

United States Department of the Interior  
National Park Service



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### 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 RAE FLATS AND THE RALEIGH

other names/site number The Rae; The Ray; The Phoenix; The Hotel Raleigh; The Tudor Arms; The Phoenix Apartments

#### 2. Location

street & number 346 and 354 Franklin Street [ ] not for publication

city or town Buffalo [ ] vicinity

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

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] see continuation sheet for additional comments.)

Ruth A. Purpout DBHPO  
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

date of action

12-13-16



**The Rae Flats & The Raleigh**

**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

**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 #29,948 & 29,947**
- 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)

Social History

Architecture

**Period of Significance:**

ca. 1892 – 1930 (The Rae)

ca. 1896 – 1936 (The Raleigh)

**Significant Dates:**

1892, 1896, 1900, 1936

**Significant Person:**

N/A

**Cultural Affiliation:**

N/A

**Architect/Builder:**

John H. Coxhead (Raleigh)

**Primary location of additional data:**

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

The Rae Flats & The Raleigh  
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**10. Geographical Data**

**Acreeage of Property** 0.55 acres total

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>673559</u>	<u>4751288</u>	3	<u>17</u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>          </u>	<u>          </u>	4	<u>17</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 5/23/2016  
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

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Continuation Sheet

Section 7 Page 1

The Rae Flats & The Raleigh

Name of Property

Erie County, New York

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Narrative Description

The Raleigh and The Rae are two adjacent apartment buildings located at 354 and 346 Franklin Street, on the east side of the street between Edward Street to the north and West Tupper Street to the south in Buffalo, Erie County, New York.<sup>1</sup> Franklin Street runs north-south from Upper Terrace Street at the waterfront to North Street approximately two miles north. The character of the street changes from commercial to the south to residential that has been converted to commercial use. Between Edward Street and West Tupper the street is defined by parking lots. The Rae, The Raleigh, and one residential building that has been converted to commercial use occupy the west side of the street, while The Bachelor Flats apartment building, and two late nineteenth century commercial buildings are located on the east side of the street.<sup>2</sup> Trinity Episcopal Church, a National Register listed property (listed 2/26/2008) is located on the lot immediately to the west at 371 Delaware Avenue. The Allentown National Register Historic District (listed 4/21/1980) is located to the north, and the locally designated Theatre Historic Preservation District is located to the southeast.<sup>3</sup> St. Louis Roman Catholic Church and the Cyclorama, both located to the northeast, are contributing properties in the Allentown National Register Historic District.<sup>4</sup>

The Raleigh was originally constructed in ca. 1896 as a Jewish social club called “The Phoenix” and was converted to an apartment in 1901. The Raleigh is a load-bearing brick building, four stories tall above a raised basement, constructed in a style reminiscent of an Italian Romanesque Palazzo. The brick has been painted. The windows on the east elevation, with the exception of the sliding units on the fourth floor, are historic wooden units; replacement units are located on the other elevations. The main entrance is located to the north, accessing a long central corridor with apartments on either side. There are 28 apartment units in the building.

The Rae, constructed in ca. 1892, a load-bearing brick masonry building, is three stories tall above a raised basement with Norman-inspired ornamental motifs in its delicate, polychromatic brick. The Rae retains its original interior floor plan. There are 2 apartment units on each floor, with a central hallway accessing each off the main stair. There is one apartment in the basement, for a total of 7 units. The historic wood stair, including newel posts, baluster rails, hand rail, risers and treads, remains intact, retaining a high degree of integrity.

Although the two buildings were initially constructed for different functions, the Raleigh was successfully adapted to a typical Buffalo apartment building type illustrating the apartment house construction boom in the

<sup>1</sup> The building was known as “The Ray,” “The Rae,” or “Ray Apartments” from at least 1900 until sometime before 1970, when it was named “Berger Apartments.” It was also known as Buckingham Apartments from sometime after 1970 to at least 2000, the year apartment house names stopped showing up in the directories (city directories 1900, 1960, 1970, 1980, 1990, 2000).

<sup>2</sup> The Bachelor Flats is likely one of the earliest buildings of this type in Buffalo

<sup>3</sup> The boundaries of the Allentown National Historic District were expanded in 2011.

<sup>4</sup> St. Louis Roman Catholic Church was designed in the Gothic Revival style by Schikel & Ditmars and constructed between 1886 and 1889. The Cyclorama Building, designed by Cyrus K Porter & Sons, was erected in 1888.

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late nineteenth and early twentieth centuries. The buildings are individually eligible but complement each other by virtue of their proximity and similarity of form, massing, materials and typology.<sup>5</sup>

## THE RALEIGH

### Exterior

The Raleigh is a brick building designed by John H. Coxhead in a style reminiscent of a Romanesque palazzo, with four stories above a raised basement. The building is four bays wide with a loggia occupying the north bay, extending back five bays along the north elevation. The loggia leads to an entrance. The curved bay on Franklin Street continues as an ellipse, sweeping along the north elevation to embrace the splayed entrance stairs curving in tangent to the elevation. The ellipse is mirrored to the west of the stairs, the curvature reading in both plan and elevation.

#### East Elevation

The east elevation, facing Franklin Street, is composed to give the impression of an Italian Romanesque palazzo with engaged, three-story rectangular bays projecting slightly beyond the plane of the wall defining the corner and two curved bays rising from grade through the second floor in between. Above the curved bays three engaged pseudo-Doric pilasters extend through to the fourth floor. The rectangular bay to the north features an arched loggia leading to the main entrance of the building, while the one to the south features paired sash windows and arched transom at the first floor and stairs descending from grade to the basement. The bay to the south is defined by engaged Ionic pilasters. To the north, it appears as though the Ionic capitals have been removed at the square columns framing the entrance to the loggia. It also appears that the entablature and cornice visible on the north elevation have been removed, leaving brick scarring running the width of the building. The center two bays of the building at the basement, first, and second floors are marked by three-story oriel windows. Behind these curved central bays and flat, shallow projecting corner bays, the body of the building rises through the third and fourth floors. Typical of Romanesque Palazzo design, the window openings are reduced in height at each floor.

The ornamentation of the Raleigh is restrained, defined by thinly articulated Medina sandstone tracing the masonry splayed arches at the second through fourth floors; denticulated masonry and sandstone belt courses between the first and second, and second and third floors, and sandstone sills that continue as belt courses above the spandrel between the first and second, and second and third floors. The restraint of the ornamental program is further articulated in the frieze band panels and corbelled masonry heading the windows at the first and

<sup>5</sup> The boom period was between 1896 and 1900 as documented by the city directories. The Rae is an early example of the typology and is identified in city directories by street address, not building name.

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The Rae Flats & The Raleigh

Name of Property

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second floors beneath the continuous denticulated belt course. The Medina sandstone detailing at the sills is heavier, continuous across the elevation, denoting the upper level of the spandrel panel. At each floor the sills become "lighter" in keeping with their reduced windows. The terminus of the corner bays extends across the elevation to form the capital of the engaged pilasters and rail at the transom of the arched fourth floor windows. The grounding element of the composition visually is the quarry-faced, ashlar Medina sandstone heading the windows of the basement at the curved bays, extending south to head the opening at the basement stair. The quarry-faced, ashlar Medina sandstone is repeated at the head of the third story windows in the middle bays; the horizontality is broken by the engaged pilasters.

The windows throughout are original, paired, double-hung, one-over-one wooden sash units. At the second and third floors of the end bays the windows are set within arched openings. At the fourth floor and above the basement entry to the south, the arches feature glass transoms. The middle bays are defined by curved bays rising up from the basement level, through the sidewalk to the third floor. The bay features three windows at each floor, separated by brick masonry mullions. The upper portion of the curved bays has been covered with a vertical siding material. Arches spring off the corner bays and pilasters to form an arcade of four windows in the middle bays of the fourth floor. The arched transom glass remains extant. A paneled frieze band and cornice terminates the composition vertically.

#### North Elevation

Side elevations of the Raleigh are more modestly articulated, both in massing and materials, as compared to the more elaborate east elevation. Side elevations feature common brick, single and paired windows, and a flat, plainer wall surface. The north elevation features an arched loggia extending five bays along the first floor. Behind the loggia the north elevation is curved, continuing the line of the curved bay on the east elevation. The ellipse sweeps along the north elevation to embrace the splayed entrance stairs. The ellipse is mirrored to the west of the stairs, the curvature reading in both plan and elevation.

This elevation is also distinguished by arched windows between the second and third floors, centrally located, denoting the vertical circulation in the building. The windows in the stairwell remain intact, double-hung sash units, with some decorative metal rails at the lower sash. At some locations it appears as though some of the windows have been replaced with units smaller than the original opening.

To the west are two bays with smaller sash windows and paired windows separated by a mullion. It is likely that this portion of the building is a later addition as it does not appear on the 1899 Sanborn map but does appear on the 1925 Sanborn Map. It is likely that the addition was added around 1900 when the building was converted for apartment use at the 1901 Pan American Exposition.

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South Elevation

A fire stair and metal walkways define the south elevation. The fenestration is regular, with the windows organized functionally relative to plan. To the west are two bays detailed with smaller windows and paired windows separated by a mullion, similar to the condition on the north elevation.

West Elevation

The west elevation is defined by a fire stair. The windows are placed functionally, relative to plan. This elevation was part of an addition added around 1900 and is documented on the 1925 Sanborn map.

**Interior**

The interior of The Raleigh is interesting in plan at the first floor, retaining curved, elliptical bays facing Franklin Street and splayed curved entry stairs at the north elevation. At the first floor the ellipses are delineated by the curvature along Franklin Street and, at the north elevation, where they define the entrance, with its splayed curved steps (Figure 2). These features recall the building's original function as a social club; however, aside from these and the vertical circulation corridor along the middle portion of the north elevation, the plan no longer reflects the building's origins as an 1896 social club. The building was substantially altered around 1900 to function as a non-housekeeping apartment for the Pan American Exposition and again in 1936, when it was renovated into housekeeping apartments.<sup>6</sup>

First Floor

The main entry into The Raleigh is located on the north elevation, set back within the loggia and defined by the curvature of the north elevation. Splayed curved stairs extend from the entrance into the loggia. One ascends the stairs to the entry door, which is not original. Beyond the door one enters a corridor that runs east-west. To the north of the corridor, centrally located along the north elevation, is the main stair and elevator. To the west of the elevator are stairs accessing the basement, while to the east curved steps ascend to a landing. The stair, accessing the upper floors, continues beyond a firewall.

On either side of the central corridor are apartments. The apartments are two bedroom units, with a living room, kitchen and bathroom. The living room and dining room wrap around the kitchen in the two bedroom units to

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<sup>6</sup> A number of individuals are noted as residing at 356 Franklin Street – “The Raleigh” in the city directories. Hotels were often “non-housekeeping” apartments where individuals would have full time residence sharing dining and laundry facilities. Housekeeping apartments would have all the necessities of a residence, including kitchen and dining spaces. The concept is discussed by Walter H. Kilham in “The Planning of Apartment Houses” published in *Brickbuilding* in 1902.



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the west, taking advantage of windows on three sides of the apartment. At the apartment to the east the ellipses delineated by the curvature along Franklin Street and entrance loggia define the space. An original fireplace and surround detailed with Ionic columns are located at the curvature of the north wall. The detailing at the fireplace reinforces the fact that the building was constructed as an upper class social club, as it is highly unlikely a fireplace would have been added during the renovation into apartments.

#### Second - Fourth Floors

The second floor lacks the more dynamic and complex curved plan to the east and north. The original stairs and elevator rise vertically in the central portion of the building to the north. A second stair located behind the main stair connects the second floor landing to an exterior door. Apartment units are located on either side of the central corridor. The apartments on the upper floors are similar in layout to those on the first floor. Each apartment is a two-bed room unit, with living room, small kitchen and bathroom. There are two, two-bedroom apartments to the east, facing Franklin Street. On the second and third floors the living room of these units features a curved bay, while on the third and fourth floors three paired windows provide light into the living room.

#### Basement

The basement, accessed at the south bay off Franklin Street, is currently office and storage space. A fireplace surround is located in the office and was likely moved from one of the apartments or common spaces. Toward the east, the north wall of the basement is unfinished. The Onondaga limestone foundation and arcaded structural ceiling are evident. To the west, wood stairs are located along the north wall, detailed as they are throughout the building with heavy newel posts featuring a fluted base and Doric cap.

#### Stairs, Stairwell and Corridors

The stairs and stairwell, located centrally at the north elevation, remain intact. Although the curved, splayed stair detailing is evident at the first floor corridor, later "renovations" have resulted in a firewall enclosing what was meant to be an open ornamental stair, with simple wood rails and heavy newel posts with fluted base and Doric cap. The stair retains its ornamental detailing in the basement level and at each floor.

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THE RAE FLATS

Exterior

The Rae is a three story, three-bay apartment building facing Franklin Street. Although not a true H-shaped plan, there is a shallow light court at the north and south elevations. The center entry parte, which accesses the basement and raised first floor, is flanked by three-story oriel windows. The polychromatic, tan and cream brick masonry is highlighted by the use of Roman bricks with finely attenuated mortar joints. Ornament is achieved through masonry detailing, reminiscent of the Norman style.

East Elevation

The east elevation faces Franklin Street. The three-bay, three-story apartment building is detailed with finely articulated polychromatic tan and cream Roman brick masonry.<sup>7</sup> The building is three stories above a raised basement. Polygonal bays extend from the street level through the third floor. Each face of the three-sided bay has a one-over-one replacement sash window. At the basement the windows are headed with smooth-faced limestone, whereas at the first and second floor the limestone headers continue above the paired windows in the middle bay of the second floor as a beltcourse. Above the masonry bands at the first and second floors, the masonry is corbeled and detailed with a brick course set at angles. The band is corbelled out further at the second floor, providing a heavier horizontal band across the elevation at this location. At the third floor, the limestone band at the head of the windows is continuous across the outer bays but does not extend across the middle bay where, instead, the central bay window features a brick masonry arch. The band forms an Ionic architrave, above which is a masonry frieze and corbelled table supporting a stone cornice. The corbelled table and cornice extend horizontally across the entire elevation. The parapet is detailed with corbels in a corbeled table that provides the spring line for continuous, overlapping brick masonry arches in shallow relief.

At the first floor bays, the mullions are hexagonal limestone Doric columns, which rise from the sill and support the continuous limestone header above. At the middle bay of the first floor the limestone band continues, heading the recessed entrance portico, and is supported by a centrally located square limestone Corinthian pier and flanking engaged brick Corinthian pilasters. One enters from street level up a set of stairs to the left of center into a square, recessed portico. The entrance door is located to the right of center. The basement is accessed by a set of stairs to the right of center. At the basement alcove, formed by the floor of the portico above is an opening at the north and south walls, which have been infilled with brick. One now enters the basement through a door centrally located. The center bay features paired, one-over-one sash windows at the

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<sup>7</sup> "Roman" brick refers to brick, inspired by the dimension of brick originating in Ancient Rome that characteristically has longer and flatter dimensions than standard modern bricks. This type of brick was popularized in American architecture around the turn of the twentieth century by Frank Lloyd Wright, who appreciated the horizontal emphasis that this long, narrow brick created.

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second floor and paired non-historic casement windows with arched transom above on the third floor, separated by a limestone header within a compound arch.

#### North and South Elevations

The north and south elevations are similar, which is expected, given that the plan is bilaterally symmetrical. Apartment units behind have the same plan at both elevations. The walls are red brick, and the fenestration is in response to the functional use of the spaces behind. An unadorned polygonal bay is located at the western third of each elevation.

#### West Elevation

The west elevation is three bays wide, with the center bay projecting slightly beyond the outer flanking bays. The window units are one-over-one replacement sash units.

#### Interior

The plan of the interior is simply organized, a function of circulation and structure. The stairwell is located immediately to the west of the entrance. The walls enclosing the stair hall to the north and south are load bearing. To the west of the stair a load bearing wall runs centrally, east/west along the length of the building. There are two apartments per floor, flanking the stairwell and the mid-span, load bearing wall. Originally there were two small apartments in the basement. The number of units in the Rae has always been eight, as documented by Buffalo city directories and federal census data, which note the families who lived in the building.

#### Basement

One enters the basement along Franklin Street. The entrance part features stairs that ascend to the raised first floor to the left of those descending to an alcove at the basement. Originally one could enter directly into the apartment units to the north and south from the exterior; however, these openings have been infilled with brick masonry for security. One now enters through a centrally located door on the east elevation into a corridor. To the north of the basement corridor is a small apartment, with basement windows facing Franklin Street and the adjacent driveway/parking area to the north. To the south, a similar space functions as a laundry room. To the west are paired fire doors leading to mechanical and storage rooms.

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First Floor

The first floor is accessed by a set of stairs off Franklin Street, through a recessed entry portico into a vestibule. The original door leading into the stair hall from the vestibule has been replaced, though the segmental transom remains extant. Beyond the vestibule is a stair hall, with doors accessing the apartment units to the north and south. There are two apartments per floor, running the entire length of the building, separated by the stair hall and the centrally located load bearing wall running east/west beyond the stair. The layout of each apartment is the same. One enters into a corridor that runs the length of the apartment, east/west, adjacent to the stair and load bearing wall. The rooms are organized off the corridor. To the east is a living room, facing the bay window and Franklin Street. The dining room and kitchen are located off the living room, and bedrooms are located along the south and north elevations to the west, off the long corridor. The kitchen, dining room and living room are not divided by partition walls forming one large open space. The ceilings within the apartments have been dropped; however, they have been set back from the windows, which are full height within the space.

Second and Third Floors

The layout of second and third floors is identical to the first floor. The only exception is a small alcove located in the middle bay above the entrance. At the second floor paired, one-over-one replacement wooden sash windows provide light into the alcove, whereas on the third floor the windows are non-historic wooden sliding glass units with original wooden arched transom above. The simply detailed stools, apron and casing are original.

Stairs and Vertical Circulation

The wood stairs are simply detailed, with minimal ornamentation at the newel posts. The rails, risers and treads are wood. Each apartment unit is accessed at the stair landing. There are no public circulation corridors, just the stair and landings at each floor. A skylight provides light into the stairwell from above.

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Statement of Significance:

*Summary*

The Raleigh, constructed in ca. 1896 at 352-354 Franklin Avenue, and The Rae Apartments, constructed in ca. 1892 at 346-348 Franklin Street, are significant under criteria A and C for their contribution to an understanding of the social and architectural history of apartment living in Buffalo in the late nineteenth and early twentieth centuries.<sup>8</sup> Each building is an intact example of an apartment type that reflects the evolution of apartment living around the turn of the twentieth century. Because these buildings are located in close proximity, they are being nominated together. The Raleigh originated as a Jewish social club known as The Phoenix Club, designed by prominent Buffalo architect John H. Coxhead, for the “*crème de la crème* of the Jewish population” in Buffalo.<sup>9</sup> The building was remodeled into “non-housekeeping” apartments in 1900 and remodeled again into larger “housekeeping” apartments in 1936.<sup>10</sup> The Rae was constructed as a housekeeping apartment building in response to a market of middle and upper class professionals looking to move out of downtown to enjoy “suburban” living. In the late 1800s, Franklin Street was a desirable address and a thriving residential district, close to Main Street and the trolley line. In addition to The Rae and The Raleigh, the block between West Tupper and Edward Streets on Delaware Avenue and Franklin Street featured a number of other apartment buildings and exclusive social clubs, many of which have been demolished. The Rae and The Raleigh are significant as two of the three remaining examples of apartment houses from this period in Buffalo’s history in this neighborhood on Franklin Street.<sup>11</sup> The Raleigh is also an excellent example of the Romanesque style, while the polychromatic masonry detailing and references to the Norman style at the Rae are exceptional. The Rae also retains much of its original plan, with two units per floor.<sup>12</sup> The period of significance for The Raleigh begins with its construction in ca. 1896 and ends in ca. 1936 when it was converted to “housekeeping” apartments. The period of significance of The Rae begins with its construction in ca. 1892 and ends in ca. 1930, when the tenants had shifted from professionals to skilled and unskilled workers.

<sup>8</sup> The Phoenix Club first appeared in the Buffalo City Directories at 352-354 Franklin Street in 1896. Prior to this time the club was located in the Tracy Mansion at the corner of Court Street and Franklin Street, as noted in the Buffalo City Directories. The Rae Apartments first appear in the Buffalo City Directories in 1892; however, it was listed simply as “Flat” without a name. Prior to this time a house occupied the lot at 348 Franklin Street.

<sup>9</sup> A.S. Issacs, "A Glance At Buffalo," in *The Jewish Messenger*, (1899): 6.

<sup>10</sup> An article in the *Courier Express* on January 26, 1936 notes that the Raleigh had been sold and remodeled into apartments.

<sup>11</sup> The third example is The Bachelor, constructed in ca. 1887.

<sup>12</sup> It is likely that the design of the vertical circulation and bearing wall construction at The Rae prevented the apartments from being subdivided. There was nowhere to add a new apartment entrance without significant and costly demolition and remodeling.

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Apartment Living

The buildings devoted to this cooperative living may be generally divided into two classes [housekeeping and non-housekeeping], in one of which the coöperative idea is so far developed that the necessary cooking and laundering for the occupants of the building is done in common either in or outside of the building, in which case a large dining-room is essential, while in the other case the apartments constitute a series of domiciles complete with kitchen and all the necessaries for complete housekeeping....

Kilham, 1902<sup>13</sup>

In the late nineteenth and early twentieth centuries apartment living became increasingly popular for the American middle and upper classes. In Europe the middle class, created by the Industrial Revolution, sought affordable and comfortable living arrangements in densely populated and increasingly more expensive cities. Apartment living became increasingly popular, spreading from France throughout Europe, and eventually to the United States, where it was termed “French flat” or “apartment,” a derivative of the French word *appartement*.<sup>14</sup> By the turn of the century nearly half of the nation’s population lived in cities, rather than in small towns or rural areas.<sup>15</sup>

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.<sup>16</sup> In 1857 Calvert Vaux presented a paper to the American Institute of Architects entitled “The Adoption of Houses a la Françoise to this Country” promoting the advantages of apartment living. One of the first examples of a luxury apartment constructed in the United States was the Stuyvesant in New York City, designed in 1869 by Paris-trained architect Richard Morris Hunt. The notion of apartment living for the wealthy upper class and middle class was becoming acceptable in America.

Architects, developers and realtors made a significant effort to distinguish apartment buildings from tenements in multiple ways: providing different plans; amenities, and ornamental details that reassured prospective tenants that these buildings were aimed towards the middle and upper classes. Architecturally, the multi-unit apartment typology differed greatly from the boarding houses of years prior. Unlike tenements, apartments were not constructed for the poor; rather, 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

<sup>13</sup> Walter H. Kilham, "The Planning of Apartment Houses," in *Brickbuilder* 11, no. 12 (December 1902): 245.

<sup>14</sup> Elizabeth Armstrong Hall, "Apartment Houses," in *Dictionary of American Houses*, 3rd ed. (New York: Charles Scribner's Sons, 2003), 222-224.

<sup>15</sup> *Ibid.*, 222.

<sup>16</sup> Gwendolyn Wright, *Building the Dream: A Social History of Housing in America*, (New York: Pantheon Books, 1981), 138.

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suites of apartments, hoping to find in them a satisfactory solution to the problem of how to live comfortably and economically.”<sup>17</sup> 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.”<sup>18</sup> 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.”<sup>19</sup> While many variations of the apartment building typology emerged at this time, they were united in the attempt to provide comfortable yet efficient accommodations to the emerging middle class and luxurious spaces to the wealthy class. These changes in American residential architecture during the late nineteenth and early twentieth centuries both reflected and reinforced the changes occurring in American lifestyle trends at the time. As more people sought efficient housing accommodations in an urban setting, designers developed architectural solutions in response to this demand.

Following these broader national patterns, a strong middle class and upper-middle class had emerged in Buffalo by the turn of the twentieth century, and this population was growing at an alarming rate. Two main types of apartment houses existed in Buffalo, each serving a different market: the first was known as a “housekeeping” apartment, the second a “non-housekeeping” apartment. In housekeeping apartments, of which The Rae is an example, “apartments constitute a series of domiciles complete with kitchens and all the necessaries for complete housekeeping,” whereas in “non-housekeeping” types, such as the first plan for The Raleigh, “the necessary cooking and laundering for the occupants of the building is done in common either in or outside of the building, in which case a large dining-room is essential.”<sup>20</sup> The Raleigh, with its kitchen “large enough for a first class hotel,” was an example of a non-housekeeping type. As one might expect, the housekeeping type was favored by young married professionals, whereas bachelors and couples without children favored the non-housekeeping type.

Kilham, in a 1902 article describing the planning of apartment houses, lists requirements of successful housekeeping 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.”<sup>21</sup> 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

<sup>17</sup> “French Flats and Apartment Houses in New York,” in *Carpentry and Building*, (November 14, 1880): 2.

<sup>18</sup> Walter H. Kilham, “The Planning of Apartment Houses,” in *Brickbuilder* 11, no. 12 (January 1902): 245-252. Kilham discusses the advantages of apartment living and the two types of apartments: housekeeping apartments and non-housekeeping apartment hotels.

<sup>19</sup> Gwendolyn Wright, *Building the Dream: A Social History of Housing in America*, (New York: Pantheon Books, 1981), 145.

<sup>20</sup> Walter H. Kilham, “The Planning of Apartment Houses,” in *Brickbuilder* 11, no. 12 (January 1902): 245.

<sup>21</sup> *Ibid.*

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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. Non-housekeeping apartments shared the same requirements; however, because they typically housed a large number of people in close proximity, the kitchen had to be large and well ventilated and the dining room ample for all of the lodgers.<sup>22</sup>

### The Apartment House in Buffalo

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 immigrant workers. As a result, the wealthy upper class and emerging middle class moved away from the city to the suburbs. Some apartments, such as The Algonquin (ca. 1896) on Johnson Park and the Westgate (ca. 1898), located at Vermont and Seventh Streets, catered to the wealthy, upper class resident. Prominent Buffalo families such as Mr. and Mrs. Michael Shea, Mr. and Mrs. Charles Bidwell, and Mrs. E.C. Lovejoy and her daughters lived in the Westgate. These buildings contained flats that were considered substantial, complementing and expanding the single family residence with modern conveniences, including parlors with fireplaces; a dining room; kitchen; pantry; large bedrooms and servant space.<sup>23</sup> Other apartments were constructed that catered to a middle class and not as wealthy upper class renter, including The Karnak (ca. 1898) on Whitney Place; The Florence (ca. 1892) on West Avenue, The Colonial (ca. 1896) and the Wayne and Waldorf (ca. 1897) on Main Street. This is evinced 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 constructed prior to that date, such as The Florence (ca. 1892) and The Rae (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.<sup>24</sup> The Trubee was a mansion constructed in ca. 1869 and then converted into a non-housekeeping apartment that could accommodate one-hundred lodgers by ca. 1889. The Bachelor was constructed as an apartment house 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.

<sup>22</sup> Ibid., 247.

<sup>23</sup> Katherine H. Smith, "Apartment Houses Where Friendliness Was Prevalent," *Courier Express* (Buffalo), May 14, 1933.

<sup>24</sup> 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. The 1887 city directory notes storefronts and tenants at 331 Franklin Street. The 1886 directory does not.



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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 Delaware Avenue and Franklin Streets. By 1900, the number of apartment buildings had almost doubled to one-hundred-and-thirty-three. In addition to Buffalo's population increase at the turn of the century, contributing to the significant increase in apartment numbers was likely the Pan American Exposition and the need to provide housing for the large number of visitors expected to descend upon the "City of Lights" in 1901. In the next decade the construction rate slowed down considerably and only one-hundred-and-fifty-eight apartment houses are listed in the 1910 city directory. Apartment houses continued to be constructed but never with the same intensity that occurred between 1896 and 1900. The 1915 city directory lists only one-hundred-and-sixty-two apartment houses; by 1920 there were only one-hundred-and-eighty apartments, most of which were constructed in "new" suburbs farther away from downtown.

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 "stable, home-loving people, not the fly-by-night transients so frequently found in small apartments."<sup>25</sup> Others, such as The Raleigh and The Trubee, catered to individuals and couples who shared housekeeping facilities such as dining and laundry. 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."<sup>26</sup> 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.<sup>27</sup> Apartments with large, grand living space such as the Parke Apartments (NR listed, 5/30/2007) constructed in 1924, and 800 West Ferry, constructed in 1929 (contributing to the NR listed Elmwood Historic District (East), 2016), 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."<sup>28</sup> 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."<sup>29</sup> 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

<sup>25</sup> Katherine H. Smith, "Apartment Houses Where Friendliness Was Prevalent," *Courier Express* (Buffalo), May 14, 1933.

<sup>26</sup> Elizabeth Armstrong Hall, "Apartment Houses," in *Dictionary of American Houses*, 3rd ed. (New York: Charles Scribner's Sons, 2003), 223.

<sup>27</sup> Gwendolyn Wright, *Building the Dream: A Social History of Housing in America*. (New York: Pantheon Books, 1981), 150.

<sup>28</sup> For a full discussion of luxury apartment living see the National Register Nomination for *Parke Apartments, Erie County, New York*.

<sup>29</sup> Katherine H. Smith, "Apartment Houses Where Friendliness Was Prevalent," *Courier Express* (Buffalo), May 14, 1933.

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building.”<sup>30</sup> 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.<sup>31</sup> 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.

### A Desirable Address

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

The Phoenix Club, which, according to an 1899 article in *The Jewish Messenger*, had “every requisite for the comfort of its members,” including a bowling alley; cards, billiards, ballroom, lecture rooms, theatre, barber shop and kitchen “large enough for a first class hotel.”<sup>32</sup> The club became a non-housekeeping apartment in 1900 and an addition/annex was added to The Colonial on Delaware by 1900, both likely in anticipation of the need to accommodate the large number of visitors expected to descend upon Buffalo during the Pan American Exposition. Interestingly, in 1896, as documented by city directories and historic maps, seventy-two apartments had been constructed outside of downtown; however, by 1900 that number had almost doubled to one-hundred-and-thirty-three, in response not only to Buffalo’s population increase at the turn of the century but also in response to the need for accommodation as a result of the Pan American Exposition. The high demand for

<sup>30</sup> Ibid.

<sup>31</sup> Ibid.

<sup>32</sup> A.S. Issacs, "A Glance At Buffalo," in *The Jewish Messenger* (1899): 6.

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accommodations is illustrated by The Trubee, which was able to command a three dollar a night rate during the exposition. Despite the conversion from social club to an apartment, the neighborhood remained desirable as a comparison of monthly rents reinforces. In 1909, a seven-room apartment at The Karnak on Whitney Place rented for thirty-three dollars a month, which was the same rent charged for a two-room apartment at the Colonial Annex on Main Street.<sup>33</sup>

The neighborhood remained a desirable residential neighborhood through the 1920s. At this point, the growing popularity of the automobile encouraged the further growth and development of new residential neighborhoods even further outside of downtown Buffalo, and many clubs and supporting organizations also subsequently began to relocate. The Saturn Club relocated further up Delaware Avenue, and The Montefiore Club moved into 417 Delaware Avenue. A gas station and Edward Street Garage, with a capacity of 120 cars, was located on the north side of Edward Street between Delaware Avenue and Franklin Street, suggesting that residents of the apartments owned cars.

By the mid-twentieth century, the neighborhood had changed slightly, with most of the smaller residences along Delaware Avenue being converted to retail stores. The social clubs and apartments along Delaware Avenue remained, as did Trinity Church. Public School #14 was converted to apartments. The Cutler Apartments were renamed the Grosvenor Apartments and, by 1936, The Raleigh was known as the Tudor Arms Apartments. The Edward Street Garage remained on the north side of Edward Street. A few shops and dwellings remained on Franklin Street; however, the lot at the southwest corner of the street was now parking. Following this trend the tenants, who were once middle and upper middle class with occupations such as doctors and lawyers, became, by the 1930s, middle and lower-middle class, working as laborers, seamstresses and mechanics.

### The Tenants

#### The Rae Flats

Franklin Street, as documented above, would have been a desirable address and neighborhood in which to live. The *Buffalo Address Book and Family Directory*, a directory of middle and upper class residents of Buffalo describes the occupants who lived at The Rae Flats in the 1894-1895 through the 1915 editions. The apartment units at The Rae were ample, with two units per floor, each occupying the entire length of the building. Each had a large parlor featuring a bay window facing Franklin Street; a dining room and kitchen, and three bedrooms, and a bathroom located off the long corridor running adjacent to the central load bearing wall. This organization, which has not been significantly altered, is consistent with Kilham's list of requirements for successful apartment buildings published in a 1902 article. The plan separates the kitchen from the living spaces

<sup>33</sup> "Flats and Rooms West Side," *Buffalo Courier*, April 24, 1909.

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to the east, although it is probable that there has been some reorganization of the kitchen layout to accommodate contemporary living that does not include servants to cook meals. The bedrooms and bathrooms are secluded as Kilham recommends, located along the long corridor to the west. Bays with large expanses of glass allow ample light into the front parlor creating a “cheerful and sunny” space.

In 1893 the Buffalo city directory documents early residents of “The Rae.” F.T. Cuthbert, James Russell Williams, and William C. McSparren, both of whom were bookkeepers, lived at 346 Franklin Street. Joseph Baer, Charles H. Angle, and Francis E. and Mabel B. Coit resided at 348 Franklin Street. Baer was a manager and Angle was a commercial agent. According to the 1900 federal census there were five families renting apartments at “The Ray.” All of the families were native-born Americans and two of the families had one foreign-born servant each. Most of the residents were middle aged with relatively small families of three to five members. The occupations associated with tenants were middle and upper class professionals, including two physicians, an editor, a bookkeeper, and an oil producer.

The 1910 federal census lists eight renters. The census shows that most were born in the United States and represent a wide range of ages. The residents tended to be middle-class professionals or skilled workers and had occupations like salesman, seamstress, dressmaker, restaurant keeper, physician, auto repair, and telephone company employees. Some of the renters took additional boarders into their apartments, suggesting a shift in the tenant’s socio-economic status and a need for additional income.

The 1920 federal census shows five apartments rented, which indicates three were vacant. Every apartment renter took on a boarder or two, and only a few children were listed. Most of the renters were American-born and between the ages of twenty-five through fifty-five. The residents tended to be middle class professionals or skilled workers and had occupations like salesman, restaurant manager, accountant, waiter, printer, mechanic, engineer, insurance sales, pipefitter, treasurer, detective, druggist, and draftsman. Again, the need to take on a boarder is likely a reflection of the renter’s economic condition. The 1930 and 1940 federal censuses closely mirrored the 1920 census. However, by the 1930s, the residents’ occupations tended to reflect middle to lower middle class work. The 1930 census listed a number of actors and singers who were probably employed in the Theatre District of Buffalo, just a few blocks to the south and east of the apartment building.

The Rae is an excellent example of the housekeeping apartment type that embodies the changing social trend of early Buffalo apartment buildings. When constructed, the building was occupied by middle and upper class professionals, some with servants. In the early decades of the twentieth century this began to change, most notably by 1920, when the residents began to take on boarders. The changing dynamic by 1930 saw middle class workers moving out of the city to the suburbs, leaving those who could not move due to economic or employment reasons in the city. The Rae’s theatrical tenants in the 1930s likely chose to live close to where they performed out of convenience and possibly necessity.

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In the middle decades of the twentieth century the socio-economic trend of the residents at The Rae continued, particularly in the 1950s, when there was a massive exodus of people out of the city and into the suburbs.<sup>34</sup> In the early 1970s The Rae was rehabilitated as public housing.

### The Raleigh

The Raleigh was built in ca. 1896 as a Jewish social club called "The Phoenix." In 1900 the building was outfitted as a non-housekeeping apartment and named the Hotel Raleigh. The building is described in a 1901 volume of the *Phonographic Magazine*, a publication dedicated to the practice of transcribing speech. The author was scouting accommodations for the National Shorthand Reporters' Association annual meeting to be held during the Pan-American Exposition in Buffalo: "This hotel is built of brown stone and brick, and is commodious, well-lighted, well-ventilated, newly-furnished house. Its location is A 1, its appointments and equipments [sic]ditto. It is but a block from the Main street cars, which run direct to the Elmwood avenue entrance (car fare, five cents). A first class café is maintained in connection with the hotel."<sup>35</sup> The address is given as 352 Franklin Street. The proprietor of the hotel, Bradley H. Phillips, claimed the building could accommodate "250 people, without overcrowding." Although this seems like an extremely large number to be accommodated, in 1901 it was not unusual for two men, sometimes even strangers, to share a hotel room with one double bed.<sup>36</sup>

The 1910, 1920, and 1930 federal censuses list a large number of single "roomers" residing at 354 Franklin Street. It was not uncommon for hotels to house permanent residents in what were known as non-housekeeping apartments. The roomers at The Raleigh were typically American-born and in their 30s and 40s. Their occupations include professional and skilled trades. In the 1910s through the 1920s the residents seemed to be from the middle and upper classes of society but this changed by the 1930s. The residents listed on the 1910 and 1920 censuses were generally manufacturers, civil engineers, retail and wholesale merchants, real estate developers, physicians, elevator operators, nurses, and salesmen. By the 1930s more skilled trades and fewer professional occupations are listed.

The Raleigh was sold in 1936 to a couple from Erie, Pennsylvania. At the time it was described as a four-story structure with seventy-two rooms of the housekeeping type.<sup>37</sup> The plan and layout of each apartment illustrates the change of the building from a non-housekeeping to house-keeping type with a large number of rooms.

<sup>34</sup> 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.

<sup>35</sup> Kendrick C. Hill, "National Shorthand Reporter's Association," in *The Phonographic Magazine* XV, no. 236 (July 1901): 132-33.

<sup>36</sup> S.C. Spartanburg, "National Shorthand Reporter's Association: Office of the Secretary-Treasurer," in *The Phonographic Magazine* XV, no. 236 (August 1901): 148-49.

<sup>37</sup> *Buffalo Courier Express*, January 26, 1936.

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Unlike The Rae with its traditional apartment layout, The Raleigh organization suggests a flexibility to accommodate changes in the number of units within the building that, as census data shows, housed individuals as opposed to families, with or without servants. The building, as illustrated on a ca. 1939 post card, identifies the former Hotel Raleigh as The Tudor Arms.<sup>38</sup>

The building at 354 Franklin was sold to a group of investors from Rochester in 1953. In 1968, the Advisory Board of the Erie County Department of Social Services considered the acquisition of 354 Franklin for use as a homeless center. "During a discussion of repairs that would be needed on the building, Dr. Kenneth H. Eckhert, chairman of the board, pointed out that remodeling old buildings could run into a lot of money."<sup>39</sup> In the early 1970s the building was rehabilitated as public housing.

**John H. Coxhead, Architect<sup>40</sup>**

John H. Coxhead designed The Phoenix Club in ca. 1896. He graduated from the Cooper Union School of Design in New York City in 1881, before attending Columbia University and then studying under Henry van Brunt in Boston. In 1888 he set up his own practice in St. Paul, Minnesota, where he designed the Queen Anne style D.W. Lawler House, a contributing property to the St. Paul's Woodland Park National Register Historic District.

In 1892 Coxhead moved to Buffalo, where he formed a partnership with W.W. Carlin. In 1893 they merged with C. Powell Carr from New York; however, that partnership dissolved in less than a year, and each architect went out on his own. Coxhead would continue as a sole proprietor in Buffalo for the next thirty years. His work included residential, academic and religious structures. Although little remains of Coxhead's work in Buffalo, the Delaware Avenue Baptist Church (ca. 1894-1895, 965 Delaware Avenue), Craven/Bassett House (ca. 1894, 278 Depew Avenue), and the Phoenix Club, though altered on the interior, remain extant.<sup>41</sup>

**Summary**

The Rae is significant as a distinctive example of a housekeeping apartment type in the city of Buffalo. The building was constructed ca. 1892, a few years before the boom in apartment house construction between 1896 and 1900, and is distinguished by Norman stylistic references in its ornamental polychromatic brickwork. It was likely built by a developer targeting an emerging professional class who sought apartment living away from

<sup>38</sup> It would retain this name until the 1980's when it was renamed the Phoenix Apartments.

<sup>39</sup> *Courier Express*, March 6, 1968

<sup>40</sup> Nancy Blumenstark Mingus wrote her master's thesis on Coxhead. An article in *The Buffalo Spree* published in July/August 2000 documents his career. Also refer to the website *John Hopper Coxhead, FAIA (1863-1943)* located at [www.mingusinc.com/coxheadnew](http://www.mingusinc.com/coxheadnew)

<sup>41</sup> The Delaware Avenue Baptist Church is a local landmark building.

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downtown on a prominent street close to Main Street and the trolley line. The block between West Tupper and Edward Streets along Delaware Avenue and Franklin Street was a desirable neighborhood with large single family residences, multi-family apartments, a school, and private social clubs. Adjacent and within walking distance were amenities such as churches, a library and a music and concert hall. Delaware Avenue and Franklin Street were prominent addresses as indicated by the social clubs catering to Buffalo's "most outstanding citizens," namely the Buffalo Club and the Saturn Club. The Rae illustrates the distinctive characteristic of its type, retaining its original plan that featured two apartments per floor flanking a central circulation core on each floor. The exterior, which would have been designed to "satisfy the *amour propre* of the tenants" retains a high level of integrity.

The Raleigh is also significant as a distinctive example of an apartment building in the city of Buffalo. The building was constructed as The Phoenix Club, which catered to a religious affiliation of prominent Jewish leaders and businessman, the *crème de la crème*, as they were described in a period publication. Designed by prominent architect John H. Coxhead, the building is a rare remaining example of his work in Buffalo. The Phoenix Club was converted to a non-housekeeping apartment in ca. 1900 and then to the housekeeping type in 1936. As it survives today, the building illustrates the changing characteristics of apartment dwelling in Buffalo that catered to a specific socio-economic need as illustrated in the conversion of a social club to a non-housekeeping type in response to the need for accommodation of visitors to the 1901 Pan American Exposition, and then again in 1936 in response to a changing class of tenant.

The Rae and The Raleigh both contribute to an understanding of the apartment house typology in the City of Buffalo. By 1900 there were eight apartment houses in this prestigious block; today there are three, including The Rae and The Raleigh. The history of both buildings describes the shift in renter from middle and upper class professionals to skilled and unskilled workers. Individually and together they retain sufficient integrity to convey historic meaning and meet National Register Criterion C, in the area of Architecture and Criterion A, in the area of Social History. The period of significance for The Rae begins when it was constructed in ca. 1892 and ends in ca. 1930 when the class of tenant had become skilled and unskilled laborers. The period of significance for The Raleigh begins in ca. 1900, when it was renovated from a social club to a non-housekeeping apartment, and ends in ca. 1936 when the building was renovated to a housekeeping apartment type.

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United States Department of the Interior  
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Continuation Sheet

The Rae Flats & The Raleigh

Name of Property

Erie County, New York

County and State

Section 9 Page 2

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National Park Service

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Continuation Sheet

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The Rae Flats & The Raleigh  
Name of Property  
Erie County, New York  
County and State

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National Park Service**

**National Register of Historic Places  
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Section 10 Page 1

**The Rae Flats & The Raleigh**

**Name of Property**

**Erie County, New York**

**County and State**

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Verbal Boundary Description

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

Boundary Justification

The boundary has been draw to encompass each of the historic lots of the two nominated apartment buildings. These lots are coincident with the current lots.

United States Department of the Interior  
National Park Service

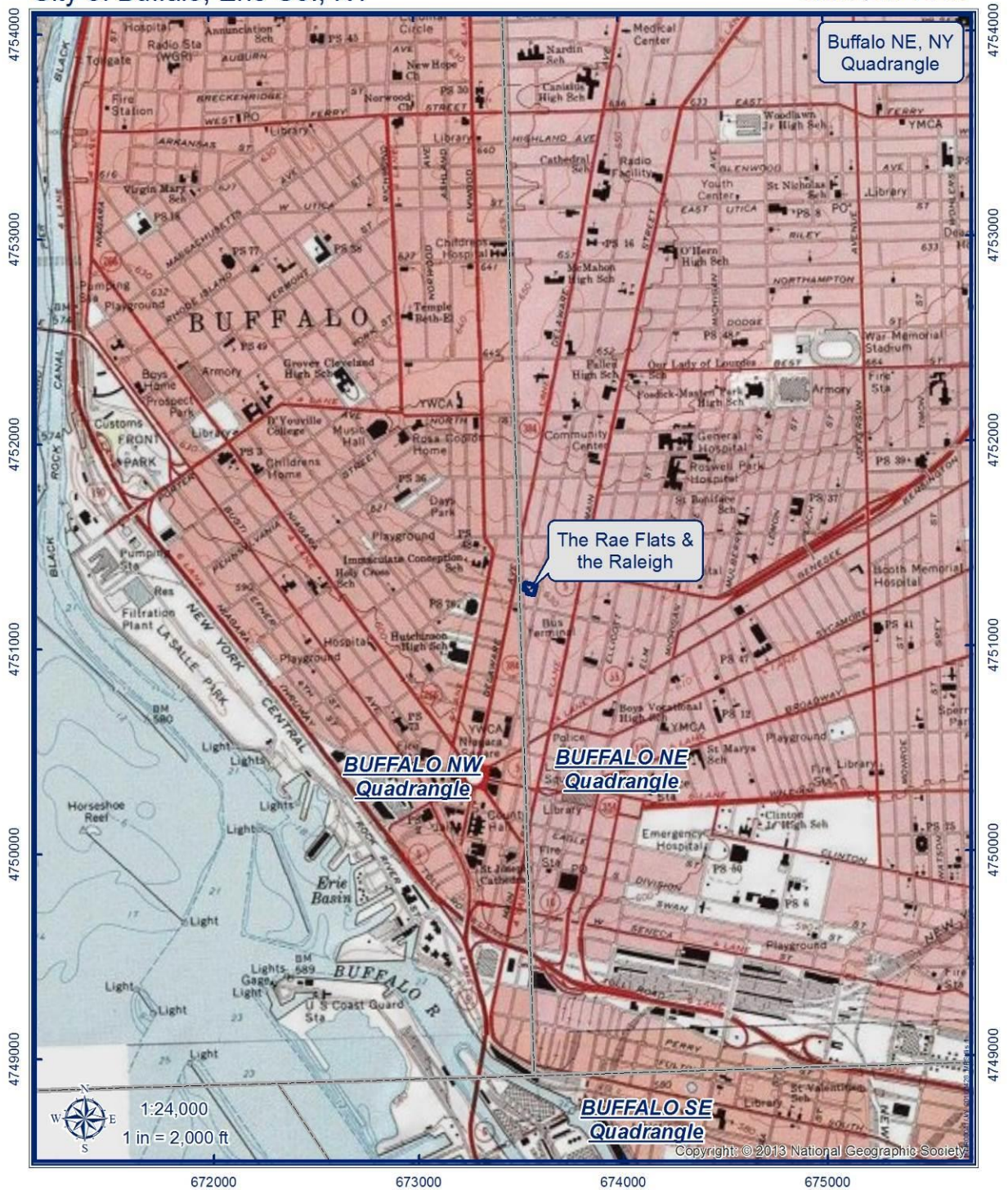
National Register of Historic Places  
Continuation Sheet

Section 10 Page 2

The Rae Flats & The Raleigh  
Name of Property  
Erie County, New York  
County and State

The Rae Flats & the Raleigh  
City of Buffalo, Erie Co., NY

346 & 354 Franklin St.  
Buffalo, NY 14202



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

0 5501,100 2,200 Feet



The Rae 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 3

The Rae Flats & The Raleigh

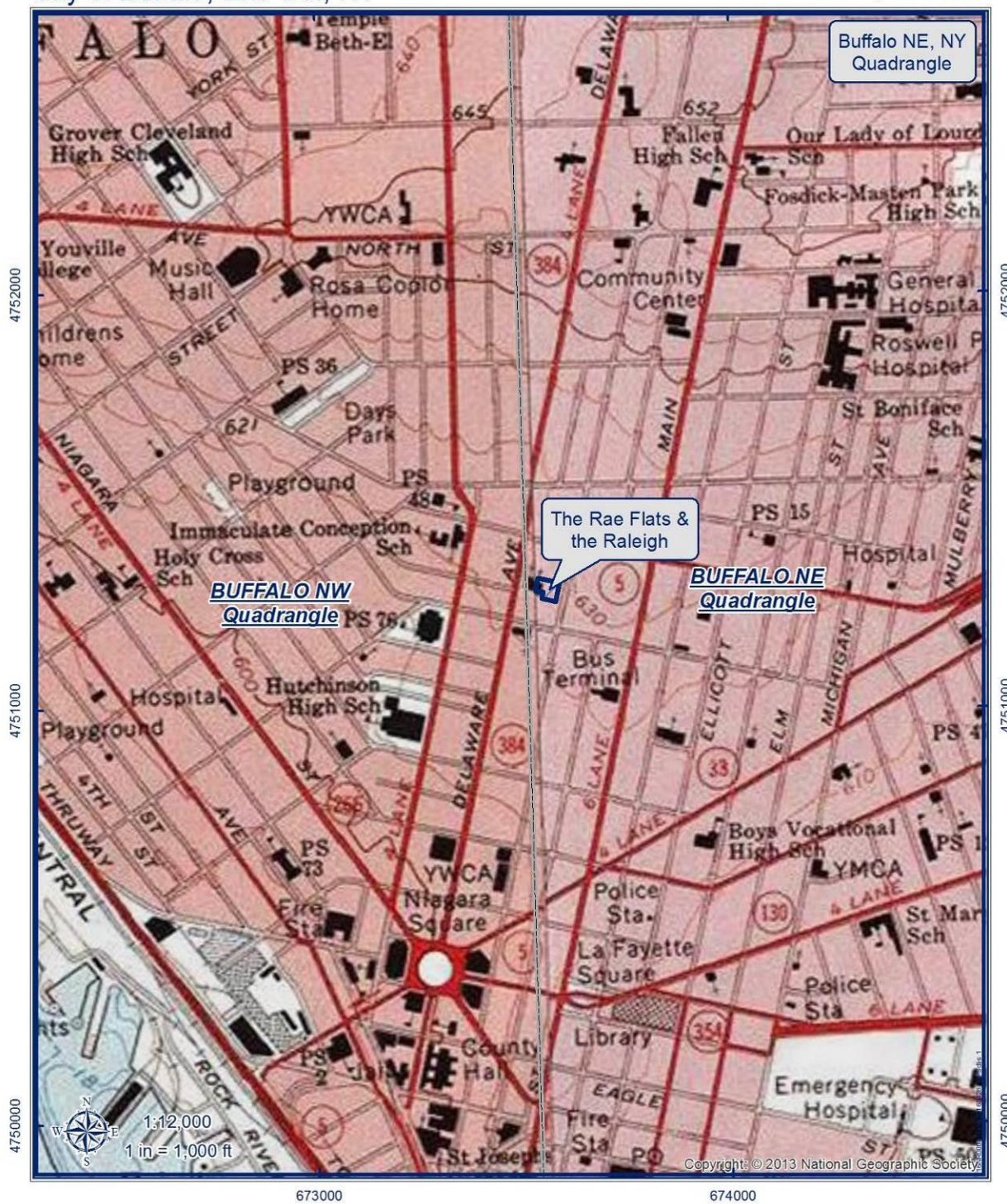
Name of Property

Erie County, New York

County and State

The Rae Flats & the Raleigh  
City of Buffalo, Erie Co., NY

346 & 354 Franklin St.  
Buffalo, NY 14202



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



The Rae 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 Rae Flats & The Raleigh**  
Name of Property  
**Erie County, New York**  
County and State

The Rae Flats & the Raleigh  
City of Buffalo, Erie Co., NY

346 & 354 Franklin St.  
Buffalo, NY 14202



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



The Rae 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 5

**The Rae Flats & The Raleigh**  
Name of Property  
**Erie County, New York**  
County and State

The Rae Flats & the Raleigh  
City of Buffalo, Erie Co., NY

346 & 354 Franklin St.  
Buffalo, NY 14202



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



The Rae Flats



Parks, Recreation  
and Historic Preservation

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

The Rae Flats & The Raleigh

Name of Property

Erie County, New York

County and State

Section 11 Page 1

Additional Information

Photo Log:

Name of Property: The Rae Flats & The Raleigh  
City of Vicinity: Buffalo  
County: Erie  
State: NY  
Name of Photographer: kta preservation specialists  
Date of Photograph: 9/19/2016  
Location of Original Digital Files: 422 Parker Avenue, Buffalo, NY  
Number of Photographs: 24

NY\_Erie County\_The Rae Flats & The Raleigh\_0001

Looking northwest showing The Rae to the south and The Raleigh to the north on Franklin Street.

NY\_Erie County\_The Rae Flats & The Raleigh\_0001

Looking southwest showing The Rae to the south and The Raleigh to the north on Franklin Street.

Name of Property: The Rae Flats & The Raleigh  
City of Vicinity: Buffalo  
County: Erie  
State: NY  
Name of Photographer: kta preservation specialists  
Date of Photograph: 2/1/2016  
Location of Original Digital Files: 422 Parker Avenue, Buffalo, NY  
Number of Photographs: 24

NY\_Erie County\_The Rae Flats & The Raleigh\_0003

Looking west showing the east elevation of The Rae from Franklin street.

NY\_Erie County\_The Rae Flats & The Raleigh\_0004

Looking up and west showing a detail of the Corinthian column and pilasters at the main entrance portico into The Rae along Franklin Street. Note brick detailing.

NY\_Erie County\_The Rae Flats & The Raleigh\_0005

Looking southwest showing the hexagonal limestone Doric columns, which serve as mullions, rising from the sill and supporting a continuous limestone header above at The Rae.

NY\_Erie County\_The Rae Flats & The Raleigh\_0006



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

The Rae Flats & The Raleigh

Name of Property

Erie County, New York

County and State

Section 11 Page 2

Looking up and west showing a detail of the parapet at The Rae, which is detailed with corbels in a corbeled table that provides the spring line for continuous, overlapping brick masonry arches in shallow relief.

NY\_Erie County\_The Rae Flats & The Raleigh\_0007

Looking southwest showing the north elevation of The Rae. Note that the south elevation is similar.

Name of Property:	The Rae Flats & The Raleigh
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	kta preservation specialists
Date of Photograph:	9/21/15
Location of Original Digital Files:	422 Parker Avenue, Buffalo, NY
Number of Photographs:	24

NY\_Erie County\_The Rae Flats & The Raleigh\_0008

Looking east showing the living room and bay window at the east elevation, typical of apartments at The Rae.

NY\_Erie County\_The Rae Flats & The Raleigh\_0009

Looking northeast showing the alcove and bay window at the living room, typical of apartments on the 3<sup>rd</sup> floor. At the 2<sup>nd</sup> floor the windows in the alcove do not have the arched transom.

NY\_Erie County\_The Rae Flats & The Raleigh\_0010

Looking southwest from the dining room showing the kitchen and the corridor wall. The window is part of the bay window on the south elevation. The organization is typical for all of the apartments at The Rae

NY\_Erie County\_The Rae Flats & The Raleigh\_0011

Looking east toward the living room and bay window at the east elevation from the dining room at The Rae

NY\_Erie County\_The Rae Flats & The Raleigh\_0012

Looking west along the corridor accessing the bedrooms and bathrooms at The Rae.

Name of Property:	The Rae Flats & The Raleigh
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	kta preservation specialists
Date of Photograph:	1/12/2016
Location of Original Digital Files:	422 Parker Avenue, Buffalo, NY
Number of Photographs:	24

United States Department of the Interior  
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Continuation Sheet

The Rae Flats & The Raleigh

Name of Property

Erie County, New York

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Section 11 Page 3

NY\_Erie County\_The Rae Flats & The Raleigh\_0013

Looking northwest showing the wood stair (treads, risers, stringers, baluster rails, hand rails and newel posts) at The Rae.

Name of Property:	The Rae Flats & The Raleigh
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	kta preservation specialists
Date of Photograph:	2/1/2016
Location of Original Digital Files:	422 Parker Avenue, Buffalo, NY
Number of Photographs:	24

NY\_Erie County\_The Rae Flats & The Raleigh\_0014

Looking west showing the east elevation of The Raleigh from Franklin Street.

NY\_Erie County\_The Rae Flats & The Raleigh\_0015

Looking southwest showing the north elevation and loggia at the entrance bay at The Raleigh.

NY\_Erie County\_The Rae Flats & The Raleigh\_0016

Looking south showing the arched loggia leading to the main entrance of the building at The Raleigh.

NY\_Erie County\_The Rae Flats & The Raleigh\_0017

Looking south showing the splayed marble entrance stairs at the main entrance to The Raleigh.

Name of Property:	The Rae Flats & The Raleigh
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	kta preservation specialists
Date of Photograph:	1/12/2016
Location of Original Digital Files:	422 Parker Avenue, Buffalo, NY
Number of Photographs:	24

NY\_Erie County\_The Rae Flats & The Raleigh\_0018

Looking east along the main corridor on the 1<sup>st</sup> floor of The Raleigh. Note the curvature of the bottom tread of the stair to the north.

NY\_Erie County\_The Rae Flats & The Raleigh\_0019

Looking up and north showing the wood stair (treads, risers, stringers, baluster rails, hand rail and newel posts) at The Raleigh.

United States Department of the Interior  
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Continuation Sheet

The Rae Flats & The Raleigh

Name of Property

Erie County, New York

County and State

Section 11 Page 4

NY\_Erie County\_The Rae Flats & The Raleigh\_0020

Detail of the wood newel post, baluster rails, and handrail at The Raleigh stair.

Name of Property:	The Rae Flats & The Raleigh
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	kta preservation specialists
Date of Photograph:	9/28/2015
Location of Original Digital Files:	422 Parker Avenue, Buffalo, NY
Number of Photographs:	24

NY\_Erie County\_The Rae Flats & The Raleigh\_0021

Looking northeast showing the fireplace that remains extant in the apartment in the northeast corner of the 1st floor at The Raleigh.

NY\_Erie County\_The Rae Flats & The Raleigh\_0022

Looking northeast showing the bay window in the apartment in the northeast corner of the 1<sup>st</sup> floor at The Raleigh

NY\_Erie County\_The Rae Flats & The Raleigh\_0023

Looking southeast toward dining room and bay window on south wall in living room of a 2<sup>nd</sup> floor apartment in The Raleigh.

NY\_Erie County\_The Rae Flats & The Raleigh\_0024

Looking southeast showing the window bay at the east elevation typical in apartments facing Franklin Street on the 3<sup>rd</sup> floor of The Raleigh.

United States Department of the Interior  
National Park Service

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Continuation Sheet

Section 11 Page 5

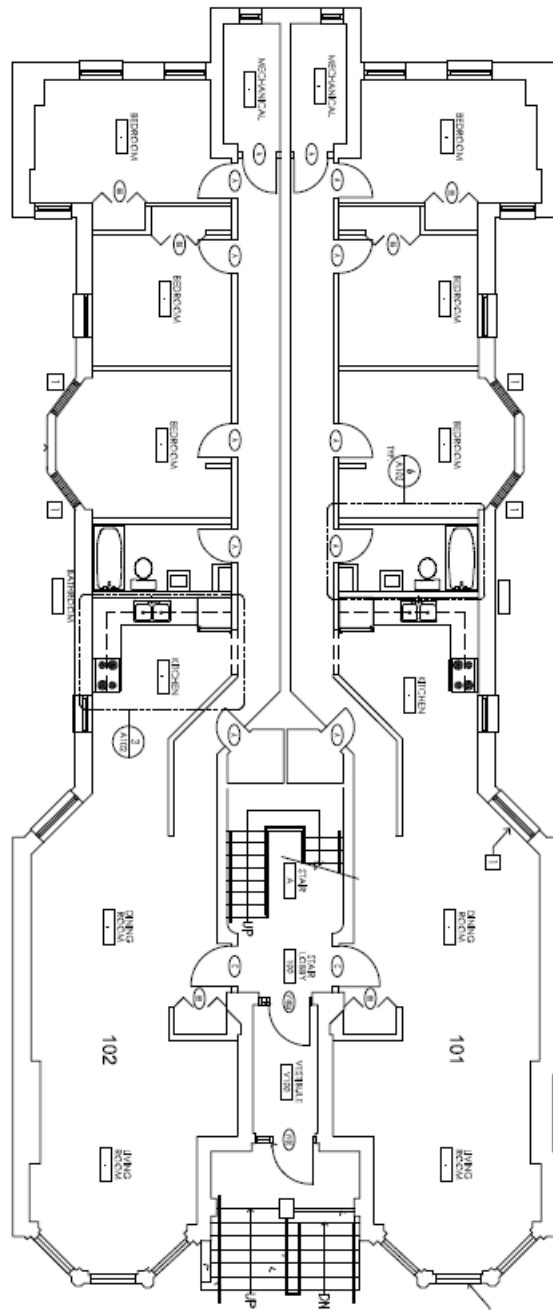
The Rae Flats & The Raleigh

Name of Property

Erie County, New York

County and State

Sample Floor Plans:



**Figure 1. First Floor Plan, The Rae**

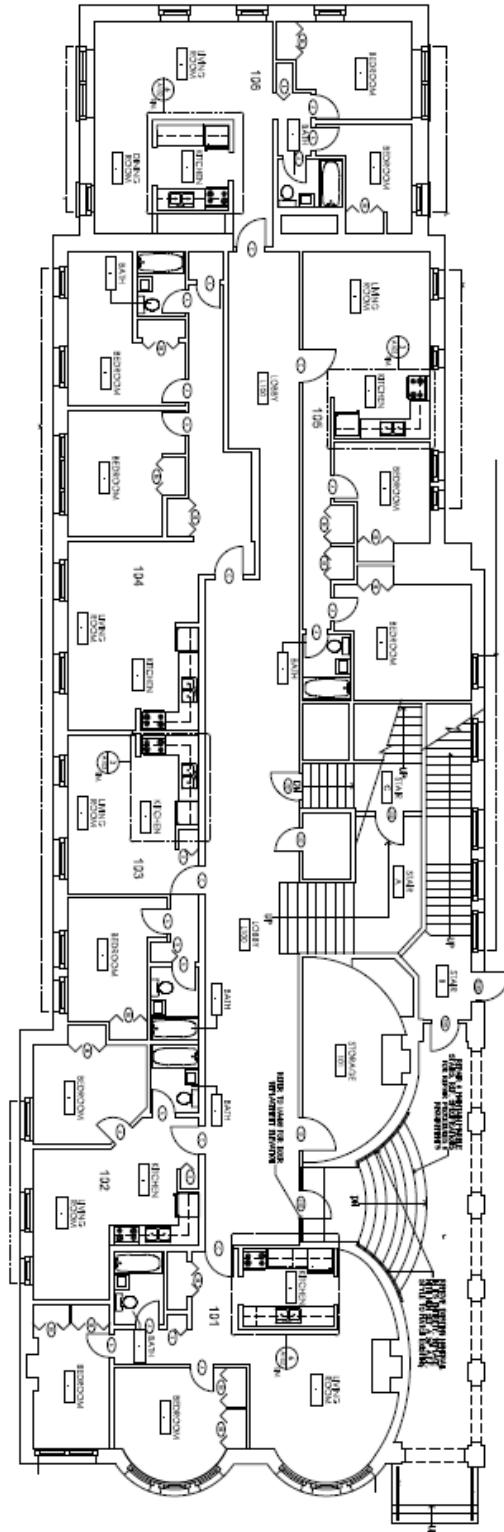
This plan shows the typical configuration of the building, with a central entrance flanked by two mirrored apartments.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 6

The Rae Flats & The Raleigh  
Name of Property  
Erie County, New York  
County and State



**Figure 2. First Floor Plan, The Raleigh**  
This plan shows the unusual elliptical curved bays of the first floor and the uncommon side entrance, reached through the recessed loggia.

United States Department of the Interior  
National Park Service

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Continuation Sheet

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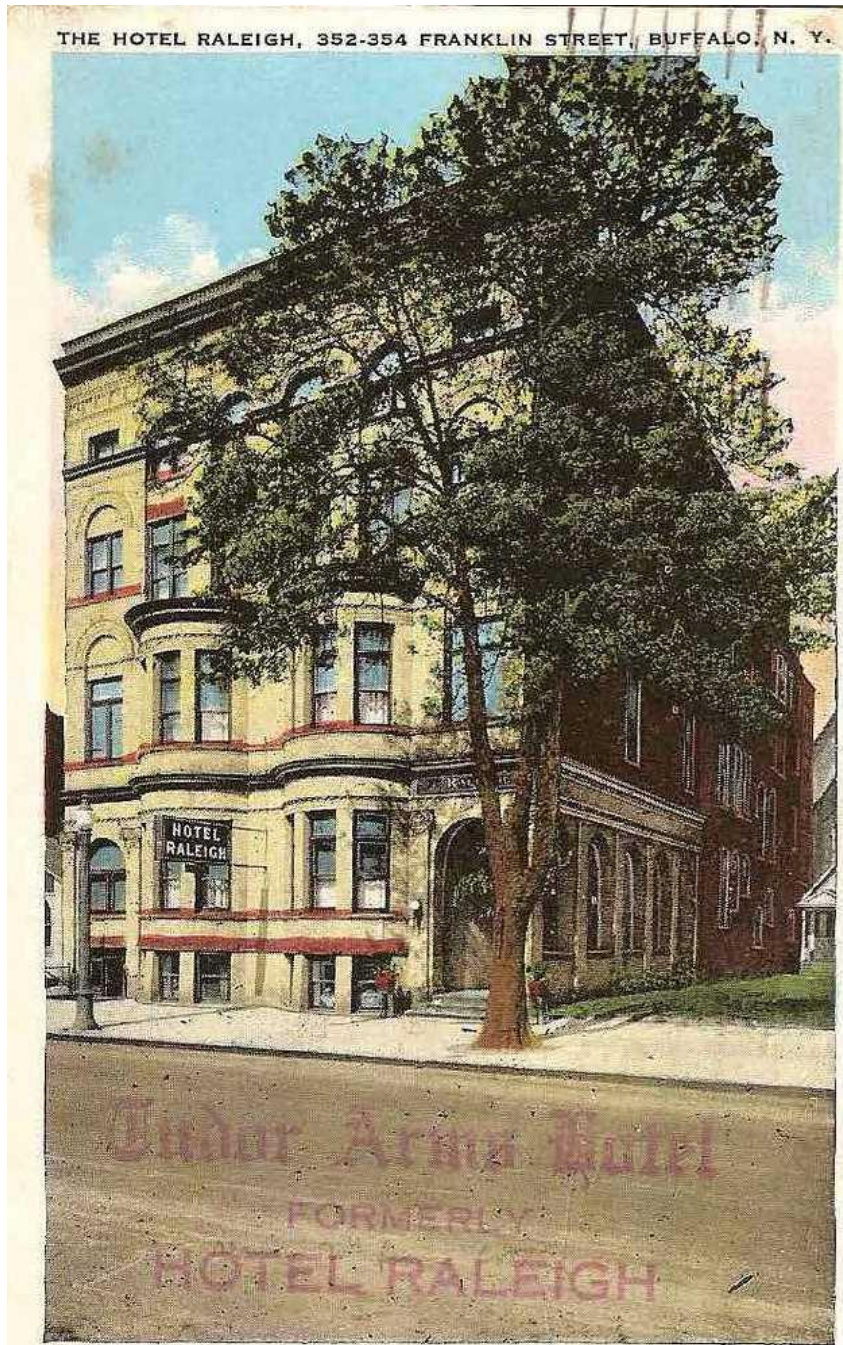
The Rae Flats & The Raleigh

Name of Property

Erie County, New York

County and State

Historic Photographs



Historic Photograph 1. Ca. 1939 looking southwest showing The Tudor Arms Hotel, formerly Hotel Raleigh



United States Department of the Interior  
National Park Service

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Continuation Sheet

The Rae Flats & The Raleigh

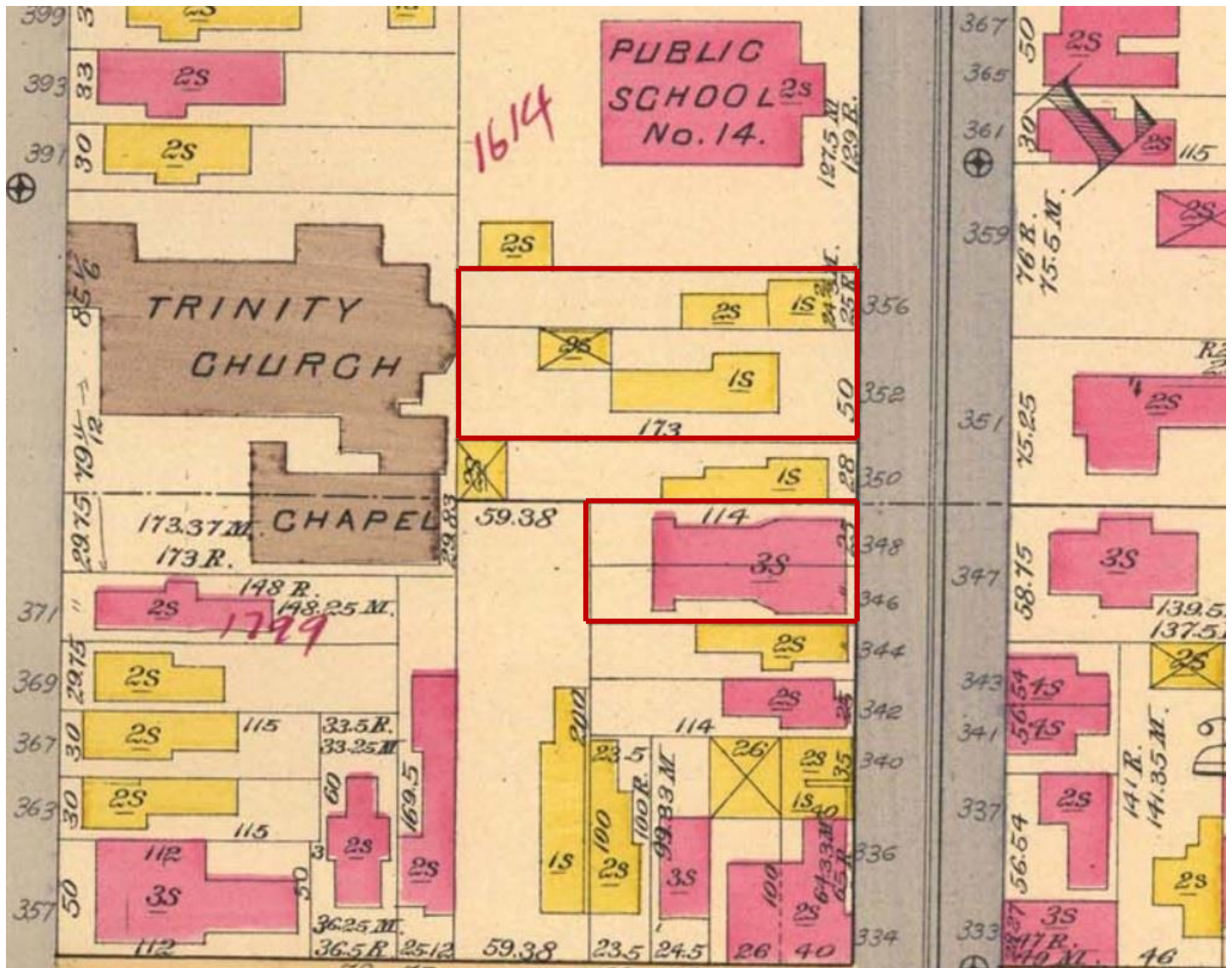
Name of Property

Erie County, New York

County and State

Section 11 Page 8

Historic Maps



1894 Atlas of the City of Buffalo, New York. Note location of 346 – 348 Franklin Street and 354-356 Franklin Street, occupied by residences.

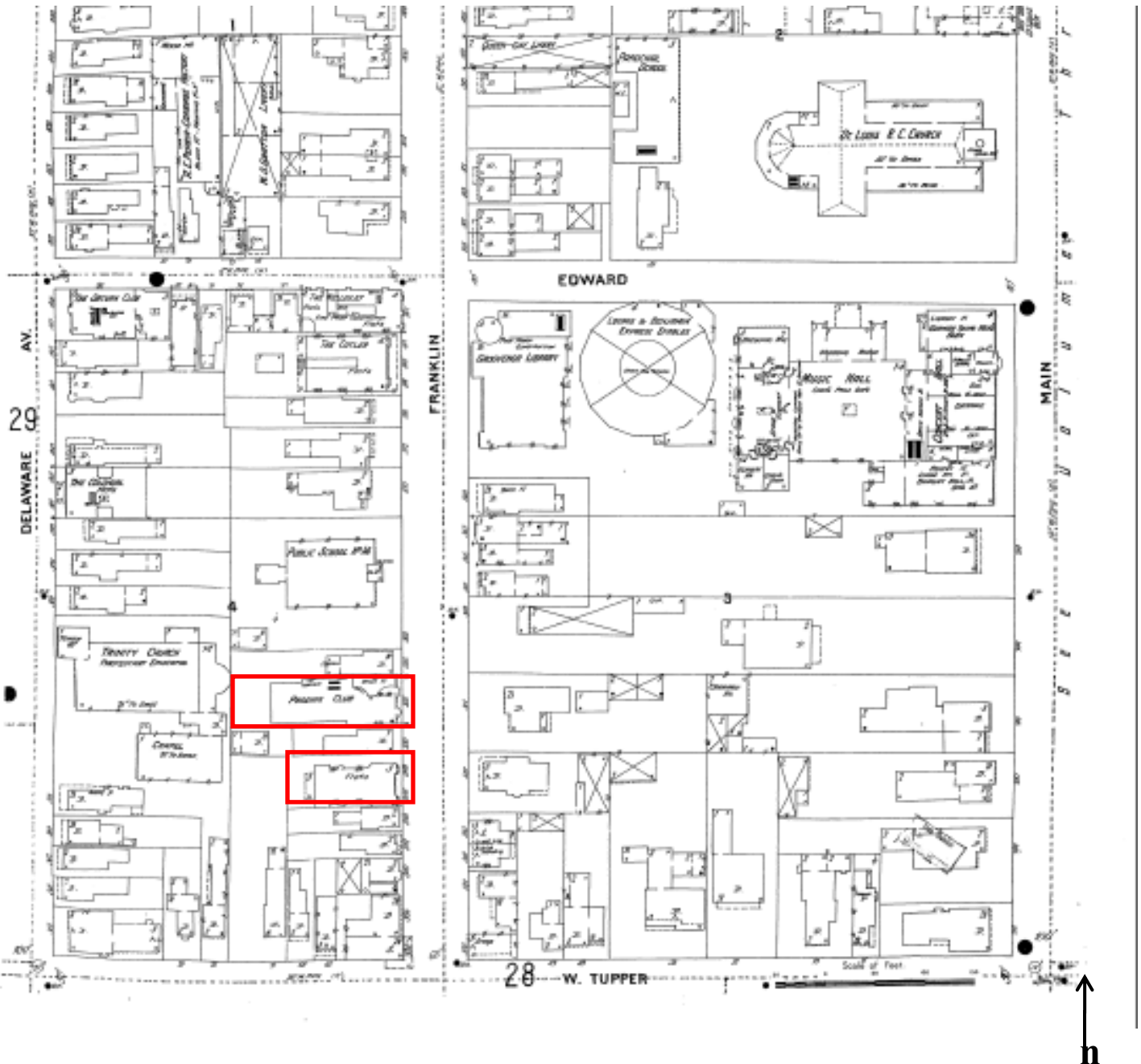


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 9

The Rae Flats & The Raleigh  
Name of Property  
Erie County, New York  
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Detail, vol. 1 1899 Sanborn Fire Insurance Map, Sheet 30, showing context of a desirable address along Franklin Street between Edward and West Tupper Streets. Note, not shown on the west side of Delaware Avenue is the Buffalo Club.

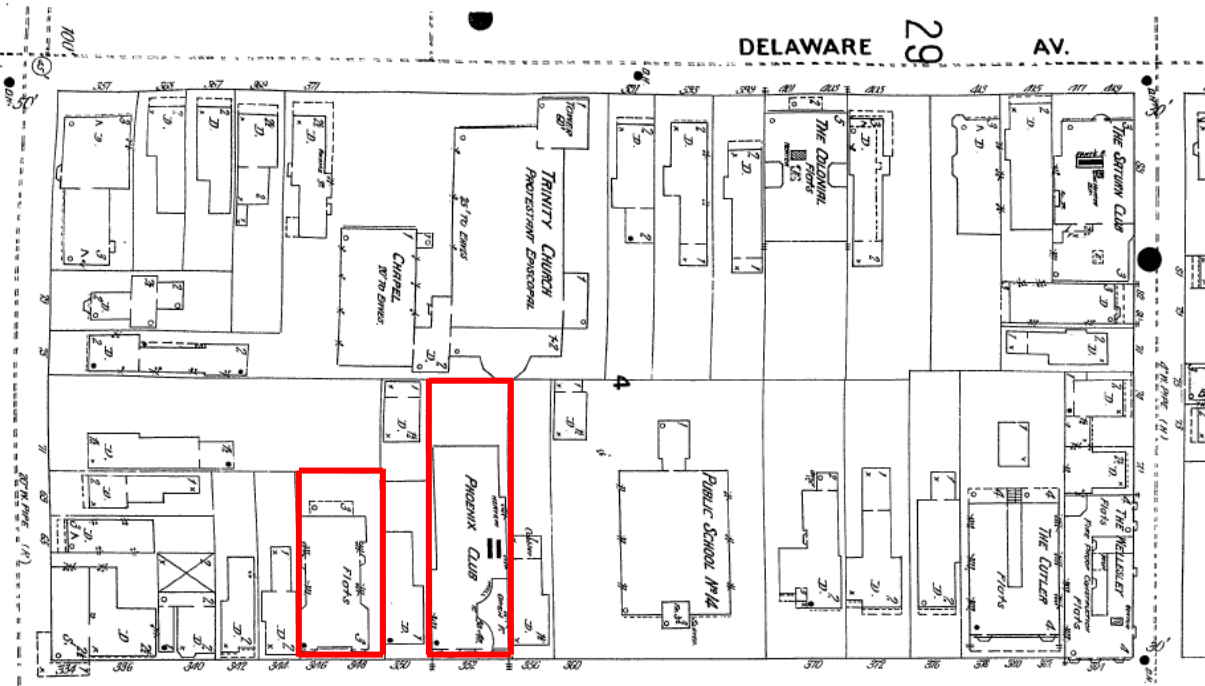


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 10

The Rae Flats & The Raleigh  
Name of Property  
Erie County, New York  
County and State



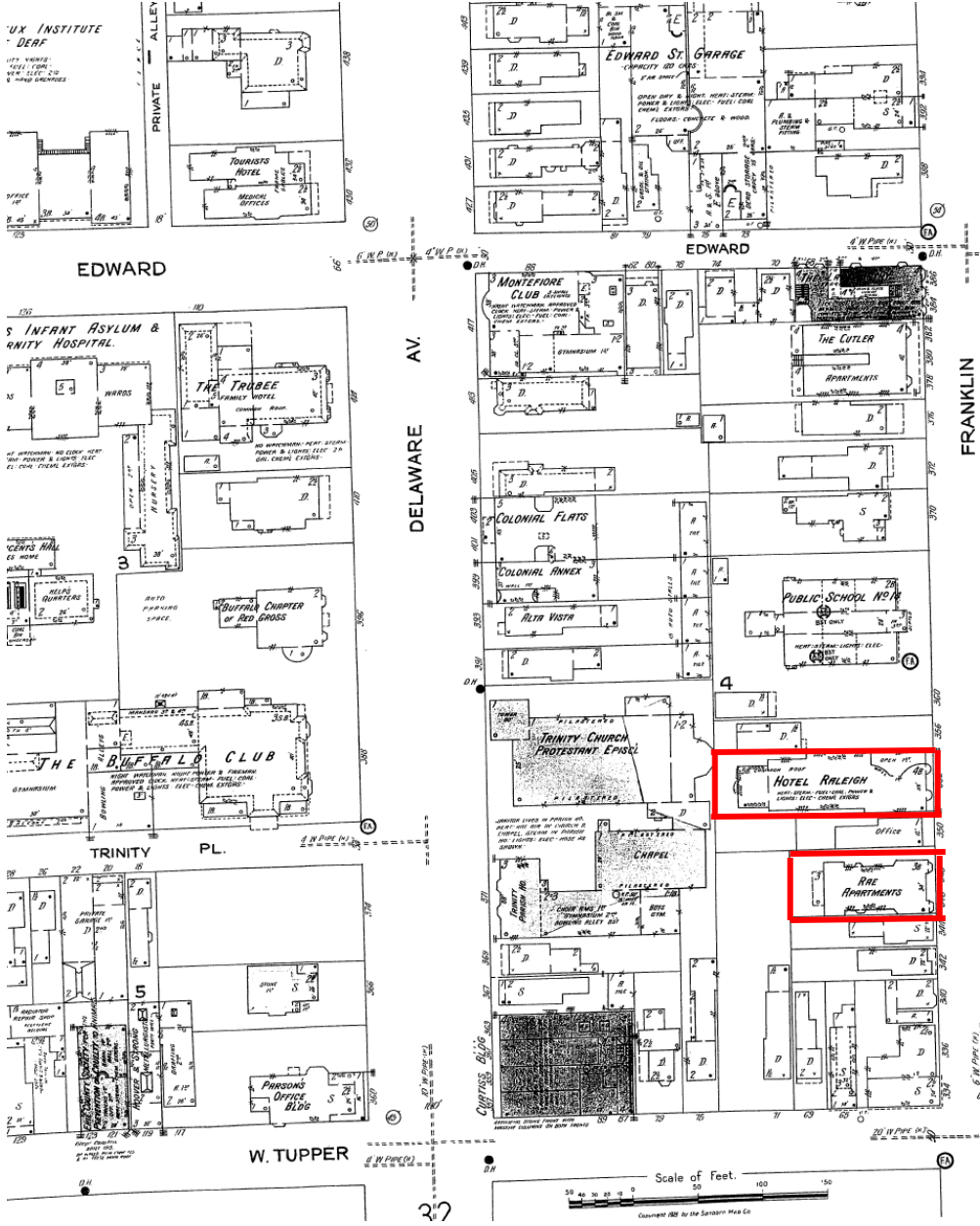
Detail, 1899 Sanborn Fire Insurance Map, Sheet 30 showing the west side of Franklin Street between Edward and West Tupper Streets. Note the Phoenix Club and “Flats” (Rae Apartments).

United States Department of the Interior  
National Park Service

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The Rae Flats & The Raleigh  
Name of Property  
Erie County, New York  
County and State

Section 11 Page 11



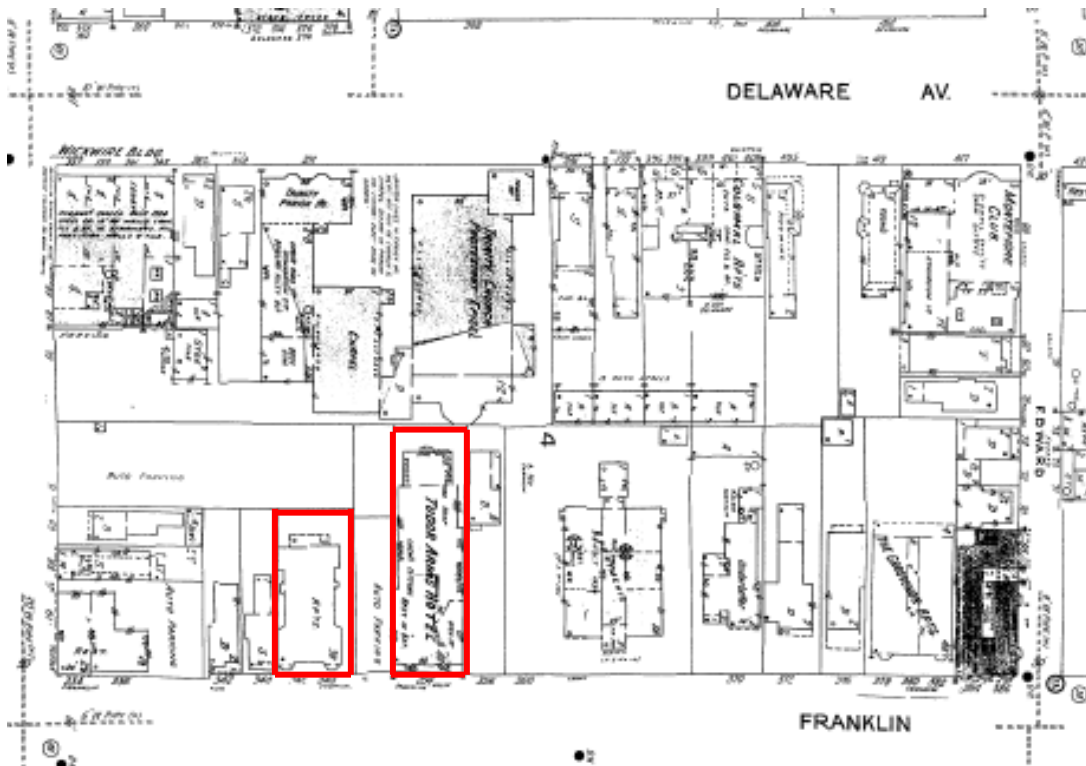
Detail, 1925 Sanborn Fire Insurance Map, Sheet 30a showing the Hotel Raleigh and Rae Apartments

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National Park Service

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Continuation Sheet

Section 11 Page 12

The Rae Flats & The Raleigh  
Name of Property  
Erie County, New York  
County and State



Detail, 1951 Sanborn Fire Insurance Map, Sheet 30a. Note the Raleigh is now the “Tudor Arms.”

















WARNING  
Security Camera in Use













EXCEPT FOR EMPLOYEES OF  
BRADY 357 FURNACE CO. ONLY

NO  
TRESPASSING  
VIOLATORS  
WILL BE  
PROSECUTED

WARNING  
  
THE COMMUNITY IS  
BEING MONITORED BY A  
DANGEROUS



















FLOOR  
2

















WARNING  
Security Camera In Use

Notice  
[Illegible text]











EXIT













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      12/13/2016 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, 8<sup>th</sup> 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