raised capitals supporting an arcade that runs along the width. A full entablature extends across the width of the bays, returning at the north and south elevations. Metal cresting, matching the metal balconette above the entrance, is located above the entablature of each projecting bay.

The third story appears reduced in height, partially due to the horizontality of the brickwork in this story. Three one-over-one double-hung sash windows with stone sills are located at the outer bays. Transom windows are located above a continuous stone header. The brick arch and bracketed keystone of the Palladian window extends into the third floor. A broad, bracketed cornice completes the composition.

North and South Elevations

The north and south elevations are similar. Each features one-over-one double-hung sash windows providing light into the apartment units at each floor. The only distinguishing feature of each elevation is a full-story polygonal bay with entablature beneath the parapet located at the eastern third of the elevation. The bay extends from the first through the third floor, denoting the location of the living room/parlor space in the rear apartment units. A denticulated cornice terminates the bay at the parapet. A fire escape is located at each elevation.

East Elevation

The east elevation is "U" shaped with a shallow light court. The outer bays project beyond the center bay. One-over-one double-hung sash windows are located at each floor of the projecting bay, while there are three windows at each floor of the center bay. A fire escape is located within the light court.

INTERIOR

The Karnak retains much of its historic plan, including circulation spaces and the location of apartment units in the building. The main public spaces of The Karnak remain essentially intact; however, the individual apartment units have been slightly adapted. The Karnak, constructed ca. 1898, was likely built as a real estate

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4

The Karnak Flats
Name of Property
Erie County, New York
County and State

venture, capitalizing on a market of middle and upper class professionals wishing to live close to, though still outside of, “downtown.” The organization of each floor is quite simple. Stairs are located in the middle bay at the Whitney Place (west) elevation. Beyond the stairs and to the east are two corridors, separated by a load bearing wall. Originally, there were two apartments per floor, one located to each side of the central stair.⁶ During the 1930s each apartment was divided into two resulting in four apartments per floor. The 1940 Federal Census documents eight residential units at The Karnak, while the 1930 Federal Census documents four suggesting that they had been divided during the 1930s.

Stairwell

One enters off the street into a small vestibule, before ascending four risers to the first floor. Beyond and to the east are two corridors leading to the apartments. The corridors at the first and second floors are framed at the landing with engaged Ionic columns supporting a denticulated entablature. The wall to the south appears to have been altered and a portion of the volute cut off. It also appears as though a panel has been added beneath the entablature. At the third floor the entrance to the corridors from the landing is simply framed.

The wooden stairs feature square, paneled newel posts. Dentils are located beneath the cushioned newel post cap, which features carved ornamental motifs at the first floor. The newel posts at the second and third floors lack this ornamental detailing. Wood paneling is located at the wainscot, at the underside of the stair, and at the landing ceilings. The paneling is absent at the ceiling of the third floor landing. The stairs rise to a landing before turning to access the floor above. Each landing features a triple window. At the landing between the first and second floors the windows are fixed, rectangular units, and between the second and third floors the windows are arched, wooden double-hung sash units.

Apartment Units

When constructed there were two apartments per floor, one on each side of the center hall, each with seven rooms.⁷ One would likely have entered through a door, framed by the Ionic columns at the landing. The long corridor at the center bearing wall running east-west would have run the length of each apartment.

Currently there are four apartments per floor, each laid out in a similar manner. The main living room is located at the bay window. In the apartment units toward the east, the bay is located along the north or south elevation. In the front units, the bay faces Whitney Place. A dining room and kitchen are located off the living room. There are no doors separating these spaces. Historically, kitchen and service spaces would be separated from the

⁶ “Apartments for Rent,” *Buffalo Courier*, April 24 1909. (The rental advertisement lists two seven-room apartments for rent at The Karnak, suggesting two apartments per floor and possibly one in the basement).

⁷ Refer to note 6 above.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 5

The Karnak Flats
Name of Property
Erie County, New York
County and State

living areas in the apartments, and bedrooms and bathrooms would have been secluded.⁸ The bedrooms are accessed via a short corridor. The units facing Whitney Place have one bedroom, while the ones to the east are two bedroom units. All of the main living space including the bedrooms have windows, allowing natural light and ventilation into the space. Despite the division of each apartment into two units, the original plan remains essentially intact with large rooms located at the bay windows and bedrooms located secluded toward the back of each unit.

Basement

The basement is accessed internally via stairs at the entrance vestibule. Load bearing masonry walls to the north and south and one running east/west mid-span provide the main structural support. Metal columns have been added for additional support. Single-light windows with exterior metal guards are located along the north and south walls. Aside from storage units along the north elevation and a laundry room in the southwest corner, the basement is open.

⁸ Walter H. Kilham, "The Planning of Apartment Houses," in *The Brickbuilder* 11, no.12 (January 1902): 245-52. (In this article Kilham describes the typical layout of an apartment suite).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Karnak Flats

Name of Property

Erie County, New York

County and State

Section 8 Page 1

Statement of Significance:

Summary

The Karnak Flats is significant as an intact, locally significant example of a late nineteenth century apartment building in the city of Buffalo, Erie County, New York. The Karnak was constructed ca. 1898 in the Colonial Revival style and was designed to cater to a middle-class apartment dweller. Although the architect of the building is not known, the attention to detail in plan and ornament, which remains extant on the exterior and interior public/circulation space, suggests a designer who had received training as an architect. The Karnak meets the National Register eligibility requirements of Criterion C in the area of Architecture and Criterion A in the area of Social History for its contribution to an understanding of apartment dwelling history in the city of Buffalo. The property is significant for its association with a period in Buffalo's history when a large number of apartment buildings were constructed in residential neighborhoods, catering to a market of middle and upper class professionals looking to move out of the city's downtown to enjoy "suburban" living. When constructed, there were two apartments per floor, each with seven rooms, suggesting that the developer was targeting a middle-class, young professional market, not the class which occupied larger, more embellished apartments such as The Algonquin on Johnson Park.⁹ Beginning in the 1920s, and as documented by the 1930 federal census, the social and economic status of the resident at The Karnak changed. The renter was no longer a middle class professional. Tenants who moved out were replaced by skilled and unskilled workers, not young professionals. The renter's change in socioeconomic status suggests that the apartments were divided in half to provide more rental units. The period of significance begins with the construction of The Karnak in ca. 1898, and ends in ca. 1930, which marks the decline in the building's use as a middle-class professional apartment building.

Apartment Living

And the builders of the city have been minded each to retain the freehold of as much air and sunlight and grass as possible, so that the houses are not in continuous blocks and rows, but detached, each standing in a separate plot, every man under his own vine and fig-tree, although of recent years many superb apartments, among them the Wayne, Waldorf, Westgate, Lenox, Berkeley, Buckingham, Algonquin and Markeen, have appeared among us.

Good Housekeeping, Volume 33, 1901¹⁰

⁹ In 1909 The Algonquin charged fifty-two dollars and seventy-seven cents rent per month whereas The Karnak charged thirty-three dollars per month.

¹⁰ Julia Ditto Young, "Buffalo, from the Housekeeper's Point of View," in *Good Housekeeping* 33, no. 2 (August 1901): 90.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 2

The Karnak Flats

Name of Property

Erie County, New York

County and State

The apartment house is not a new typology. In ancient Rome the lower and middle classes lived in *insulae*, which were large, multi-story buildings featuring shops on the first floor and living spaces on the upper floors. Trajan's Market (100-110 AD) in Rome is a well-known example an *insula*. The Egyptian capital of Fustat (Old Cairo) also had high-rise residential buildings. In Europe the middle class created by the Industrial Revolution sought affordable and comfortable living arrangements in densely populated and increasingly more expensive cities. Apartment living became increasingly popular, spreading from France throughout Europe and, eventually, to the United States, where it was termed "French flat" or "apartment," a derivative of the French word *appartement*.¹¹

In America the idea of living in such close quarters was not appealing and was associated with boarding houses and tenements that housed the working poor and immigrants. Further, for most cities in the United States, space and buildable land was not an issue, as it was in dense European cities. The areas surrounding cities in America were typically rural and featured large houses on expansive lots. Interest in French culture and architecture, rising property costs, and increasing populations in urban areas after the Civil War encouraged a change in attitudes and led to the development of American versions of French flats.¹² In 1857 Calvert Vaux presented a paper to the American Institute of Architects entitled "The Adoption of Houses a la Française to this Country" promoting the advantages of apartment living. One of the first examples of a luxury apartment constructed in the United States was the Stuyvesant in New York City, designed in 1869 by Paris trained architect Richard Morris Hunt. The notion of apartment living for the wealthy upper class and middle class was becoming acceptable in America.

Apartments and tenements were quite different from one another as documented in an 1880 article in *Carpentry and Building*. "In tenement houses the rooms for a family are from two to four in number, while few or no conveniences are provided, and the finish throughout is of the plainest order. In apartment houses the number of rooms in each suite ranges from four to ten, while the appointments are of the better class."¹³ Tenement housing was typically overcrowded and lacked proper light and ventilation. The deplorable living conditions were documented in 1890 by Jacob Riis, whose photos were published in *How the Other Half Lives*.¹⁴ Apartments were not constructed for the poor. They were constructed for families "who in other respects are uncomfortably housed on account of the crowded condition of the city" and have therefore investigated "the subject of flats and suites of apartments, hoping to find in them a satisfactory solution to the problem of how to live comfortably

¹¹ Elizabeth Armstrong Hall, "Apartment Houses," in *Dictionary of American Houses*, 3rd ed. (New York: Charles Scribner's Sons, 2003), 222-224.

¹² Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (New York: Pantheon Books, 1981), 138.

¹³ "French Flats and Apartment Houses in New York," in *Carpentry and Building* 2, no. 1 (January 1880): 2-3.

¹⁴ Jacob A. Riis, *How the Other Half Lives*, (New York: Charles Scribner's Sons, 1890). (The book is a collection of photos that documented the living conditions of the poor. The book received national attention and brought attention to the deplorable condition of tenements).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 3

The Karnak Flats
Name of Property
Erie County, New York
County and State

and economically.”¹⁵ The apartments were often “luxurious beyond the pursue of the private owner, and free from the cares connected with heating, cleaning hallways, clearing snow and many minor duties which devolve upon the independent householder.”¹⁶ In 1890, a prominent architect named John Pickering Putnam argued that apartment living provided a number of benefits: “economic savings, architectural interest, social cooperation, increased health and efficiency, decreased crime through group surveillance, and freedom for women to work outside the home” in addition to a shared sense of community.”¹⁷

In the late nineteenth and early twentieth centuries attempts were made to ensure that tenement housing met certain standards. This was accomplished primarily through building code enforcement. The New York Tenement Act of 1895 and the Tenement Law of 1901 attempted to improve the construction of tenements, including the need for ventilation and light, which had been previously lacking. These laws did not impact apartment construction. Apartments constructed after 1880 already featured the latest technologies, including private bathrooms, fireproof construction and often extravagant and fashionable architectural features. Kilham, in a 1902 article describing the planning of apartment houses, lists requirements of successful apartment buildings. These requirements include the need for privacy. “The hall door must be a complete barrier, giving no hint of the life behind. Walls and floor between apartments must be deafened where practical, and the windows of one apartment should on no account overlook or give on the windows of another.”¹⁸ The apartments had to be “cheerful and sunny”; the “kitchen and service portions must be effectively separated from the living portion”; the private spaces, “chambers and bathrooms must be secluded”; the exterior, “in particular the entrance must be as attractive as possible to satisfy the *amour proper* of the tenants,” and the buildings must, “of course,” be fireproof.

The Apartment House in Buffalo

As has been well documented by numerous scholars, cited in the bibliography of this document, Buffalo was a thriving, wealthy industrial and port city, commencing in earnest with the completion of the Erie Canal in 1825 and continuing through the middle decades of the twentieth century. The city was a “working” city, crowded with industry and commerce, and filled with a growing pool of immigrant workers. As a result, the wealthy upper class and emerging middle class moved away from the urban core of the city to the more distant suburban areas north of downtown. Some apartments, such as The Algonquin (ca. 1896) on Johnson Park and the Westgate (ca. 1898), located at Vermont and Seventh Street, catered to the wealthy, upper class resident. Prominent Buffalo families, such as Mr. and Mrs. Michael Shea, Mr. and Mrs. Charles Bidwell, and Mrs. E.C.

¹⁵ *Carpentry and Building* 2, no.1, 3.

¹⁶ Kilham, in *Brickbuilder* 11, no. 12, 245-252. (Kilham discusses the advantages of apartment living and the two types of apartments: housekeeping apartments and non-housekeeping apartment hotels).

¹⁷ Gwendolyn Wright, *Building the Dream: A Social History of Housing in America*, (New York: Pantheon Books, 1981), 145.

¹⁸ Kilham, in *Brickbuilder* 11, no. 12, 245.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 4

The Karnak Flats
Name of Property
Erie County, New York
County and State

Lovejoy and her daughters, lived in the Westgate. These buildings contained flats that were considered substantial, complementing and expanding with modern conveniences the single family residence, including parlors with fireplaces; a dining room; kitchen; pantry; large bedrooms and servant space.¹⁹ Other apartments were constructed that catered to a middle class and not as wealthy upper class renter. These included The Karnak (ca. 1898); The Florence (ca. 1892) on West Avenue, and the Wayne and Waldorf (ca. 1897) on Main Street. This is evidenced by federal census data and city directories. Both resources document the occupations of the renters.

The apartment house in Buffalo is not noted in the city directories with a listing of buildings until 1896. Prior to this time the heading "Flats and Apartment Houses" referred readers to "Boarding Houses." Boarding houses implied a different, more communal way of living, where occupancy was typically more of a short-term nature, and tenants often rented a room and shared utilities with other residents. Apartments were primarily oriented towards more long-term occupancy and provided self-contained rather than shared amenities. Purpose-built apartment buildings constructed prior to that date, such as The Florence (ca. 1892), are listed by street address only. The earliest apartment houses in Buffalo include the Bachelor (ca. 1887), at 331 Franklin Street, and The Trubee (ca. 1869; ca. 1889) at 414 Delaware Avenue.²⁰ The Trubee was a mansion constructed in ca. 1869 and converted into an apartment house by ca. 1889.²¹ The Bachelor was constructed as an apartment house, specifically catering to a single male renter, and is likely one of the earliest buildings of this type in Buffalo. It remains extant at the northeast corner of Franklin and West Tupper Streets.

As documented in the city directories and the 1889 *Sanborn Map*, by 1896 seventy-two apartment buildings had been constructed outside of downtown Buffalo. This suggests that real-estate developers saw an opportunity and market to be pursued for capital gain. Those who had the means moved out of the city to the early suburbs, one of which included the neighborhood along Whitney Place. By 1900, the number of apartment buildings had almost doubled to 133. In addition to Buffalo's population increase at the turn of the century, another factor influencing the significant increase in apartment numbers was likely the Pan American Exposition and the need to provide housing for the large number of visitors expected to descend upon the "City of Lights" in 1901. In the next decade the construction rate slowed down considerably and only 158 apartment houses are listed in the 1910 city directory.

Apartments constructed during the boom years between 1896 and 1900 catered to a variety of individuals and incomes. Some apartments were small, catering to young married couples and professionals, providing a

¹⁹ Katherine H. Smith, "Apartment Houses Where Friendliness Was Prevalent," *Courier Express* (Buffalo, NY), May 14, 1933.

²⁰ The 1887 city directory notes storefronts and tenants at 331 Franklin Street. The 1886 directory does not.

²¹ The Charles F. Sternberg House was designed by George M Allison in ca. 1869. Samuel C. Trubee built an annex, evidenced on the 1889 Sanborn Map, and turned the estate into a 100-room hotel, which commanded a \$3 a night rate during the Pan American Exposition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 5

The Karnak Flats
Name of Property
Erie County, New York
County and State

“stable, home-loving people, not the fly-by-night transients so frequently found in small apartments.”²² At the turn of the century “more than 75 percent of urban Americans were living in apartments, which offered a convenient, respectable, and safe residence near work for urban singles and middle-class families.”²³ By the 1920s, apartment building construction outpaced single-family home construction in many cities; however, much of that construction occurred in suburbs farther away from the expanding city. Most of the new apartments still catered to the middle and upper class.²⁴ Apartments with large, grand living spaces, such as the National Register listed Parke Apartments, constructed in 1924, and 800 West Ferry (contributing building to the NR listed Elmwood Historic District (East), constructed in 1929), continued to be built for the wealthy who had moved out of their large mansions into apartments and hotels, which offered “familiar luxury and comfort without the necessity of hiring serving staff or the burdens of larger property ownership.”²⁵ At this time, the luxury and smaller apartments constructed closer to the city began to see a change where the “impermanence of their resident neighborliness has nearly disappeared within their walls.”²⁶ A Buffalo newspaper article from 1933 contrasted the prevailing attitude in 1933 of apartment dwellers who generally kept to themselves to “thirty or forty years ago, [when] living under the same roof was actually deemed a basis for friendship; and the residents of a flat frequently entertained the people in the building.”²⁷ In the late nineteenth-early twentieth centuries, it was not unusual for a tenant to host summertime rooftop parties for the other tenants. In the winter they formed card clubs.²⁸ The young, newlywed couples and professionals moved out; however, they were not replaced with other young couples or professionals, as those who could, moved farther away from the encroaching city to suburban neighborhoods for their first home or apartment. The apartments constructed in the early suburbs were now considered part of downtown and those who were unable to move away from the city inhabited the late nineteenth and early twentieth century flats.

The Karnak Flats

The area around The Karnak was already a residential suburban neighborhood soon after the Civil War. Many of Buffalo’s upper and middle class families built homes in the area. By the 1890s Buffalo’s growth and development was pushing into the neighborhood, moving north and west out of the downtown and waterfront area. This growth led to a real estate boom during the late nineteenth century in many areas surround Buffalo’s downtown, causing large tracts of land to be subdivided into smaller, more urban scaled parcels. Many older

²² Smith, *Courier Express* (Buffalo), May 14, 1933.

²³ Hall, in *Dictionary of American History*, 223.

²⁴ Wright, *Building the Dream*, 150.

²⁵ Claire Ross, *Parke Apartments, Erie County, New York National Register of Historic Places Registration Form*, (s.l.: s.n., 2007). <http://cris.parks.ny.gov/>. (Refer to Ross for a discussion of luxury apartment living).

²⁶ Smith, *Courier Express* (Buffalo), May 14, 1933.

²⁷ Ibid

²⁸ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 6

The Karnak Flats
Name of Property
Erie County, New York
County and State

houses and buildings, often of smaller scale, were razed for the pending new development, like that of The Karnak on Whitney Place. The neighborhood benefited by being “suburban” in character, but yet in close proximity to the electric streetcar on Elmwood Avenue and Niagara Street a few blocks away. The area remained a preferred residential neighborhood and address for Buffalo’s middle and upper classes through the 1920s.

The Karnak, when constructed in ca. 1898, replaced a two-residence building that had occupied the lot since before 1872.²⁹ It was not a “luxury” apartment; however, it was not as small as the Pembroke (ca. 1896) on Bryant Street, where one resident recalled that the bedrooms were so miniscule that “we had to step out of it to change one’s mind.”³⁰ As documented in the “for rent” section of the *Buffalo Courier* in 1909, a seven-room suite at The Algonquin on Johnson Park rented for fifty-two dollars and seventy-seven cents a month (roughly more than \$1250 per month in 2016); an eight room suite at The Florence on West Avenue rented for thirty-seven-fifty, and at The Karnak a seven-room suite rented for thirty-three dollars (the rough equivalent of about \$775 per month in 2016). This suggests that The Karnak and The Florence targeted a different class of tenant compared with The Algonquin. However, the exterior entrance and public spaces of The Karnak and The Florence were handsomely detailed to, as Kilham wrote, “satisfy the *amour proper* of the tenants.”³¹

It is likely that when constructed there were two apartments per floor and by the 1940s each apartment had been divided in two. This is supported by the Buffalo city directories and federal census data which, until the 1940 census never lists more than six apartments rented. The 1940 census lists eight apartments inhabited.³² There were four apartments per floor at The Karnak; two facing Whitney Place and two located behind, to the east. All of the apartments were spacious and featured the latest technologies, including private bathrooms and fireproof construction. Consistent with Kilham’s description of the requirements for successful apartment buildings the entrance to the apartment was a complete barrier, and the apartments were “cheerful and sunny,” with bay windows allowing light into the living and dining spaces. The organization described by Kilham, with bathrooms and chambers secluded from the main parlour (living room) remains, accessed by a corridor within the apartment. Consistent with contemporary living, the kitchen is part of the dining space, as opposed to being a separate service space. Some of the early tenants had servants, so it is probable that when there were two apartments per floor there was a more direct separation of kitchen and service spaces. The detailing in the entry and stair suggest that the desired tenant was middle class. This is supported by federal census data and the Buffalo city directories, which notes young, middle class professions, single or with a spouse and small family. Judging by the entries, the early residents of the apartment building did not stay long, suggesting that The Karnak was used by upwardly mobile families and individuals in transition.

²⁹ The double residence appears on the 1872 *Hopkins Atlas*.

³⁰ Smith, *Courier Express* (Buffalo), May 14, 1933.

³¹ Kilham, in *Brickbuilder* 11, no. 12, 245.

³² When constructed there would have been six units in total.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Karnak Flats

Name of Property

Erie County, New York

County and State

Section 8 Page 7

The Tenants

The first residents of “The Karnak” are listed in the 1899 *Buffalo Directory* and the 1901 *Buffalo Address Book and Family Directory*, a directory of middle and upper class residents of Buffalo. The 1900 federal census lists four apartments rented at 85 Whitney Place, suggesting it was not fully occupied. Most of the 13 residents were American-born and between the ages of 20 and 40. One renter had a servant. Two renters each took on a lodger. The residents tended to be middle class professionals or skilled workers who held occupations such as a doctor, passenger agent, clerk, and electrician. Robert McKibban, a 22-year-old electrician, and his 20-year old wife lived at The Karnak until 1905 when they moved to 815 Elmwood Avenue. Similarly Alexander Allen owned “Allen’s Carpet Cleaning Works” on Pearl Street. In 1902 he moved with his wife and children to a house at 834 Elmwood Avenue.

The 1910 federal census lists two apartments rented at 87 Whitney Place. The vacant apartments are noted in 1909 newspaper advertisement listing apartments at The Karnak for rent at a cost of thirty-three dollars per month. In comparison, the prices per month for other apartments on the city’s West Side in 1909 ranged from seven dollars to fifty-five dollars and seventy-seven cents. This suggests that apartments at The Karnak were affordable to young, middle class professionals and perhaps financially out of reach for those earning lower wages such as laborers and the working class. Of the seven residents who lived at The Karnak, one was foreign-born. The ages of residents ranged from seventeen to forty-five years. None of the residents listed in the 1900 federal census appear in the 1910 census, suggesting that the apartment was not a long term living arrangement, as was the case with Robert McKibban and Alexander Allen, who moved, with their families, to houses outside of the city. Harry Kincaid, a tailor, and his wife moved from The Karnak to a house at 286 Hudson Street and Franklin Kidd, an architect, moved with his wife and children to a house at 120 Johnson Park. For the McKibban, Allen, Kincaid and Kidd families, The Karnak was a transitional living arrangement.

The 1920 federal census lists six apartments rented with a total of 21 residents, seven foreign-born. Each address had approximately the same number of residents that it did in 1900 and 1910. Three “roomers” are associated with the tenants. Occupations include a janitor, driver, saleslady, salesman, teacher, electrician, real estate agent, clergyman, and railroad conductor. Although the residents tended to be middle class professionals or skilled workers, no attorneys or doctors were listed among the tenants. The trend of the occupants moving away from the city continued. Frank J. Thompson, who was listed as a janitor in the 1920 census, started a business as a “house decorator” and “paper hanger.” He and his wife moved to a house on Grace Street and, by 1937, lived at 126 Summit Street in the Parkside Neighborhood.

The 1930 federal census lists six apartments rented and twenty residents, eight of whom were foreign-born, living at The Karnak. The residents' ages ranged from thirty to sixty-years. Three of the residents were “roomers,” all within the same apartment. Occupations of the residents included a sales manager, café hostess,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 8

The Karnak Flats
Name of Property
Erie County, New York
County and State

counterman at a restaurant, clerk, mechanic, polisher, nurses' assistant, cook, janitor, laborer and bartender. The tenants now tended to be skilled or unskilled workers, a reflection of the changing social status of residents.³³ As the young middle-class professionals moved out they were not replaced with young, middle class professions, marking the beginning of a change for "apartment" living in the city.

By 1940 the transition from middle class professional to skilled and unskilled worker was firmly established. The 1940 federal census lists eight apartments rented. There were twenty-two residents; four were foreign-born. The residents' ages ranged widely from babies to senior citizens. Three of the residents were "roomers." The residents' occupations included the proprietor of the apartment house, a chef, mail clerk, beautician, freight handler, welder, weaver, maid, laborer, plasterer, and jeweler. The Karnak was no longer a residence for the young middle class professional and skilled workers transitioning to a house or apartment in suburbs father removed from the city. The trend observed in the 1930s was firmly established and residents remained skilled or unskilled workers. The 1950s and 1960s saw a massive exodus of people out of the city to the suburbs.³⁴ As had begun in the 1930s, the early suburban apartment buildings were no longer considered desirable places to live. In the 1970s The Karnak was rehabilitated as public housing.

Summary

The Karnak, constructed in ca. 1898, is a good locally significant example of an apartment building aimed at Buffalo's emerging professional middle class and provides an excellent study of the social trend in apartment living in the early twentieth century in Buffalo. The neighborhood where the building was constructed was a well-established Buffalo suburb shortly after the Civil War. During the "boom" years of apartment building in Buffalo between 1896 and 1900, real estate developers built 133 new apartments targeting a middle and upper class professional tenant. The Karnak provided "modern" conveniences for young, middle class professions, single or with a spouse and small family. Interestingly, tenants at The Karnak only stayed for a relatively short period of time before moving to "new" suburbs farther outside of the city. By the 1930s the tenant moving into The Karnak tended to be skilled and unskilled laborers and workers rather than another young, middle class professional. This marks the beginning of a trend that would continue through the twentieth century. The exterior Colonial Revival detailing in brick masonry, and embellishment of the entry hall and stairs with wood wainscot and Ionic columns retains a high level of integrity and reflects the fact that the apartment was constructed with the hope of attracting young, middle-class professionals. The Karnak retains a high level of integrity. The period of significance begins with the construction of The Karnak in ca. 1898 and ends in ca. 1930 when the transition from professional to skilled and unskilled workers was firmly established.

³³ Smith, *Courier Express* (Buffalo), May 14, 1933.

³⁴ The Servicemen's Readjustment Act of 1944 (G.I. Bill) provided low-cost mortgages for servicemen returning from WWII. The veterans tended to buy houses in the suburbs. The Federal Highway Act of 1956 resulted in the construction of highways connecting the suburbs to the city, making it easier for workers to commute. Both contributed to post World War II exodus to the suburbs.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Karnak Flats

Name of Property

Erie County, New York

County and State

Section 9 Page 1

Bibliography:

A History of the City of Buffalo Its Men and Institutions, Biographical Sketches of Leading Citizens. Buffalo: Buffalo Evening News, Publisher, 1908.

"Apartments for Rent." *Buffalo Courier*. April 24 1909.

Bingham, Robert W. *The Cradle of the Queen City, a History of Buffalo to the Incorporation of the City.* Buffalo: Buffalo Historical Society, 1931.

"Buffalo, New York City Directories." *U.S. City Directories, 1822-1995* Provo, UT, USA: Ancestry.com Operations, Inc., 2011, <http://www.ancestry.com/>.

Cutter, William Richard. *Genealogical and Family History of Western New York: A Record of the Achievements of Her People in the Making of a Commonwealth and the Building of a Nation.* New York: Lewis Historical Publishers, 1912.

Dunn, Walter S. *History of Erie County, 1870-1970.* Buffalo: Buffalo and Erie County Historical Society, 1972.

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

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

Hall, Elizabeth Armstrong. "Apartment Houses." In *Dictionary of American Housing*. 3rd ed. New York: Scribner's Sons, 2003.

Hills, Frederick Simon. *New York State Men: Biographic Studies and Character Portraits.* Albany: Argus, 1910.

Hopkins, Griffith Morgan. *Atlas of the City of Buffalo, Erie Co., New York: From Actual Surveys & Official Records.* Philadelphia: G.M. Hopkins, 1872.

---. *Atlas of the City of Buffalo, Erie Co., New York: From Actual Surveys & Official Records.* Philadelphia: G.M. Hopkins, 1891.

---. *Atlas of the City of Buffalo, Erie Co., New York: From Actual Surveys & Official Records.* Philadelphia: G.M. Hopkins, 1893.

Kilham, Walter H. "The Planning of Apartment Houses." In *Brickbuilder* 11, no.12 (January 1902): 245-52.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 2

The Karnak Flats

Name of Property

Erie County, New York

County and State

Kowsky, Frank, and Martin Wachaldo. *Allentown Historic District (Boundary Expansion) National Register of Historic Places Registration Form*. s.l.: s.n., 2011. <http://cris.parks.ny.gov/>.

Larned, J. N., Charles E. Fitch, and Ellis H. Roberts. *A History of Buffalo, Delineating the Evolution of the City*. New York: Progress of the Empire State, 1911.

Memorial and Family History of Erie County, New York: Biographical and Genealogical. New York: Genealogical Publishing Co., 1906.

Men of Buffalo: A Collection of Portraits of Men Who Deserve To Rank As Typical Representatives of the Best Citizenship, Foremost Activities and Highest Aspirations of the City of Buffalo. Chicago: A. N. Marquis & Company, 1902.

Mott, Edward Harold. *Between the Oceans and the Lakes: The Story of Erie*. New York: John S. Collins, Publisher, 1899.

Mueller, B. H. *Atlas of the City of Buffalo, Erie County, New York*. New York: American Atlas, 1894.

Orr, Ulysses G. "Recent Interesting Brickwork in Buffalo: Apartment Buildings and Clubhouses." In *Brickbuilder*, 11, no. 9 (September 1902): 186-190.

Riis, Jacob A. *How the Other Half Lives*. New York: Charles Scribner's Sons, 1890.

Ross, Claire. *Parke Apartments National Register of Historic Places Registration Form*. s.l.: s.n., 2007. <http://cris.parks.ny.gov/>.

Sanborn Fire Insurance Map, Buffalo, New York, 1889, 1899, 1925, and 1951. Pelham, New York: Sanborn Map Company, 1981.

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

United States Census Bureau. *12th Census of Population, 1900*. Washington, D.C.: National Archives and Records Administration. <http://www.ancestry.com/>.

---*13th Census of Population, 1910*. Washington, D.C.: National Archives and Records Administration. <http://www.ancestry.com/>.

---*14th Census of Population, 1920*. Washington, D.C.: National Archives and Records Administration. <http://www.ancestry.com/>.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 3

The Karnak Flats

Name of Property

Erie County, New York

County and State

---15th Census of Population, 1930. Washington, D.C.: National Archives and Records Administration.
<http://www.ancestry.com/>.

---16th Census, Population, 1940. Washington, D.C.: National Archives and Records Administration.
<http://www.ancestry.com/>.

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

Young, Julia Ditto. "Buffalo, from a Housekeeper's Point of View." In *Good Housekeeping* 33, no. 2 (January 1901): 89-96.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1

The Karnak Flats

Name of Property

Erie County, New York

County and State

Verbal Boundary Description

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

Boundary Justification

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 2

The Karnak Flats

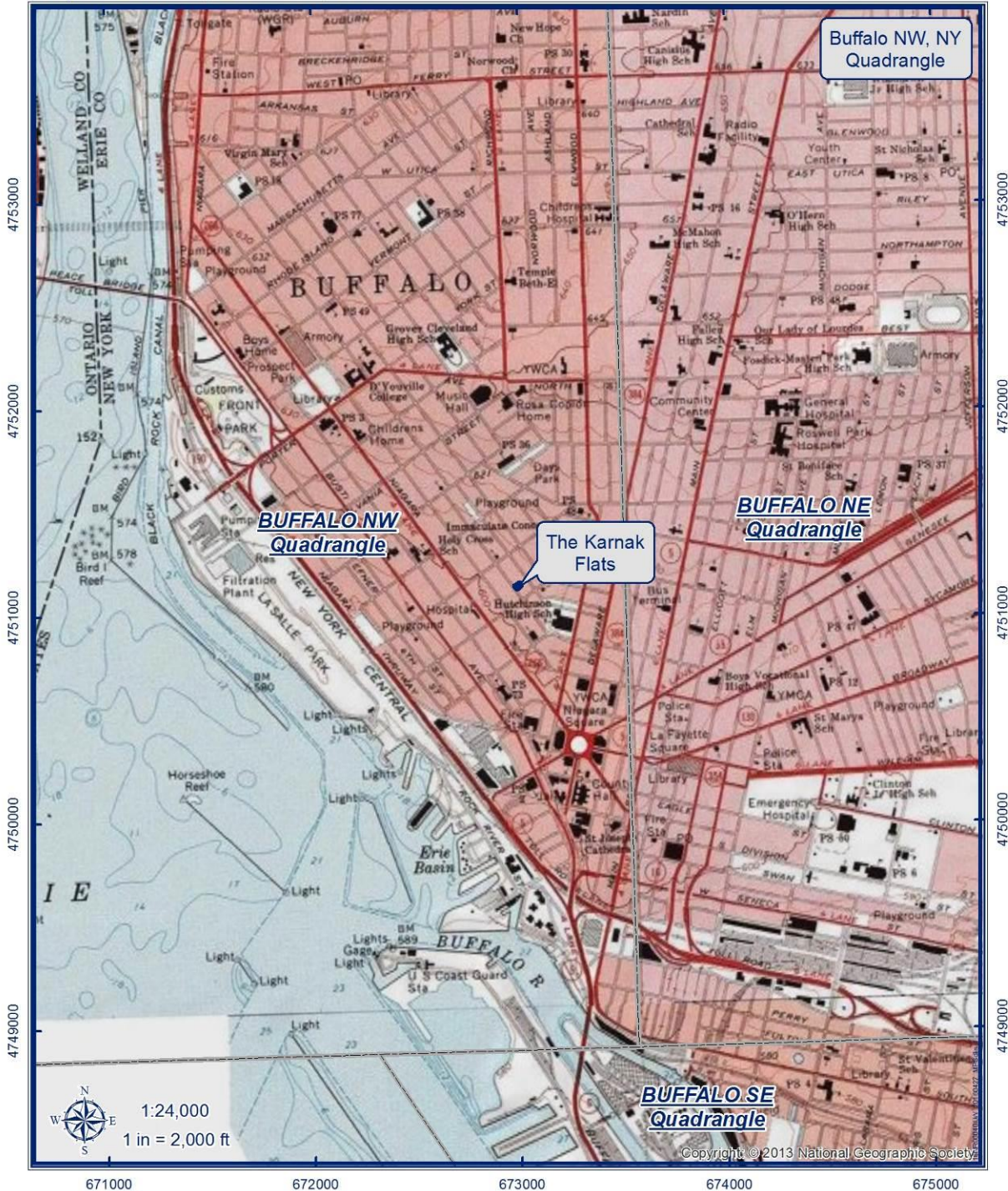
Name of Property

Erie County, New York

County and State

The Karnak Flats
City of Buffalo, Erie Co., NY

87 Whitney Place
Buffalo, NY 14201



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

0 5501,100 2,200 Feet



Karnak Flats



Parks, Recreation
and Historic Preservation

Copyright © 2013 National Geographic Society

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Karnak Flats

Name of Property

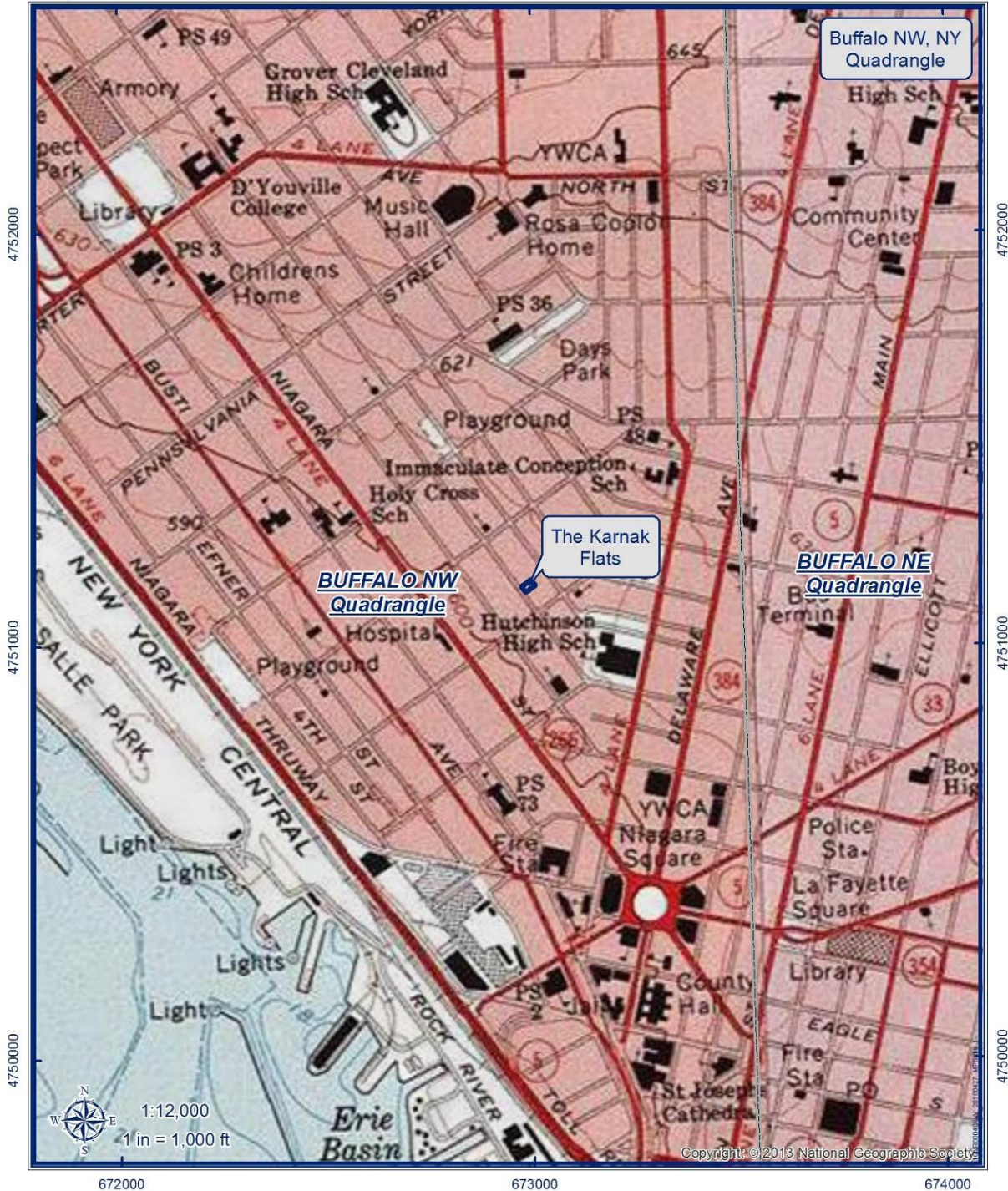
Erie County, New York

County and State

Section 10 Page 3

The Karnak Flats
City of Buffalo, Erie Co., NY

87 Whitney Place
Buffalo, NY 14201



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



Karnak Flats



Parks, Recreation
and Historic Preservation

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 4

The Karnak Flats

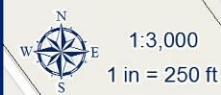
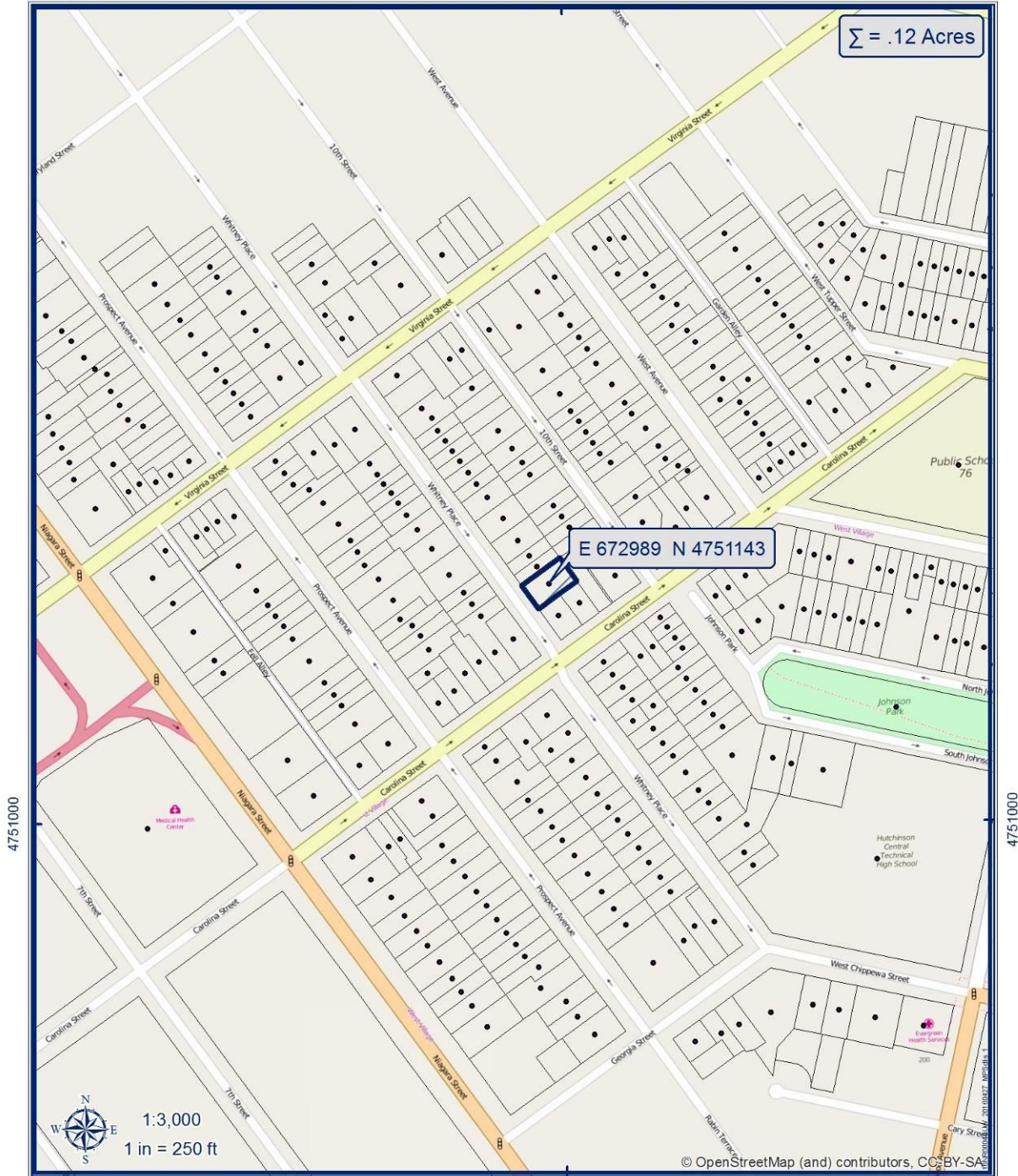
Name of Property

Erie County, New York

County and State

The Karnak Flats
City of Buffalo, Erie Co., NY

87 Whitney Place
Buffalo, NY 14201



© OpenStreetMap (and) contributors, CC BY-SA

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



Parks, Recreation
and Historic Preservation

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 5

The Karnak Flats

Name of Property

Erie County, New York

County and State

The Karnak Flats
City of Buffalo, Erie Co., NY

87 Whitney Place
Buffalo, NY 14201



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



Karnak Flats



Parks, Recreation
and Historic Preservation

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Karnak Flats

Name of Property

Erie County, New York

County and State

Section 11 Page 1

Additional Information

Photo Log:

Name of Property:	The Karnak Flats
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	kta preservation specialists
Date of Photograph:	February 1, 2016
Location of Original Digital Files:	422 Parker Avenue, Buffalo, NY
Number of Photographs:	13

NY_Erie County_The Karnak Flats_0001
West elevation looking southeast from Whitney Place.

NY_Erie County_The Karnak Flats_0002
Looking southeast showing partial north elevation.

NY_Erie County_The Karnak Flats_0003
Looking northeast showing partial south elevation.

NY_Erie County_The Karnak Flats_0004
Looking east showing entrance bay at west elevation.

Name of Property:	The Karnak Flats
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	kta preservation specialists
Date of Photograph:	January 14, 2016
Location of Original Digital Files:	422 Parker Avenue, Buffalo, NY
Number of Photographs:	13

NY_Erie County_The Karnak Flats_0005
Looking west from entrance toward first floor corridors accessing the apartments on either side of main bearing wall.

NY_Erie County_The Karnak Flats_0006
Looking down toward first floor from stairs showing ornamental detailing at corridor.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

The Karnak Flats

Name of Property

Erie County, New York

County and State

Section 11 Page 2

NY_Erie County_The Karnak Flats_0007

Detail of wood stair: baluster rails, newel posts, paneling under the stair and at wainscot and decorative Ionic columns at corridor.

NY_Erie County_The Karnak Flats_0008

Detail of arched window at stair landing, west elevation.

NY_Erie County_The Karnak Flats_0009

Detail of Palladian window at stair landing, west elevation.

NY_Erie County_The Karnak Flats_0010

Looking west into parlour (living room) of apartment showing bay window, typical.

NY_Erie County_The Karnak Flats_0011

Looking north showing bay window in parlour (living room) of apartment at north elevation, typical.

NY_Erie County_The Karnak Flats_0012

Looking east toward kitchen and bedroom spaces from parlour (living room), typical.

NY_Erie County_The Karnak Flats_0013

Looking west into parlour (living room) of apartment showing rectangular bay window at third floor apartment.

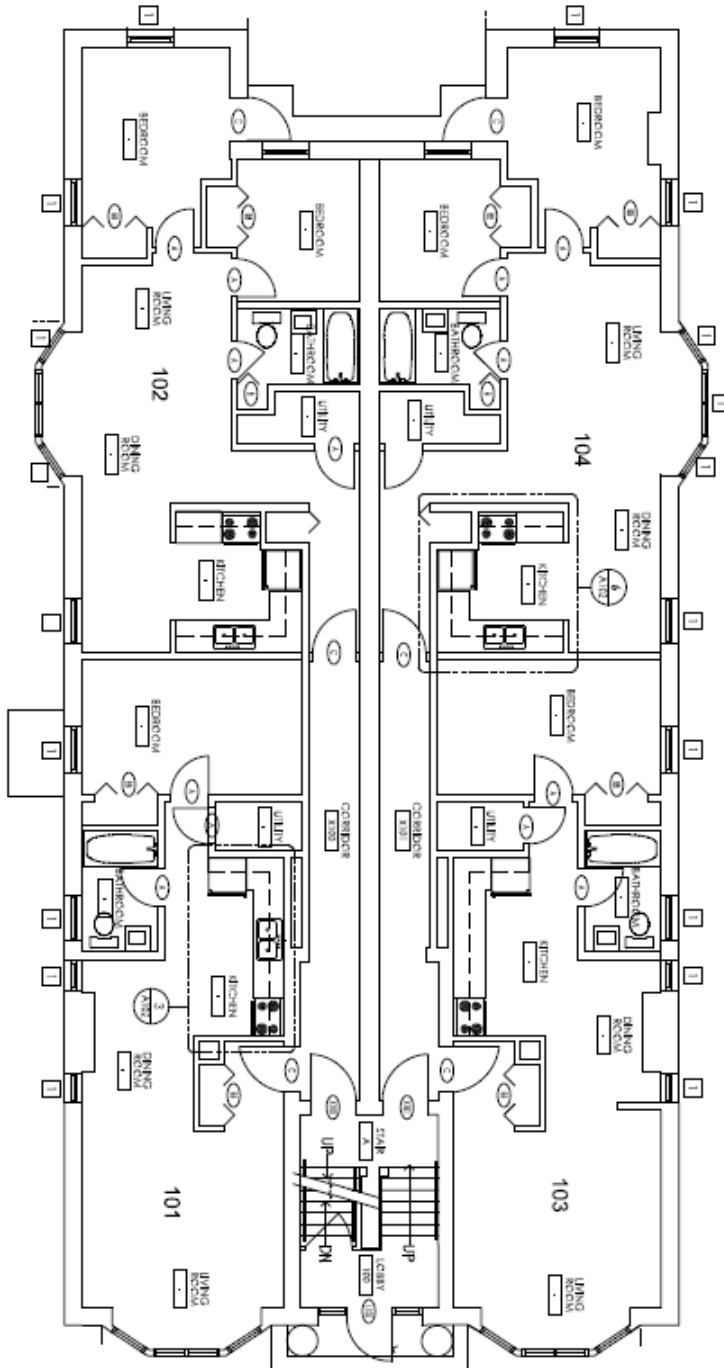
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 3

The Karnak Flats
Name of Property
Erie County, New York
County and State

Sample Floor Plan



First Floor Plan, The Karnak

This floor plan shows the typical room configuration of the building, after its later subdivision. Note the central entrance and two parallel corridors, separated by a fire wall. Typical of this type of building, the apartment units are mirrored along the axis of the central corridor.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Karnak Flats

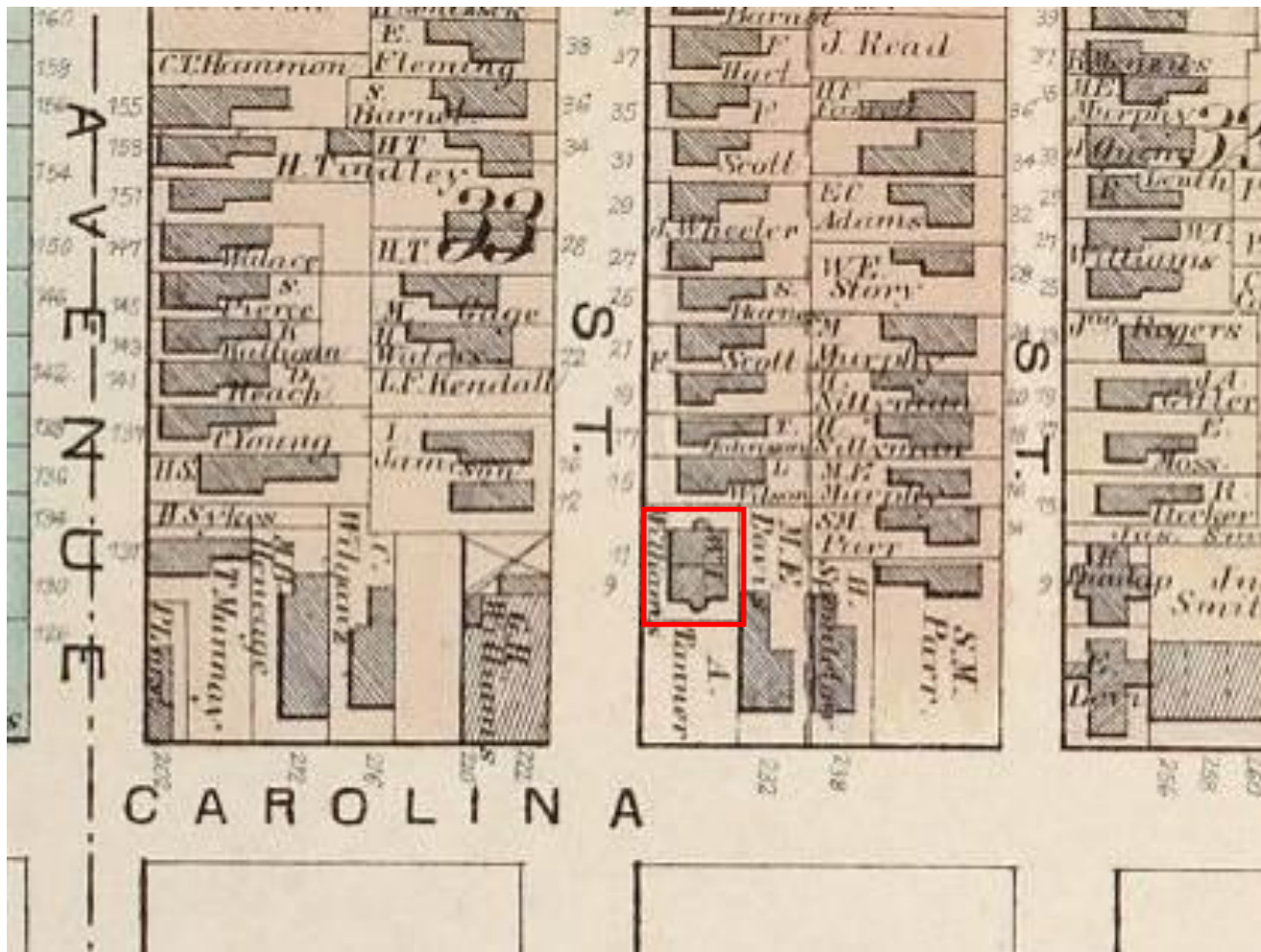
Name of Property

Erie County, New York

County and State

Section 11 Page 4

Historic Maps



1872 Hopkins Atlas of the City of Buffalo, New York. Note double residence at 85-87 Whitney Place.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

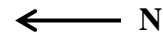
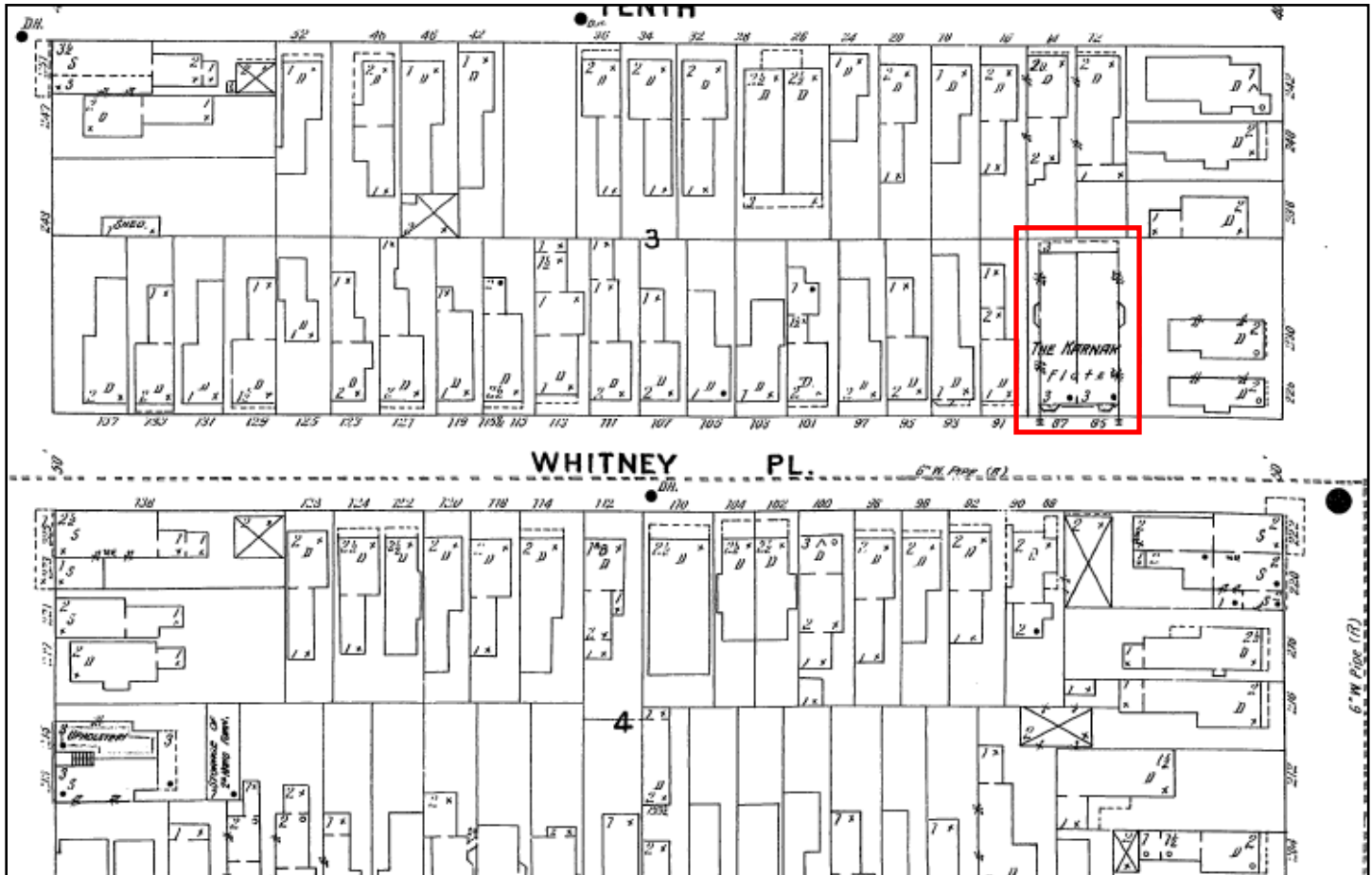
The Karnak Flats

Name of Property

Erie County, New York

County and State

Section 11 Page 5



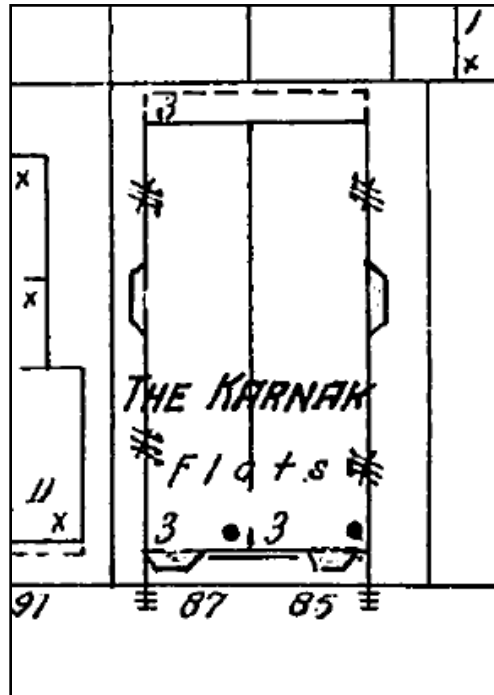
Detail, Sanborn Fire Insurance Map of Buffalo 1889-1900 vol.1, 1899, Sheet 31. Note The Karnak Flats at 85-87 Whitney. The 1889 Sanborn Map shows the same double residence as illustrated on the 1872 Hopkins Atlas. The 1925 and 1951 Sanborn Maps are similar.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 6

The Karnak Flats
Name of Property
Erie County, New York
County and State



Detail, Sanborn Fire Insurance Map of Buffalo 1889-1900 vol.1, 1899, Sheet 31 showing The Karnak Flats at 85-87 Whitney





91

NO PARKING
8AM-4PM
MON.
TUE & WED



DO NOT
BLOCK
DRIVEWAY
←



87





FLOOR
1

Thank You For
Not Smoking















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: 12/13/2016 Date of 45th Day: 12/13/2016 Date of Weekly List: 12/22/2016

Reference number:

Nominator:

Reason For Review:

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

Accept Return Reject Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

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

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



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

RECEIVED
2280

OCT 28 2016

Natl. Reg. of Historic Places
National Park Service

21 October 2016

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

Re: National Register Nomination

Dear Ms. Abernathy:

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

The Rae Flats and the Raleigh, Erie County
The Karnak Flats, Erie County
Buffalo Milk Company Building, Erie County
Buffalo Public School 24, Erie County
Oak Knitting Mill, Onondaga 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