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United States Department of the Interior  
National Park Service

AUG 19 2016

Nat. Register of Historic Places  
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 Prospect Hill Historic District

other names/site number N/A

#### 2. Location

street & number Busti Avenue, Columbus Parkway, ColumbusPark West, Niagara Street, Rhode Island Avenue, Vermont Street  
[ ] not for publication

city or town Buffalo [ ] vicinity

state New York code NY county Erie code 029 zip code 14213

#### 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.)

Richard Pupont DBHPO  
Signature of certifying official/Title

7/29/16  
Date

New York State Office of Parks, Recreation & Historic Preservation  
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

date of action

Edson H. Beall 10.4.16

**Prospect Hill Historic District**

**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	
115	18	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<b>115</b>	<b>18</b>	<b>TOTAL</b>

**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/ Single Dwellings

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

DOMESTIC/ Single & Multiple Dwellings

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN/ Second Empire, Shingle, Queen Anne

LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/ Colonial Revival,

Italian Renaissance - LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY

AMERICAN MOVEMENT/ Craftsman

**Materials**

(Enter categories from instructions)

foundation Stone, Brick, Concrete

walls \_\_\_\_\_

Wood, Brick, Stucco, Synthetics

roof Asphalt Shingle, Slate

other \_\_\_\_\_

**Narrative Description**

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

**Prospect Hill Historic District**

**Erie County, New York**

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

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

**Areas of Significance:**

(Enter categories from instructions)

- Architecture
- Community Planning & Development
- \_\_\_\_\_
- \_\_\_\_\_

**Period of Significance:**

1867 - 1955

**Significant Dates:**

1867, 1868-1876, 1880-1920, 1926-1927

**Significant Person:**

N/A

**Cultural Affiliation:**

N/A

**Architect/Builder:**

See section 7

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

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

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

**Primary location of additional data:**

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

Prospect Hill Historic District  
Name of Property

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### 10. Geographical Data

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**Acreage of Property** 17.45 Acres

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 1 8 | 6 7 | 1 6 | 1 1 | 4 7 | 5 2 | 4 3 | 8  
Zone Easting Northing

3 1 8 | 6 7 | 1 9 | 3 7 | 4 7 | 5 2 | 1 7 | 6  
Zone Easting Northing

2 1 8 | 6 7 | 1 7 | 2 1 | 4 7 | 5 2 | 4 7 | 6

4 1 8 | 6 7 | 1 9 | 4 5 | 4 7 | 5 2 | 1 7 | 9

#### Verbal Boundary Description

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

#### Boundary Justification

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

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### 11. Form Prepared By

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name/title Katie Eggers Comeau

organization Bero Architecture date 4-14-16

street & number 32 Winthrop Street telephone \_\_\_\_\_

city or town Rochester state NY zip code 14604

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### Additional Documentation

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Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

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

#### Additional items

(Check with SHPO or FPO for any additional items)

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

name \_\_\_\_\_

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

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

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

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

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Continuation Sheet**

Prospect Hill Historic District

Name of Property

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Narrative Description of Property

The Prospect Hill Historic District comprises 115 residential properties and their associated outbuildings in the center-west portion of the city of Buffalo, just over a mile northwest of Niagara Square. Composed almost entirely of detached one- and two-family houses built between the 1860s and the 1950s, the neighborhood is a cohesive collection of high-style and vernacular architecture from the late-nineteenth to the mid-twentieth century.

**Neighborhood Characteristics: Location, Plan, and Nearby Landmarks**

The district is located on the east side of the Niagara River, at the river's confluence with Lake Erie, just east of a bluff overlooking the waterfront. Topography within the district is generally level.

The neighborhood is organized on a regular grid street plan. The grid is oriented in alignment with the river rather than on a cardinal axis; streets run either northwest-southeast or southwest-northeast. For clarity, orientation is simplified in this nomination so that northwest will be described as "north." Niagara Street, Columbus Parkway, and Busti Avenue will be described as running north-south, with Columbus Park West, Vermont Street, and Rhode Island Avenue described as running east-west. All blocks are equally sized and rectangular, shorter on the north and south ends than the east and west ends.

The nominated district is almost entirely residential, with notable public buildings and landscapes located at its periphery. The block of Niagara Street between Connecticut and Vermont streets is bordered on the east by the Connecticut Street Armory, a massive Medina sandstone building resembling a castle or fortress, built in 1899 and listed in the National Register. Also listed in the National Register, as part of the Olmsted Parks and Parkways Thematic Resources Nomination, are Prospect Park and Front Park. The former is an open space consisting of two city blocks bounded by Porter Street, Columbus Park West, Niagara Street, and Columbus Parkway. Front Park, a remnant of one of Frederick Law Olmsted's three large parks at the heart of the original Buffalo Park System, features a terrace with scenic views to the lake and river. Neither the parks nor the armory are included in the current nomination, although all are prominent landmarks at the periphery of the district.

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**Streetscape Character and Integrity**

Niagara Street, which forms the east boundary of the district, is one of the city's major radial avenues, leading directly to Niagara Square at the heart of downtown. In the vicinity of the Prospect Hill neighborhood, it is a heavily trafficked thoroughfare lined by a mixture of detached residences and one- to two-story commercial buildings. Busti Avenue, at the west boundary of the district, is a two-lane, one-way (southbound) thoroughfare. Busti Avenue lies between the district and Front Park (between Porter Avenue and Vermont Street) and between the district and the Peace Bridge Plaza (north of Vermont Street). The remaining streets within the district (Columbus Parkway, Columbus Park West/Connecticut Street, Vermont Street, and Rhode Island Street) are typical urban residential side streets.

Thoroughfares and side streets in the district have curbs and sidewalks with a grassy apron between sidewalk and street; in many cases the aprons contain deciduous trees shading streets and sidewalks. Most streetscapes are defined by consistent setbacks, with open front lawns and closely spaced houses. Garages and driveways are common in the district but not universal. Houses that face Front Park or Prospect Park relate strongly to those landscaped open spaces; this is particularly true of houses on Busti Avenue that are sited and designed to take advantage of views across Front Park to the waterfront.

The district is notable for its largely intact streetscape, with few properties abandoned or demolished and a general consistency in architectural scale, massing, and materials. The only late twentieth-century intrusion within the district occurs at 746-758 Columbus Parkway, where a former apartment building was demolished in the 1980s and replaced by a row of townhouses.

**Architectural Styles and Types**

Properties in the district are residential, consisting nearly entirely of two-story, detached single-family or two-family houses. Stylistically, these houses represent both high-style domestic architecture, particularly among those houses that survive from the nineteenth century, and vernacular interpretations of popular styles from the late nineteenth through the mid-twentieth century. Most houses are, or were originally, clad in wood, with some brick and stucco cladding occurring as well.

Because buildings in the district were constructed individually or in small clusters over a long period of time (see Section 8), the district displays a rich variety of architectural styles. The most architecturally distinguished houses from the late-nineteenth century include examples of the Second Empire (698 Columbus Parkway, 772 Niagara Street), Stick (676 Columbus Parkway, 721 Busti Avenue), and Shingle styles (679 Busti Avenue). Excellent examples of the Queen Anne style survive at 50 Vermont Street, 731 Columbus Parkway, and 723

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Columbus Parkway. Architects and homeowners in the early- to mid-twentieth century demonstrated an affinity for Italian Renaissance precedents, as seen in the houses at 778 Niagara Street, 784 Niagara Street, 160 Columbus Park West, and 705 Busti Avenue. Also from the early twentieth century, two notable Craftsman-style houses can be seen at 730 Columbus Parkway and 812 Niagara Street. As residential development in the district continued into the 1950s, the district includes several post-war houses; these are conservative in form and ornament, adapting traditional Colonial Revival and Italian Renaissance motifs to more modern house forms (the houses at 705 and 707 Busti Avenue are examples). Notably, many of the district's most architecturally notable houses are located on corner lots.

Uses in the district have remained consistent over time; nearly all buildings were constructed as residences and remain so today. One building has been repurposed: the building at 637 Busti Avenue was built as the carriage house for the Elmstone estate (see Section 8), and was subsequently redeveloped as a single-family house. Some houses have been converted from single-family to two-family or multi-family dwellings.

Finally, a common building type in the district, especially prevalent on Columbus Parkway but also seen in a few examples on Niagara Street and Columbus Parkway, is the two-flat house, a two-story, two-family house with an apartment on each floor level. Two-flat houses make up about one-third of Buffalo's housing stock.<sup>1</sup> These narrow, relatively deep houses are distinguishable by their full-width front porches, which are flat-roofed, with the porch roof functioning as the floor for a second-story balcony. In some cases the second-story balcony was sheltered by an awning or even by a lightweight roof structure. Particularly intact examples include the houses at 687 and 699 Columbus Parkway and 150 Columbus Park West. A number of houses of this form were built around the turn of the twentieth century; some of the earlier houses in the neighborhood were altered in the same era to resemble the two-flat type with the addition of a similar double-decker porch that gave second-story dwellers outdoor access.

### Architectural Integrity

Most properties in the district retain substantial integrity and contribute to the character of the streetscape; the high overall integrity of the district distinguishes it from surrounding areas and was the primary factor in determining district boundaries. While few properties are entirely unaltered, most retain enough of their original character that they continue to contribute to the significance of the district. Changes that weaken the integrity of individual properties, but that in most cases do not substantially detract from the integrity of the district, include some instances of siding replacement, window replacement, or incompatible changes to

<sup>1</sup> Gregory P. Stein, "The Two-Flat Home in Buffalo, NY: Landscapes of the Industrial Vernacular," in *Middle States Geographer* 30 (1997): 120-123.

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porches, such as replacement of wood rails and/or supports with metal. In a few cases these changes are so extensive that the property's historic character is essentially lost; these buildings are listed as noncontributing.

In some cases, alterations made within the district's period of significance have achieved their own significance and are not considered detrimental to a property's integrity. This is most often the case where wood porches were replaced by brick porches in the early twentieth century; some of the brick porches have their own integrity of design and today, having been in place for well over half a century, are considered part of the historic character of the house. The house at 763 Columbus Parkway is an example.

**Annotated Property List**

**609 Busti Avenue, c. 1883**

**One contributing building**

One and one-half story, Gothic Revival-style house; brick first story with shingle-clad second story; sawtooth shingle band at base of second story. Decorative diamond-patterned shingles on primary (west) façade; brackets at eaves; hipped roof with steeply pitched, flared dormers. Built as the gardeners' cottage for "Elmstone," the estate that occupied this block in the mid-nineteenth century.

**615 Busti Avenue, c. 1950**

**Two contributing buildings**

Two-story, Modern style house; yellow brick with stone detail around front door. Minimal ornamentation. Low-pitched hipped roof; 6/6 double-hung windows are grouped triply or singly with awnings. Property includes original, gable-roofed garage at rear of lot. 625 and 615 Busti Avenue are closely related stylistically and appear to have been built together. Although architecturally modest, this house is representative of the continued development of the district in the mid-twentieth century and retains high integrity to that period.

**625 Busti Avenue, c. 1950**

**One contributing building**

Two-story, Modern style house; red brick with stone detail around primary entrance, which is located on the north side. Minimal ornamentation. Low-pitched hipped roof; 4/4 double-hung windows are grouped triply and in pairs on the primary (west) façade and singly and in pairs on the north and south sides. Although architecturally modest, this house is representative of the continued development of the district in the mid-twentieth century and retains high integrity to that period.

**629 Busti Avenue, c. 1900**

**Two noncontributing buildings**

Two-story, Craftsman-style house; brick first story with shingles above. Enclosed, projecting entry with flat roof and Colonial Revival-style surround; partial-width front porch with metal supports and metal awning. Second story clad in Craftsman-style shingles. Windows have been replaced and reconfigured. Property includes a noncontributing twentieth-century gable-roofed garage. Although the house retains some Craftsman-



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style details, alterations to entry, porch and fenestration constitute a substantial loss of integrity that obscures the building's historic character.

**637 Busti Avenue, 1894**

**One contributing building**

Unique in the district, this two-story stone building is eclectic in style and displays multiple building phases. First story clad in random coursed stone; second story uncoursed stone. Complex roofline with side-gabled primary roof, broad front-facing cross-gable, and stout round turret at northwest corner. Turret has a steeply pitched conical roof with polychrome slate; remainder of roof clad in rectangular slate shingles. Attached garage located toward the rear of the house on the north side. The property is formally landscaped, including a low wall at the front (this appears new), formal planting beds, and shrubs. The house was designed by architect James G. Cutler as the carriage house for the "Elmstone" estate that occupied this block in the mid-nineteenth century.

**639 Busti Avenue, c. 1937**

**One contributing building**

Unique in the district, this two-story stone house blends Tudor and Modern architectural influences. L-shaped footprint with polygonal turret set into L. Exterior clad in random-coursed stone. Front section has a side-gabled roof, full-width front terrace shaded by an awning, and triple second-story window; rear wing also has side-gable roof and triple windows on first and second stories. Primary entrance is into turret and is sheltered by hip-roofed hood. One-story, flat-roofed attached garage extends north from rear wing. Low concrete-block wall with stone pillars at front (west) property line.

**643 Busti Avenue, c. 1930**

**Two contributing buildings**

Two-story, yellow brick Colonial Revival-style double house with low-pitched hipped roof. Rectangular footprint with short end facing Busti Avenue; two entrances on north side, one with a Colonial Revival pedimented surround and one with a simple gabled hood. West side has a partial-width, flat-roofed porch with double doors opening onto its roof. 6/1 replacement windows. Hip-roofed period garage.

**675 Busti Avenue, c. 1940-1950**

**One contributing building**

Two-story brick Colonial Revival-style house; side-gabled roof. Symmetrical façade with triple windows; center entrance with simple surround consisting of fluted pilasters and broken pediment. Ornament applied to wall above the entrance is an eagle within a diamond frame.

**679 Busti Avenue, c. 1880-90**

**Two contributing buildings**

Two-story, Shingle-style house with steeply pitched, side-gabled roof; brick first story with shingles above (weathered wood shingles on north and south sides; scalloped shingles on front appear to be synthetic

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replacements). Engaged polygonal turret with polygonal bell roof. Arched entry with arched side/fanlight. Unique in the district. Hip-roofed period garage.

**683 Busti Avenue, c. 1880-1900**

**One noncontributing building**

Two-story house; gabled roof with cross-gables. Early twentieth-century, full-width brick porch. Front door retains original sidelights. Vinyl siding and soffits and replacement windows detract from integrity.

**685 Busti Avenue, c. 1960-70**

**One noncontributing building**

Split-level house with brick and synthetic siding, set far back from street. Noncontributing due to age and incompatibility with the scale and setback of surrounding buildings.

**705 Busti Avenue, 1948**

**One contributing building**

Two-story yellow brick house with hipped roof, brick quoins, and stone beltcourse beneath second-story windows. Post-World War II interpretation of the Italian Renaissance style. Brackets at eaves; decorative paneled shutters. Primary entrance features steeply pitched, flared metal hood. Prominent front bay window overlooks broad front terrace seasonally sheltered by canvas awning. Second-story casement windows above stone or concrete sill course. Property is formally landscaped with shrubs and specimen trees. Architect: Ross A. Mauri.

**707 Busti Avenue, c. 1940-50**

**Two contributing buildings**

Two-story yellow brick house with low-pitched hipped roof and brick quoins; simplified modern interpretation of the Italian Renaissance style. Symmetrically organized façade with center entrance sheltered by flared metal hood; Chicago-style windows to either side of entry and casement windows on second story. Side windows vary in type and configuration including casement, Chicago style and double-hung. Property includes a hip-roofed brick garage. This house is similar in material and detail to 705 Busti Avenue, with a façade similar to that of 675 Busti Avenue.

**709 Busti Avenue, c. 1890-1900**

**Two noncontributing buildings**

Two-story vernacular house. Steeply pitched, side-gabled roof with hip-roofed dormer. Vinyl siding, enclosed brick porch, and window replacements detract from integrity such that original character of the house cannot be discerned. Noncontributing twentieth-century garage.

**713 Busti Avenue, c. 1950**

**Two contributing buildings**

Two-story, gable-roofed house with mid-century Colonial Revival features. Brick cladding on first story, aluminum second story. First and second-story tripartite picture windows on primary (west) façade, with oriel window at second story above entrance. Flat-roofed brick garage appears contemporary with the house.

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Although architecturally modest, this house is representative of the continued development of the district in the mid-twentieth century and retains high integrity to that period.

**719 Busti Avenue, c. 1882**

**Two contributing buildings**

2 ½-story Stick-style house with complex roofline; siding a combination of wood clapboard and wood shingle. Retains notable Stick-style detail, especially below second-story windows and in gables. Full-width front terrace (not original); entry is through enclosed vestibule, also not original. Despite alterations to porch/entry, the house retains most of its original character and detailing. Property includes diminutive, early twentieth-century rock-faced concrete garage.

**721 Busti Avenue, c. 1882**

**One contributing building**

2 ½-story Stick-style house. Complex roofline with front and side gables, side dormers, and prominent tower at southwest corner with a steeply pitched, hipped roof. Full-width front porch with brick foundation and square supports appears to be a 20<sup>th</sup>-century Colonial Revival-style addition. Some replacement windows. House retains notable wood stick-style trim and clapboard siding and is among the most architecturally distinguished buildings in the district. Like other properties on Busti Avenue, site features commanding views across Front Park toward Lake Erie and the Niagara River.

**110 Columbus Park West (669 Busti Avenue), 1950-51**

**One contributing building**

1 ½-story, Minimal Traditional-style house. Moderately pitched gable roof (gable end faces Busti Avenue) with broad shed dormers and minimal overhangs; stone-clad projecting entry facing Columbus Park West with shed roof and gable peak above door. Wide chimney on south (Columbus Park West) side. First story clad in brick, second story clad in aluminum. Attached garage (original) to the east. Designed by Fenno & Reynolds for prominent local judge Christy Buscaglia in 1950-51 (city directories).

**114 Columbus Park West, 1880-1900**

**One noncontributing building**

Modest 1 ½-story house with jerkinhead roof and steeply pitched projecting front gable. Façade clad in brick, sides and gable in asbestos shingle. Nearly full-width brick front terrace with no roof. Front bay window. Wood brackets at gable eaves hint at early construction date; otherwise nearly all evidence of original appearance has been removed or obscured by later alterations. Noncontributing due to loss of integrity.

**136 Columbus Park West, c. 1925-35**

**Two contributing buildings**

Prominently located on the northeast corner of Columbus Park West and Columbus Parkway, opposite Columbus Park, this is a two-story Colonial Revival brick house with hipped red tile roof and hip-roofed dormers. Center entrance (facing Columbus Parkway) embellished by stone or concrete surround with fluted pilasters, entablature, and broken scroll pediment with central urn. Symmetrical façade features triple bay

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windows with tile-roofed hoods. Enclosed porch on south side with arch-transomed windows; enclosed porch on north side does not appear original but does not significantly detract from overall high integrity. Detached brick garage appears contemporary with the house.

**140 Columbus Park West, c. 1925-35**

**Two contributing buildings**

Two-story tan brick two-flat house with Prairie-style features. Hipped roof with hip-roofed dormers; full-width enclosed front porch (original) with off-center entrance and patterned brick detailing. Porch features tripled windows with arched transoms. Off-center entrance with half-round fanlight and sidelights. Hip-roofed garage may be original.

**144 Columbus Park West, 1950-51**

**One contributing building**

Mid-century, blond brick 1 ½ story interpretation of Tudor Revival style with prominent front gable, terminating on the east in a slightly flared eave, and side-gabled wing; attached garage. Front bay window; round-arched off-center front doorway; side entry into wing with flared hood. Substantial rear addition, not highly visible from the street. Built in 1950-51 for Dr. S. C. Lojacono (city directories); believed to have been designed by local architect William Lurkey.

**150 Columbus Park West, c. 1930s 1 contributing building, 1 noncontributing building**

Two-story, Colonial Revival-style brick two-flat house with hipped roof. Front and side dormers with Palladian windows and eyebrow roofline. Soldier course brick bands above first- and second-story window lintels. Nearly full-width front porch with six double-hung windows across the front and three on the sides. Primary entrance is on the east side with eyebrow-shaped hood. High integrity and a good example of the two-flat type. Hip-roofed garage does not appear original.

**156 Columbus Park West, c. 1940-50**

**One contributing building**

Two-story, Colonial Revival-style brick house with hipped roof. Off-center, projecting gable-roofed entrance faced in stone. Four-part first-story picture window; other windows are 1/1 double-hung. Although architecturally modest, this house is representative of the continued development of the district in the mid-twentieth century and retains high integrity to that period.

**160 Columbus Park West, c. 1925-30**

**Two contributing buildings**

One-story, flat-roofed blond brick house with Italian Renaissance-style features including deep overhanging eaves with brackets and red tile roof. Symmetrical façade faces Prospect Park and features central entrance with sidelights and arched fanlight, sheltered by curved portico supported by two columns. To either side of the entrance, broad arched window openings contain triple windows, each with decorative patterned muntins; each

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set of three windows is topped by an elliptical fanlight. Two-car detached garage. This house is unique in the neighborhood and retains high integrity.

**618 Columbus Parkway, c. 1910**

**Two contributing buildings**

Two-story brick house with modest Colonial Revival/Craftsman influences. Hipped roof with flared eaves; roof form echoed in form of dormer. Off-center entrance is recessed behind arched entry opening with stone/concrete voussoirs. Partial-width front porch with square brick piers and flat roof. Hip-roofed dormer with flared eaves. Carriage house at back of property appears to predate the house.

**620 Columbus Parkway, 1904**

**Two contributing buildings**

Architecturally distinguished 2 ½ story house; generally restrained Queen Anne in shape and massing. Brick first story; wood shingled second story with sawtooth detail at overhangs. Side gable roof with projecting, polygonal bay terminating in a gable with decorative square motifs in bargeboard. Most windows have diamond-paned upper sash over single-pane lower sash, evoking the Tudor Revival style. First-story window openings are slightly arched. Concrete-block garage with hopped roof and flared eaves. Designed by Esenwein & Johnson as part of the Elmstone estate in 1904.

**628-630 Columbus Parkway, 1890-1910 1 contributing building, 1 noncontributing bldg.**

Two-story Queen Anne/Free Classic-style house with complex roofline and footprint reflecting multiple cross-gables and projecting wings. First story brick; second story clad in aluminum. Full-width front porch; exaggerated eave brackets. Integrity is diminished by installation of aluminum siding and associated removal or obscuring of detail, as well as window replacement; it nevertheless retains a substantial presence in the district as one of its most imposing buildings. Garage is modern (noncontributing).

**640 Columbus Parkway, c. 1920-1930**

**Two contributing buildings**

Two-story, hip-roofed house with Craftsman and Colonial Revival features. First story is brick at front, wood clapboard on sides; second story clad in Craftsman patterned wood shingles. Projecting brick entrance with steeply pitched gable roof; door surround has narrow pilasters and broken pediment. Simple gable-roofed garage. This is one of three houses on Columbus Parkway moved from another site in the neighborhood to this location in the early 1940s.

**644 Columbus Parkway, c. 1920-1930**

**Two contributing buildings**

Two and one-half story house with modest Tudor Revival features. Gable roof with prominent shed dormers; front is clad in brick on the first story, half-timbering on the second, wood shingle in gable; sides clad in wide wood shingles on the first story and narrower wood shingles above. Projecting off-center entry has steeply

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pitched gable roof; clad in brick with wavy shingles in gable. This is one of three houses on Columbus Parkway moved from another site in the neighborhood to this location in the early 1940s.

**650 Columbus Parkway, c. 1920-30**

**One contributing building**

Two-story house with front-facing gable roof. First story (front) clad in brick, second story in synthetic siding (asbestos shingle). Projecting brick off-center entry with gable roof. Front and side doors and front bay window have flared copper hoods. This is one of three houses on Columbus Parkway moved from another site in the neighborhood to this location in the early 1940s.

**654 Columbus Parkway, c. 1940**

**One contributing building**

Two-story house in minimalist French Eclectic style. Low-pitched hipped roof with shallow overhang. Tan brick walls. Symmetrical façade with center entrance flanked by large triple casement windows. Cast-stone door surround consisting of smooth, regular blocks.

**664 Columbus Parkway, c. 1925-35**

**One contributing building**

Two-story brick Tudor Revival-style house. Side-facing gable roof with front-facing cross-gable, the upper story of which projects slightly and is clad in stucco with half-timbering, with clapboard in gable. Rock-faced stone door surround. This house is notable for its prominent site, facing the park, and for its unusually high integrity.

**676 Columbus Parkway, 1880**

**One contributing building**

Two and one-half story Stick-style house with complex roofline and massing. Primary (east) façade, facing Columbus Parkway, features full-width front porch and central tower with steeply pitched roof with brackets and flared eaves, with jerkinhead dormers. To the right (north) of the tower is a projecting cross-gable with steeply pitched roof and Stick-style wood detailing in gable. Wood clapboard siding. House retains high integrity and is one of the most architecturally and historically significant buildings in the district.

**682 Columbus Parkway, c. 1884**

**One contributing building**

Two-story Queen Anne-style house with steeply pitched hipped roof intersected by front and side cross-gables. Stone foundation; clapboard walls. Partial-width front porch with shallow-pitched hipped roof. 1/1 double-hung windows occur singly and in pairs. Despite some alterations to dormers and porch, retains substantial integrity.

**683 Columbus Parkway, c. 1925-30**

**Two contributing buildings**

Two-story two-flat house with Craftsman features. Jerkinhead roof; full-width gold brick front porch with off-center entrance; front door flanked by sidelights and topped with half-round fanlight. Four windows across

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porch front, paired windows on sides. First story (sides) clad in aluminum; second story front and sides in wood shingle; wood shingle in gable, where there is an inset quadruple window. Concrete-block detached garage has a steeply pitched hipped roof.

**687 Columbus Parkway, c. 1900-1920**

**Two contributing buildings**

Early twentieth-century hip-roofed two-flat house with Craftsman features. Full-width blond and gold brick porch with simple two-tone pilasters; off-center, round-arched door opening; front door has a half-round fanlight. Four windows across porch front and paired windows at sides. Distinctive hip-roofed dormer with triple windows and scalloped barge board. First story (sides) clad in clapboard; second story clad in wood shingles. Wood rail at second-story porch. Modest period garage. Retains high integrity and is a good example of the two-flat building type that is common on this block of Columbus Parkway.

**688 Columbus Parkway, c. 1875-1880**

**One contributing building**

Two-story Queen Anne-style house with hipped roof, front and side cross-gables. Full-width brick front porch with metal supports and low-pitched hipped roof, with low-pitched pediment featuring decorative relief over entry (brick portion and metal portions of porch are not original). First-story picture window (not original), curved second-story bow window below projecting gable with brackets and Palladian window with attenuated decorative muntins in curved sash. Clapboard siding with wood shingles in gable. Despite alterations to porch and addition of first-story picture window, house retains characteristic massing and many notable details, particularly bow window and Palladian gable window, and therefore remains a contributing, although altered, feature.

**691 Columbus Parkway, c. 1925-30**

**Two contributing buildings**

Two-story two-flat house with Craftsman-style features, including jerkinhead roof. Full-width blond and gold brick porch with simple pilasters; off-center, round-arched door opening; front door is flanked by sidelights with half-round fanlight above. Triple window across porch front and paired windows at sides. Vinyl siding at sides and front (above porch). Inset triple window at gable. Flat roofed period garage. Although siding is not original, the house otherwise retains good integrity, especially at porch.

**692 Columbus Parkway, c. 1867**

**Two contributing buildings**

Two-story, mid nineteenth-century vernacular house with front-facing gable and slightly recessed side-gabled wing. Front porch extends across width of front gabled section, supported by square posts with a gable over entry steps. Triple windows at first and second story of front-gabled section and on front of side-gabled wing. Synthetic siding. Gable retains segmental arched, shouldered window surround although window has been replaced. Built in 1867 for cider vinegar manufacturer John Kimberly (and originally numbered 682, before houses on the street were renumbered), this is one of the oldest surviving houses in the neighborhood. Although

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extensively altered, it is a marginally contributing building as it retains characteristic massing and some early details. Hip-roofed early twentieth-century garage.

**695 Columbus Parkway, c. 1910-25**

**Two contributing buildings**

Two-story, hip-roofed two-flat house with Craftsman-style features. Full-width blond brick front porch with simple pilasters; triple window across porch front and paired windows at sides. Off-center front entrance is sheltered by an arched, Colonial Revival-style hood supported by brackets, with scalloped fanlight above wood front door. Second story and hip-roofed dormer clad in Craftsman-patterned shingles. Dormer contains five windows with diamond-patterned muntins. Retains high integrity and is a good example of the two-flat building type that is common on this block of Columbus Parkway.

**698 Columbus Parkway, c. 1868**

**One contributing and one noncontributing building**

Two story plus mansard, brick Second Empire-style house. Three-bay front section with slightly recessed one-bay side wing, with continuous mansard roof. Segmental arched first-story windows and round-arched second-story windows (openings and 1/1 sash are both arched). Segmental arched door opening contains paneled wood front door with sidelights and leaded-glass fanlight. Side wing features bay window with intact wood trim. Exuberant Eastlake-style trim at cornice and dormers, both of which are present at front and sides; two-story bay window on south side. Entry stoop and wood access ramp are not original and are the only obvious alterations to this house, which otherwise retains exceptional integrity and is one of the most architecturally distinctive houses in the neighborhood. Hip-roofed, late 20<sup>th</sup>-century garage is noncontributing. Originally numbered 688 Columbus Parkway, this house first appeared in the 1869 city directory, occupied by Charles Bacon.

**699 Columbus Parkway, c. 1920-25**

**Two contributing buildings**

Two-story, hip-roofed two-flat house with Craftsman-style features. Full-width gold brick porch with rectangular inset pattern framing a decorative diamond motif, below a bank of five windows with Craftsman mullions. Paired windows at porch sides. Off-center front door has oversized rectangular transom with Craftsman muntins. Clapboard siding (sides and second story front) with shingles in hip-roofed dormer. Retains high integrity and is a good example of the two-flat building type that is common on this block of Columbus Parkway.

**702 Columbus Parkway, c. 1875-1880**

**One contributing building**

Whimsical two-story Second Empire-style house. From the front this house is composed of two sections: to the left (south) is a one-story section with outward bowed mansard roof; this section has three-part bay window at first story and a dormer with round-arched window in the mansard, topped by exaggerated shaped hood (dormer and hood do not appear original). To the right (north), two-story section with flared mansard; entrance is in this section and consists of door with oversized surround; second story has undersized 1/1 window; mansard flares



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outward and contains gable-roofed dormers (door surround and second-story window appear altered; dormers appear original). Vinyl siding; fish-scale shingles on dormer. Although some features have been altered, this house retains distinctive massing, unique in this neighborhood, and is one of the oldest and most architecturally inventive houses in the neighborhood, dating to the late 1870s.

**705 Columbus Parkway, c. 1890-1900**

**Two contributing buildings**

Two story, Free Classic-style house. Hipped roof with cross-gable; two front-facing, gable-roofed dormers, one of which has multipane diamond upper sash. Full-width, shed-roofed front porch with metal supports; gable with relief decoration over off-center front entrance. First- and second-story bay windows at front with fluted pilasters flanking front-facing window. Asbestos shingle siding. Hip-roofed, early twentieth-century garage. Despite metal porch rail and synthetic siding, which is in poor condition, retains distinctive form and massing as well as some details not common in the district.

**706 Columbus Parkway, c. 1925-1930**

**One contributing building**

Two-story, hip-roofed two-flat house with Craftsman-style features. Full-width tan brick front porch with square piers and patterned brick detail at front, surrounding inset diamond detail. Bank of five casement windows across front; paired windows at sides. Off-center entrance with sidelights and leaded-glass half-round fanlight. Hip-roofed dormer with triple window. Aluminum siding. Despite some loss of materials and details, retains characteristic massing and many features typical of two-flat houses common on this block of Columbus Parkway.

**707 Columbus Parkway, c. 1900-1910**

**One contributing building**

Two-story two-flat double with Queen Anne-style features. Stone foundation. Front-gabled roof with cross gables. Full-width front porch with metal supports and rails; wood second-story porch railing. Off-center front door flanked by sidelights. Vinyl siding. Despite synthetic siding and metal porch supports, retains characteristic massing and many original features.

**709 Columbus Parkway, c. 1900-1915**

**One contributing building**

Two-story two-flat house with Free Classic-style features. Stone foundation. Hipped roof with cross-gables and prominent gable-roofed front dormer that contains four 2/1 double-hung windows. Full-width front porch with fluted Doric columns, brackets, and wood rail; wood second-story porch rail. Off-center front door with sidelights. Second story has front bay window. Clapboard siding; wood shingle in front dormer. Some replacement windows. Retains high integrity and is a good early example of the two-flat house type common on this section of Columbus Parkway.

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**710 Columbus Parkway, c. 1925-30**

**One contributing building**

Two-story two-flat house with full-width brick front porch similar to porch at 706 Columbus Parkway: simple brick piers, off-center entrance with sidelights and leaded-glass fanlights. Broad tripartite picture window at porch front; triple windows at porch sides. Tripartite picture window at second-story front. Wide hip-roofed dormer with triple window. Vinyl siding. Despite alterations to fenestration and siding, retains characteristic massing and many features typical of two-flat houses common on this section of Columbus Parkway.

**713 Columbus Parkway, c. 1900-1920**

**Two contributing buildings**

Two-flat double with Free Classic features. Partial-width front porch with metal supports. Stone foundation. Front-gabled roof. Second-story bay window. Asbestos shingle siding. Front door flanked by sidelights. Although this building has lost considerable integrity due to synthetic siding and porch alterations, it remains a minimally contributing building due to massing consistent with the streetscape and retention of door and window details. Hip-roofed period garage.

**716 Columbus Parkway, c. 1870-1880**

**One contributing building**

Two-story vernacular residence with Italianate features. Full-width front porch with tan brick base; plain Doric columns support flat porch roof with iron second-story railing. Notable arched, paneled double front doors (original) and ornate brackets. Windows replaced; vinyl siding. Porch likely rebuilt within the period of significance. Although installation of vinyl siding has resulted in obscuring or removal of many details, significant details do survive, as does characteristic massing of this early house in the neighborhood, making it a weak contributing building in this district setting.

**717 Columbus Parkway, c. 1900-1915**

**Two contributing buildings**

Two-story, hip-roofed two-flat house with Craftsman-style features. Full-width, tan brick front porch; brick is continuous with cladding on sides of house. Bank of five tall, narrow 4/1 windows across porch front. Off-center entrance is recessed; door is flanked by sidelights. Chicago-style triple window at second story. Hip-roofed dormer contains paired double-hung windows. Vinyl siding at second story only. Despite synthetic siding, which is limited to the second story, this house retains good integrity and is a good example of this house type, which is common on this block of Columbus Parkway. Hip-roofed period garage.

**720 Columbus Parkway, c. 1896**

**One contributing building**

Two-story, Renaissance-Revival style house executed in blond and red brick. Hipped roof with dormers on front and sides. Full-width front porch, partially bowed outward, with iron rail (not original) and canvas awning. First story in blond brick; second story red brick with blond brick quoins at corners and quoin-like brick around paired windows. Distinctive arcade of two-story arched openings at north side. Designed by

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August Esenwein; porch matching footprint of current porch added c. 1899-1925. Architecturally distinguished and unique in the neighborhood.

**723 Columbus Parkway, c. 1900**

**Two contributing buildings**

Queen Anne-style two-flat double. Stone foundation. Steeply pitched gable roof with cross-gables. Full-width front porch with curved projection, all supported by fluted columns with squared capitals. Wood double front door. Two bowed bay windows flanking porch access door. Projecting gable clad in patterned shingles contains Palladian window. Front and side fire escapes are not original and are almost the only detraction from otherwise extremely high integrity; this is one of the most distinctive and architecturally distinguished houses in the neighborhood. Hip-roofed, early twentieth-century garage retains sliding garage doors.

**724 Columbus Parkway, c. 1905**

**One noncontributing building**

Two-story Colonial Revival house. Symmetrical two-tone brick façade with center entrance flanked by 8/1 double-hung windows; second-story oriel windows. Sides clad in clapboard siding with brackets at eaves. Some conspicuous window replacement. Front and side gable-roofed dormers. Believed to have been designed by Louis P.J. Eckel. Although sides are highly intact and retain notable detail, dramatic changes to the front, including installation of brick veneer, loss of cornice detail, incompatible window replacement, and incompatible stoop severely compromise this building's integrity.

**730 Columbus Parkway, c. 1909**

**Two contributing buildings**

Two-story Craftsman-style house with side-gabled roof. First story clad in random range ashlar masonry; second story stucco. Partial-width, shed-roofed porch spans north half of façade, with square, bracketed posts above stone base. Porch, main roof, and two shed-roofed dormers all have exposed rafter tails and deep overhangs. Façade is asymmetrical, with shed roof over bay window south (left) of porch and six-part stained-glass window, presumably lighting a stair, between porch and bay window. Stone chimneys at each gable end. Low stone wall with stout corner pier and concrete cap along north and east property lines. West side of property has single shed-roofed dormer spanning entire width of house. Property includes a detached stucco-clad garage with red tile gable roof. Believed to have been designed by Ulysses G. Orr, this architecturally significant house is unique in the neighborhood, and retains high integrity.

**731 Columbus Parkway, 1887-89**

**One contributing building**

Two and one-half story brick Queen Anne-style house with complex roofline and footprint. Medina sandstone foundation and trim, including bands at some window sills and lintels. Off-center entry in enclosed brick vestibule; wood double doors with plain transom and Medina sandstone lintel. Patterned brick detail at corners and chimneys. Steeply pitched projecting front gable with carved decorative bargeboard and metal cresting. Dormer over entrance with relief work and paired windows with decorative muntins. Four distinctive chimneys

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with stepped brickwork; wall beneath north chimney accented with stepped brickwork and inset terra-cotta tiles. Rear wing features simpler detailing and is topped by a gable-roofed dormer containing four windows divided by shaped pilasters, with decorative truss in gable. Detached early-twentieth century hip-roofed garage. Set on a prominent corner lot, this is one of the most architecturally distinguished houses in the neighborhood and retains high integrity.

**746-758 Columbus Parkway, c. 1980**

**One noncontributing building**

Constructed in one phase, the building is a row of attached two-story row houses; brick fronts with vinyl-clad sides. Front-facing gables with projecting gable-roofed bays. Alternating shed- and gable-roofed entry stoops. This row of houses is not yet 50 years old and is not consistent with the character of the neighborhood, which consists primarily of detached one- and two-family houses.

**751 Columbus Parkway, c. 1880-1900**

**One contributing building**

Two-story, Free Classic-style two-flat house with gable roof. Full-width front porch with square wood posts and wood rail. Off-center entry with original surround, featuring sidelights, fluted pilasters, and dentilled lintel. Full-height fluted cornerboards with plain squared bases and capitals terminate in scrolled brackets that visually support prominent closed-pediment gable. Clapboard siding, except in gable and dormers, which are clad in asphalt shingle. Aside from limited use of asphalt shingle and some window replacement, this house retains high integrity; intact wood porch is particularly notable and is one of the best-preserved porches in the district.

**753 Columbus Parkway, c. 1900-1915**

**One contributing building**

Two-story, Free Classic style house with gable roof. Full-width front porch with square posts and wood rails at first and second stories. Distinctive curved second-story bay window. Projecting gable with inset four-part window. Apart from vinyl siding, this house retains substantial integrity; intact wood porch is especially notable and is among the best-preserved porches in the district.

**757 Columbus Parkway, c. 1895-1900**

**One contributing building**

Two and one-half story, Queen Anne-style house with gabled roof. Partially bowed front porch with metal rail and supports. Off-center entrance features wood door and sidelights. Two distinctive curved bay windows at second story. Closed-pediment gable with Palladian window, accentuated by radiating curved rows of shingles above center section. Clapboard siding with shingles in gable. Metal porch supports and replacement of gable windows are the only factors detracting from the otherwise high integrity of this distinctive house.

**759 Columbus Parkway, c. 1895-1899**

**One contributing building**

Two-story, Queen Anne-style house with steeply pitched hipped roof, curved conical-roofed tower, and full-width front porch. Porch supported by fluted, round wood columns; metal rail at first and second story not

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original. Diminutive dormer with semi-pyramidal roof. Aluminum siding; shaped shingles (probably synthetic) in tower. Despite alterations to porch rails and siding, both of which detract somewhat from integrity, this is a distinctive house that retains much of its original character.

**762 Columbus Parkway, c. 1920-1940**

**One noncontributing building**

Early twentieth-century, gable-roofed garage. The house that stood on this lot has been demolished; in the absence of the house the garage is lacking its immediate context and does not contribute to the significance of the district.

**763 Columbus Parkway, c. 1880-1900**

**One contributing building**

Two-story, Free Classic-style house with gabled roof. Full-width brick front porch with square piers is not original, but was likely added in the early twentieth century, within the district's period of significance. Dormer features Palladian window accentuated by radiating rows of shingles. Some windows have been replaced. Clapboard siding.

**766 Columbus Parkway, c. 1880-1890 One contributing and 1 noncontributing building**

Two-story vernacular residence with Italianate-style detailing. Full-width front porch with plain Doric columns on brick piers. Off-center paneled wood front door flanked by sidelights and two-part rectangular transom, flanked by Italianate pilasters. Ornate brackets at eaves of steeply pitched gable roof. Gable window retains peaked hood and wood surround. Clad in asbestos shingle siding. Despite alterations to siding and some window replacement, retains notable detail, particularly at porch, gable, and door surround. Shares an early twentieth-century garage with neighboring 768 Columbus Parkway (garage is noncontributing due to lack of distinction and modern alterations).

**768 Columbus Parkway, c. 1880-1890**

**One contributing building**

Two-story Queen Anne-style house with front-facing gable roof. Prominent full-width tan brick front porch (added 1899-1925, within period of significance). Slightly projecting gable with brackets and patterned wood shingles, and recessed double window. Clapboard siding. Although porch is not original, it was added within the district's period of significance and relates to porches seen on two-flat houses in the neighborhood.

**769 Columbus Parkway, c. 1880-1890**

**One contributing building**

Two-story, Queen Anne-style residence; hipped roof with front-facing gable. Full-width front porch with brick base and metal rails. Off-center primary entrance features paneled wood door and leaded-glass sidelights. Gable bargeboard accentuated with decorative roundels. Although alterations to porch and siding detract from integrity, this building retains characteristic form and massing as well as several notable details, and thus remains a minimally contributing building in the district.

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**772-774 Columbus Parkway, c. 1900-1910**

**One contributing building**

Two-story Colonial Revival style house with a broad hipped roof. Symmetrical facade with full-width front porch supported by battered square pilasters; wood porch rail. Front door is centered with sidelights and horizontal transom. Two tripartite Chicago-style windows, one to either side of front door at first story; six second-story windows across the front. Central hipped dormer. Similar in form to the house at 786-788, this appears to have been built as a side-by-side double.

**773 Columbus Parkway, 1886**

**Two contributing buildings**

Two-story Queen Anne-style residence; steeply pitched hipped roof with partial-width, projecting front-facing gable and gable-roofed dormer. Full-width front porch with brick base, metal supports, and first- and second-story metal porch rails. Front dormer contains bowed bay window topped by broken pediment; gable is clad in shingles with patterned shingles flanking windows. Variety of window sizes and shapes. Projecting two-story bay on north side. Hip-roofed, early twentieth-century garage retains sliding doors. Clapboard siding. Alterations to porch, some of which likely occurred within the district's period of significance, are the only factors detracting from otherwise high integrity of this architecturally distinguished house, designed by Swan & Falkner in 1886.

**776 Columbus Parkway, c. 1873-1884**

**One contributing building**

Eclectic Queen Anne-style house with complex roofline; front-facing gable with cross gables. Full-width front porch with panel railing and square supports (does not appear original; columns may date to early 20th century). Steeply pitched roof with decorative half-timbering and pebbled stucco finish. Many original windows with small-paned decorative muntins, in various configurations. Original wood double doors. Synthetic siding in brick pattern. Despite siding, this is an architecturally distinguished house that retains many original details and is therefore a strong contributing building in the district.

**777 Columbus Parkway, c. 1870-72**

**One noncontributing building**

Two-story brick house; likely Queen Anne in original appearance although few identifying details remain. Full-width, concrete front terrace with metal railing and no roof. Flat front, clad in vinyl, with two unornamented entries filled with modern doors. Irregularly spaced windows on façade occur singly, in pairs, and in one instance as a set of three. Brick is visible on sides, at first story, with brick-patterned asphalt siding above. All visible windows replaced. Clues to the building's original style occur at the front and side dormers, which retain decorative bargeboards and brackets; all other details have been obscured or removed. Due to the extent of alterations, this is a noncontributing building in the district, despite the fact that it is among the oldest surviving buildings in the neighborhood.

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**783 Columbus Parkway, c. 1882-94**

**One contributing building**

Two-story, gable-roofed house with Queen Anne/Free Classic features. Full-width, open gold brick front porch with simple square piers and rectangular inset brick detail was likely added in the early twentieth century, during the district's period of significance. Projecting gable with brackets, contains paired multipaned windows. Asbestos siding. Despite synthetic siding, this house retains characteristic massing and details, and is typical of the turn-of-the-century houses "upgraded" in the early twentieth century with new porches.

**786-788 Columbus Parkway, c. 1901**

**One contributing building**

Two story, hip-roofed Colonial Revival-style multifamily house. Flat-roofed porch with metal supports atop concrete-block piers spans most of the symmetrical facade. Central front door is flanked by skylights. Two symmetrically placed second-story bay windows with two gable-roofed dormers above; central shed-roofed dormer. Retains original window and door trim. Replacement of porch supports appears to be the only significant alteration. Believed to have been designed by Martin C. Miller in 1901; 1910 census shows three units, one of which was occupied by seven nurses.

**790 Columbus Parkway, c. 1932**

**Two contributing buildings**

Two-story, hip-roofed brick Colonial Revival-style house. Off-center entry with shallow brick hip-roofed portico; full-width front terrace with no roof. Tripartite first-story window with triple-arched brick pattern and decorative keystone above; soldier-course brick band at second-story lintels. 8/1 double-hung windows at second story; paneled shutters with incised crescent moon motif in upper panel. Hip-roofed gable. Gable-roofed garage with two-tone patterned brickwork.

**794 Columbus Parkway, 1884-1887**

**One contributing building**

Two-story, shingle-clad Queen Anne-style house with later Tudor Revival alterations. Steeply pitched hipped roof with projecting front gable and side cross-gable. Bank of four tall, narrow windows with transoms in projecting front gable (first story). Front entry is a multi-paneled wood door with asymmetrical, steeply pitched Tudor Revival-style hood. Second-story front windows have decorative upper sash and paneled Colonial Revival-style shutters with incised crescent moon motif in upper panels. Projecting oriel in front gable contains a fixed window consisting of one large pane surrounded on top and sides by small square panes. House appears to have lost an original front porch. Despite alterations, most of which appear to have occurred during the district's period of significance, this house retains its distinctive massing and many early and original features.

**796 Columbus Parkway, c. 1890-1910**

**Two noncontributing buildings**

Two-story house; appears to have been Queen Anne in original style but has lost most characteristic features. Full-width front porch, brown brick with square corner piers, infilled with modern tripartite window and synthetic siding. Second story has central door with sidelights, no windows. 1/1 double-hung window in gable,

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which is clad in clapboard. Many alterations to fenestration on front and sides. Although the building retains characteristic massing, it has lost considerable integrity due to alterations to porch, siding, and fenestration. Side-gabled rear building with modern siding and fenestration is also noncontributing.

**800 Columbus Parkway, c. 1880-1890**

**One contributing building**

Two-story house with Free Classic features including full-width front porch with fluted Ionic columns. Retains notable detail at porch as well as Italianate-style first-story window surrounds. Synthetic siding; front second-story window altered. Attached porch on north side, facing Rhode Island Street. Despite alterations to siding and some fenestration, retains characteristic massing and enough significant original details to be a minor contributing building in the district.

**772 Niagara Street, c. 1873-74**

**Two contributing buildings**

Brick Second Empire-style house; two stories plus mansard in T-shaped front section (base of T facing Niagara Street, wrapped in one-story porch) with one-story plus mansard rear wing. Segmental arched windows with brick lintels and keystones. Wraparound front porch has brick base, fluted columns, and delicate spindlework (probably not original). Off-center front entry with sidelights and ransom. Gable-roofed dormers contain round-arched windows with original sash and carved surrounds. Early twentieth century, hip-roofed brick garage.

**778 Niagara Street, 1922**

**One contributing building**

Two-story, blond brick Italian Renaissance-style house with low-pitched, deeply overhanging red clay-tile roof with brackets. The primary façade, facing Niagara Street, consists of a one-story center entry section flanked by two-story wings (the two-story section is C-shaped, surrounding the one-story center entry). The entrance is in a projecting, hip-roofed vestibule that features paired corner pilasters, simple entablature and hipped red clay tile roof. Casement windows are paired, with transoms and light gray terracotta surrounds accentuated by decorative corner blocks. On the two-story sections of the primary façade windows occur in pairs, with two pairs of casements set within a single tile surround. An enclosed porch projects from the south side of the building. Attached garage set back from the street has a red clay-tile roof. This architecturally significant house was designed by Charles Forrest for Dr. August La Scola, a prominent local physician who had both his home and clinic here. Aside from enclosure of the porch, integrity is exceptionally high.

**784 Niagara Street, c. 1940**

**One contributing building**

Unusual brown brick two-story house; modern interpretation of Italian Renaissance style. Low-pitched hipped roof; projecting section with triple arched leaded-glass windows, with diagonally fluted Corinthian pilasters between the windows. Partial-width porch with brick arcade. Built for Dr. August LaScola, who moved here (from 778 Niagara Street) before 1944.



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**796 Niagara Street, c. 1890-1899**

**One contributing building**

Two-story Queen Anne-style house with front-facing gable roof. Façade is virtually obscured by vegetation. First story clad in clapboards, with shaped shingles above. Inset three-part window in gable, with engaged columns between parts; center section is a wide double-hung window with half-round center pane and radiating muntins, creating a half-sunburst pattern; flanking windows are 4/1 wood sash. South side features a projecting cross gable with whimsical details including brackets and oriel gable window. Variety of windows shapes and configurations. Although some alterations have been made, and façade is mostly obscured, this house appears to retain many original details.

**802 Niagara Street, c. 1892**

**Two contributing buildings**

Two-story Queen Anne-style house with steeply pitched, front-facing gable roof. Full-width front porch features pediment over entry with elaborate relief decoration. Entrance consists of a pair of wood doors flanked by wide sidelights. Triple front window consisting of large fixed window with transom, flanked by narrow double-hung windows, each with transom. First story clad in clapboard, second story in shaped shingles (possibly synthetic). Delicate band of dentil trim above second-story windows. Gable has a projecting oriel window supported by a bracket; upper portion of gable, above the oriel, is a projecting pediment supported by similar brackets. Porch rail and supports replaced; some windows replaced. Although unpainted porch supports and unusual second-story siding detract from integrity, the house retains many unusual original details that convey its original, architecturally distinguished, character, and thus remains a minor contributing building. Early twentieth-century gable-roofed garage.

**804 Niagara Street, c. 1892**

**Two contributing buildings**

Two-story Queen Anne-style house; hipped roof with front-facing gable. Pent-roofed, full-width front porch with square posts on rock-faced stone piers; decorative spindlework at sides. Pediment over porch steps contains elaborate relief ornamentation. Second-story bay window flanked by brackets. Decorative paneled double doors. Front is clad in clapboard siding; sides may be asbestos shingle painted to match the front. Detached hip-roofed early twentieth-century garage. Despite a few minor alterations, this house is in excellent condition and retains high integrity.

**806 Niagara Street, c. 1910**

**Two contributing buildings**

Two-story, hip-roofed, Craftsman-style two-flat house. Two-tiered, full-width front porch. First-story porch has battered wood supports with panels, and a wood railing; second story has slender square posts and metal railing. Hip-roofed dormer containing two double-hung windows. Vinyl siding. Gable-roofed garage. Although there have been some alterations that compromise integrity, the house retains enough distinguishing features to be a minor contributing building. May have been identical to neighboring 808 Niagara Street.

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**808 Niagara Street, c. 1910**

**One contributing building**

Two-story, hip-roofed, Craftsman-style two-flat double. Two-tiered, full-width front porch. First-story porch has battered wood supports with panels; second story porch has metal supports and railing. Hip-roofed dormer containing two double-hung windows. Narrow clapboard siding on the first story, with Craftsman-style shingles at upper story. Aside from alterations to second-story porch, this house retains high integrity and could be a model for rehabilitation of the nearly identical house next door at 806 Niagara Street.

**812 Niagara Street, c. 1905-1915**

**One contributing building**

Two-story Craftsman-style American Foursquare house. Low-pitched hipped roof has flared, deeply overhanging eaves with prominent exposed rafter tails. Full-width front porch supported by paired, squared columns; wood railing. Craftsman-style wood shingles. Two bay windows at second story above porch. Hip-roofed dormer with triple window and exposed rafter tails. Some replacement windows. Overall, this house retains high integrity and is an excellent example of its style and type.

**816 Niagara Street, c. 1905-1915**

**One contributing building**

One-story, flat-roofed, early twentieth-century garage. While the garage appears to be associated with the house at 812 Niagara Street, legally it is on a separate parcel.

**820 Niagara Street, c. 1890-1899**

**One contributing building**

Two-story, Queen Anne-style two-flat house with front-facing gable roof. Full-width front porch supported by square wood posts; modern wood railing. Shingle siding with fishtail shingles in gable. Triple gable window.

**822 Niagara Street, c. 1890-1900**

**One contributing building**

Two-story, Queen Anne-style two-flat double house with front-facing gable roof. Full-width, two-tone open brick front porch with patterned brickwork. Vinyl siding (first story) and asbestos shingle siding(second story). First- and second-story triple windows. Wood paneled front door. Porch appears to have been replaced in the early twentieth century, within the district's period of significance.

**11 Vermont Street, 1926-50**

**One noncontributing building**

Two-story Colonial Revival-style house with side-gabled roof. Symmetrical façade with concrete entry stoop at center, sheltered by pedimented entry. Unornamented front entrance with modern paneled door. Shed-roofed dormer with paired windows. Most details removed or obscured by vinyl siding. Noncontributing due to extensive alterations and loss of original character.

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**40 Vermont Street, 1892**

**One contributing building**

Two-and one-half story Queen Anne/Free Classic style house with steeply pitched hipped roof. Partial-width front entry porch with slender, tripled and paired supports on low brick base; metal railing. Broad bay window at first story; two bay windows at second story flanking oval window. Hip-roofed dormer with triple window. Brick chimney with rock-faced stone base is a distinctive feature. Clapboard siding at first story, shingle at second. There have been some alterations, including unusual redesign of porch and installation of fire escapes, but overall this house is architecturally distinctive and retains substantial integrity. Designed by architect William H. Boughton as his own home and office.

**44 Vermont Street, c. 1893**

**One contributing building**

Two and one-half story Queen Anne style house with whimsical details. Complex roofline: prominent side-gabled roof with front-facing cross gable and polygonal turret with steeply pitched roof. Partial-width brick front porch with simple square piers. Front gable features triple window with three-arched shingle pattern above. Unusual side bay with partial pyramidal roof, inserted into east gable end. First story clad in vinyl; second story in wood shingle. Some windows replaced. Designed by architect William H. Boughton, who designed and occupied the house next door at 44 Vermont Street. Early maps show a full-width front porch, likely replaced by the present porch in the early twentieth century, within the district's period of significance.

**48 Vermont Street, c. 1895-99**

**Two contributing buildings**

Two-story, side-gabled house with modest French Eclectic detailing. Projecting, curved enclosed front porch with multipaned windows separated by plain engaged columns and domed copper roof. Leaded-glass, small-paned, Chicago-style second story windows with delicate dentil-like surrounds. First story clad in shingles; second story in stucco. Unique in the neighborhood, this house was designed by William H. Boughton, who also designed the houses at 40 and 44 Vermont Street. Period garage with low-pitched, hipped roof.

**50 Vermont Street, c. 1895-99**

**One contributing building**

Two-story, Queen Anne/Free Classic-style house with front-facing gable roof. Partial-width front porch with fluted posts arranged in pairs and groups of three. Brackets support projecting pediment gable, which contains a Palladian window. Interesting triple window at side with half-round fanlight. This architecturally distinguished house retains nearly all its original detailing and is an excellent example of its style with exceptional integrity.

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**Statement of Significance:**

The Prospect Hill Historic District is eligible for the National Register under Criteria A and C in the areas of architecture and community planning and development. Located on a topographically significant site overlooking the juncture of the Niagara River and Lake Erie, the neighborhood is significant under Criterion C as a largely intact collection of houses representing high-style and vernacular examples of architectural styles typical in late-19<sup>th</sup>/early 20<sup>th</sup>-century Buffalo. It is also significant under Criterion A as a neighborhood that reflects layering of development in distinct historic eras relating to the expansion of Buffalo: (1) the mid-nineteenth century, when estates and substantial suburban residences were built beyond the city's outskirts; (2) the "streetcar suburb" era, when high-quality, suburban-style residential development developed in tandem with development of Buffalo's park system and streetcar network, exemplifying Frederick Law Olmsted's convictions regarding the impact of a park and parkway network on urban development; and (3) early twentieth-century expansion and assimilation of Buffalo's Italian community, as first- and second-generation Italian Americans, particularly successful professionals, considered this a desirable alternative to older Italian-American neighborhoods closer to downtown. The period of significance for the Prospect Hill Historic District begins circa 1867, the date of the earliest buildings constructed in the district, and ends in 1955, coinciding with both the end of significant residential development in the district and a period when extensive changes to the Peace Bridge Plaza adjacent to the district began to have a detrimental effect on the neighborhood and its important relationship to Front Park.

**Black Rock: Precursor to Prospect Hill**

In the eighteenth century, well before the area now known as Prospect Hill developed as a residential neighborhood associated with the city of Buffalo, it was part of a region subject to a series of territorial disputes, complex and conflicting treaties, and transfers involving the French, the Native Americans, the British, and the Americans. Because the land closest to the Niagara River was considered desirable as a passage around Niagara Falls, it was particularly hotly contested for decades as the various parties struggled for supremacy first in the French and Indian War, which ended with the French ceding Canada to Britain, then in the Revolutionary War.

Ultimately the complicated territorial wrangling came to an end with the New York State Legislature acting in 1802 to extinguish Native American claims to the desirable mile-wide strip along the river. Attorney Peter Buell Porter purchased much of the land and, in 1803, had it laid out as "Black Rock." Black Rock today is a neighborhood north of the Scajaquada Expressway, but at that time the name referred to a much larger area along the river between the original village of Buffalo and Scajaquada Creek.<sup>2</sup>

<sup>2</sup> See H. Perry Smith, *History of the City of Buffalo and Erie County*, Vol. I (Syracuse: D. Mason & Co., 1884), 46-47; Ecology and Environment, Inc., *Revised Draft, Phase 1A Cultural Resource Investigation of Two Proposed Alternative Designs for the U.S. Peace Bridge Plaza and Connecting Roadway System in the City of Buffalo, Erie County, New York*, 2007, Appendix E of the Draft Environmental Impact Statement for the Peace Bridge Expansion Project, September 2007, p. 5-3; and Frank Kowsky, *The Best-Planned City in the World* (Amherst and Boston: University of Massachusetts Press, 2013), 79.

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Porter's Black Rock subdivision was laid out a grid pattern parallel to the river, with streets numbered consecutively from the water's edge inland. The subdivision was named for a large stone outcropping, located just west of the present-day intersection of Niagara and Hampshire streets, that protruded into the Niagara River creating a small natural harbor. This served as a fishing spot for the Native Americans, and was used as a ferry slip from the Revolutionary War until the construction of the Erie Canal in 1825. Because the ferry terminal was located here, a small settlement grew up around it that included, by 1805, the ferry station, a tavern, and general store. This settlement grew rapidly in the first years of the nineteenth century, with traders and shipbuilders locating their enterprises here and a rivalry developing between Black Rock and Buffalo for primacy as the region's official port. The designation of Buffalo as the official federal point of entry, followed by selection of Buffalo as the county seat, were blows to Black Rock's bid for supremacy. Worse, the War of 1812 brought commerce in Black Rock to a halt; by the end of the war the village around the rock formation had been destroyed.<sup>3</sup>

The present-day Prospect Hill neighborhood and its surroundings played a strategic role in the War of 1812. One of the most important of the region's defensive fortifications, Fort Tompkins, was a seven-gun earthwork constructed at the present site of Busti Avenue and Niagara Street (just north of the nominated district) as part of a system of fortifications that defended the shoreline. Other, smaller elements in the hastily built fortification system were constructed around the intersection of Seventh and Busti avenues; at the northern tip of what became Fort Porter; and at a site near present-day I-190 and Vermont Street.<sup>4</sup> The first hostilities in the war that were fought on the American side of the river occurred at Fort Tompkins, where hastily assembled American forces managed to repel a British attack in July 1813. According to a speech made at the dedication of a plaque commemorating the attack, this event had important repercussions; it "saved Buffalo for the time being; it made our troops more alert to future attacks; it gave them confidence, at a time when confidence was badly needed; it cemented the Indians more firmly than ever to our cause..."<sup>5</sup> British troops also marched through the area en route to their attack on Buffalo in December 1813; after overpowering American defenders near the present Armory site, the British continued down Niagara Street to burn the city.<sup>6</sup>

After the War of 1812, the Buffalo-Niagara region, which had been devastated by the hostilities, began to rebuild. Commercial development in Black Rock centered on Niagara Street between Ferry and Breckinridge – north of the rock that had been the initial focal point of development.<sup>7</sup> Shipbuilding and other commercial activity resumed, and the village of Black Rock vied with Buffalo – ultimately unsuccessfully – to be the location of the Erie Canal's western terminus.

<sup>3</sup> Ibid., pp. 5-6 to 5-7.

<sup>4</sup> Ibid., pp. 5-9 to 5-10.

<sup>5</sup> Hon. Peter A. Porter, "Address," cited in George Douglas Emerson, *The Niagara Landmarks Association: A Record of its Work* (Buffalo: The Niagara Landmarks Association, 1906), 95-96.

<sup>6</sup> James Napora, "The Upper West Side," in *Houses of Worship: A Guide to the Religious Architecture of Buffalo, New York*, accessed online at <http://buffaloah.com/how/5/upwest.html>, 21 January 2014.

<sup>7</sup> James Napora, "Upper Black Rock," in *Houses of Worship: A Guide to the Religious Architecture of Buffalo*, accessed online at <http://www.buffaloah.com/how/6/upbr.html>, 21 January 2014.

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Construction of the western section of the Erie Canal began in 1823 and lasted until 1825, when the full length of the canal was opened from Albany to Buffalo. The canal's route ran alongside the Niagara River from Tonawanda to the harbor at Buffalo, passing Black Rock and what is now the Prospect Hill neighborhood. During canal construction, the original stone outcropping that gave Black Rock its name was demolished, and the ferry terminal that had been based there was moved north to Squaw Island (giving Ferry Street its name). Although the opening of the canal terminus in Buffalo was a blow to Black Rock's prospects, the presence of the ferry and new opportunities for milling, made possible by a lock near the foot of Austin Street, lured some business to the Lower Black Rock area (north of Scajaquada Creek; "lower" refers to "downstream," rather than south), and this area soon overtook Upper Black Rock (upstream, south of the creek) as the locus of development in the area. Despite this temporary uptick, development in Black Rock was generally slow, eclipsed by the explosive growth of Buffalo; the village was ultimately annexed by Buffalo in 1854 and did not see substantial growth again until the outward physical expansion of Buffalo reached this area in the 1880s.<sup>8</sup>

### The Beginnings of Prospect Hill: The Railroad and Early Estates

In 1834, the Buffalo and Black Rock Railroad, a horse-powered line, opened to connect downtown with the ferry at Black Rock. This was the first railroad line in Buffalo. Service operated on no fixed timetable and at first consisted of just two passenger cars, one for good weather and one for bad, which would go back and forth as they filled. The line ran primarily on state land next to the Erie Canal, "through the Terrace and Sixth [later Front] Street or thereabouts, as Sixth Street had not been opened, bearing away towards the canal, and running under bluffs at Prospect Hill..."<sup>9</sup> Because service was so unpredictable, this did not function as a commuter line, but it did provide an example and inspiration for other ventures.<sup>10</sup> The Buffalo and Black Rock line was extended north in 1836 under the auspices of the Buffalo & Niagara Falls Railroad, a venture of Black Rock developer and promoter Peter Buell Porter and his nephew William A. Bird. This line began offering regular daily service via steam locomotive twice daily each direction.<sup>11</sup>

The advent of regular train service made the area between Buffalo and Black Rock seem considerably less remote, and around the same time the steam line began operating, residential development of the area began, initially in the form of substantial suburban estates. Among the first was that of Colonel James McKay (or McKaye), a Gothic Revival-style villa built on the site of the present Peace Bridge Plaza. When, in 1841, the U.S. government established a fort along the Niagara River, it purchased McKay's unfinished property and incorporated it into the fort as the Commandant's Quarters. Fort Porter was used as an organizing and training center in the Civil War and was reactivated for both the Spanish-American War and World War I.

<sup>8</sup> Ibid, pp. 5-13 to 5-14; and Clinton Brown Company, p. 4-17 to 4-19.

<sup>9</sup> Henry W. Hill, ed., *Municipality of Buffalo, New York: A History, 1720-1923* (New York: Lewis Historical Publishing Co., 1923), 1:271, cited in Edward T. Dunn, *A History of Railroads in Western New York* (Buffalo: Canisius College Press, 2<sup>nd</sup> ed., 2000), 10.

<sup>10</sup> Aaron Heverin, *Past Tracks: A Queen City Built by Rail*, Chapter 4, accessed online at <http://www.buffalohistoryworks.com/ptracks/chapter4/chapter4.htm>, 18 September 2013.

<sup>11</sup> Dunn, 11.

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McKay's was among the grandest of the houses built as the area now known as Prospect Hill developed into a desirable suburban neighborhood. Historian Frank Kowsky has written that "[b]y 1853, when Black Rock was annexed to Buffalo, Prospect Hill had become a residential neighborhood that many compared to New York City's Union Square area." Streets in the area are recorded as opening in the late 1830s through the 1850s, following the grid pattern established in the original subdivision plan; the opening of a horsecar line along Niagara Street in the late 1860s encouraged construction of houses along these side streets.

The earliest houses built in this era have been demolished, including the Italianate-style houses of Nelson Willard (c. 1856) at Seventh and Vermont streets, DeWitt Weed and Hobart Weed (c. 1860) at 146 and 156 Connecticut Streets, respectively; Col. Samuel H. Wilkeson on Busti Avenue; and "Elmstone," built for Elijah D. Efner, at the southwest corner of Seventh and Connecticut streets in the early 1860s.<sup>12</sup> The two oldest surviving houses in the district appear to be the houses at 692 Columbus Parkway, built c. 1867 for cider vinegar manufacturer John Kimberly (and originally numbered 682; numbering on the street was changed in the mid-1880s, when new houses were built), and 698 Columbus Parkway, an excellent example of the Second Empire architectural style built c. 1868 for Charles E. Bacon (and originally numbered 688).

As the Prospect Hill neighborhood became a fashionable suburban neighborhood, it also gained its first institution: in 1866, the Charity Foundation of the Protestant Episcopal Church, later known as the Episcopal Church Home, established in 1858 to care for destitute women, purchased a house and lot at the corner of Seventh Street (now Columbus Parkway) and Rhode Island Street adjacent to the nominated district.<sup>13</sup> This new site, chosen to permit the institution to expand within a desirable, comfortable residential setting, allowed the institution to house orphans in addition to elderly women. The institution built a separate Orphan Ward in 1894-95, designed by Buffalo architect W.H. Archer, in order to house children separately from the elderly. At the same time, Archer designed a chapel, funded by Edward Howard Hutchinson and dedicated in memory of Hutchinson's parents. The chapel, originally known as the Hutchinson Memorial Chapel of the Holy Innocents, is a distinctive example of the Gothic Revival style of architecture. The 1894-95 Orphan Ward was replaced in 1904 by Thornton Hall, was a notable example of Mission-style institutional architecture. The institution, an increasingly important social service agency in Buffalo, remained at this site for about a century after construction of Thornton Hall, expanding several times as demand for its services continued to grow, then to a suburban location around the turn of the twenty-first century. The Episcopal Church Home was demolished in 2015 and the Chapel, which is kitty-corner to the district, is in the process of being removed from the site. Both of these actions have been undertaken in preparation for the expansion of the Peace Bridge.

### Streetcar Suburb: Olmsted's Park System and the Prospect Hill Neighborhood

In 1868, inspired by recent urban improvement projects in New York and Paris, leading citizens in Buffalo invited preeminent landscape architect Frederick Law Olmsted and his partner, architect Calvert Vaux, to design a public park to beautify their city. As Vaux was then traveling, Olmsted alone visited the city in August 1868

<sup>12</sup> While the main house at Elmstone was demolished, outbuildings associated with the estate survive, including the carriage house at 637 Busti Avenue (designed by James G. Cutler, c. 1890s) and gardener's cottage at 609 Busti Avenue (1883), as well as a later house built at 620 Columbus Parkway (designed by Essenwein & Johnson, 1904).

<sup>13</sup> "The New Church Home: Plans for the Structure have been Prepared," *Buffalo Courier*, 12 April 1894.

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and quickly formulated an unprecedented and audacious plan: rather than one park, he recommended the city acquire land for three parks, to be connected by landscaped parkways, a street type not yet seen in the United States. The parks were to be carefully coordinated with the existing plan for the city, designed by Joseph Ellicott in 1804. This was the first example of an American city embarking on such an ambitious plan to integrate parks and parkways into its urban fabric. (The origins and development of Buffalo's park system are described in the *Olmsted Parks and Thematic Resources* National Register nomination, 1981; and Francis R. Kowsky, *The Best Planned City in the World*, 2013.)

One of the three large parks Olmsted suggested was located adjacent to the grounds of Fort Porter, a site that commanded an impressive view of the river and lake. Used as an informal park at least since the 1850s, this open land was a popular site for the newly popular game of baseball. The adjacent neighborhood, now known as Prospect Hill, was developing into a fashionable residential section of the city, as described above; building lots along the east side of Sixth Street (now Busti Avenue) were particularly valued for their waterfront views. Olmsted suggested the land be transformed "into a magnificent marine ground and promenade."<sup>14</sup> As designed in 1869-70, the Front featured a terrace overlooking the waterfront, a playground ringed by a running rack, and curvilinear drives and paths providing access to the site and continuing through the adjacent fort property toward a traffic circle called "The Bank" at the intersection of Sixth, Niagara, and Massachusetts streets.

The Bank was an example of the traffic circles Olmsted proposed throughout the city at notable locations to ensure traffic would not back up where his parkways intersected other thoroughfares. It was also significant for its prominent location that featured views toward the Niagara River and Canada. Unfortunately, few traces of its historic appearance remain today.

To connect the Front to the rest of the park system, Olmsted recommended that Porter Avenue, an existing street that ran along the south side of the Front, be upgraded into a landscaped drive, a treatment befitting an approach to one of the city's major parks. In 1870, Olmsted suggested that Prospect Park, located just one block east of the Front, be incorporated into the park system; in 1876 he designed walks for the park.

Olmsted favored relatively low-density, suburban-style development, and expected his parks to foster such development in their vicinity. He observed:

...there is a radical change taking place in the style of city building. People are hereafter going to do business in one quarter of a town and live in another. Cars, telephone, and other modern conveniences for rapid transit and still more rapid communication have made this a more desirable way of living. Let the citizen build up his stores and his warehouses as high and as close together as he pleases, but he doesn't want to live among them and there is no longer any need of his doing so. He can live in much better style and cheaper in a part of the city entirely given up to dwellings.<sup>15</sup>

<sup>14</sup> Frederick Law Olmsted, quoted in Francis R. Kowsky, *The Best Planned City in the World: Olmsted, Vaux, and the Buffalo Park System* (Amherst and Boston: University of Massachusetts Press, 2013), 37.

<sup>15</sup> Frederick Law Olmsted, "The Little Parks" (letter to the editor) *Express*, 17 October 1886, cited in Kowsky, 134.



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In some areas, notably the Parkside section of Buffalo, Olmsted directly influenced the development of neighborhoods in alignment with his ideals by providing residential subdivision plans coordinated with neighboring parks. In keeping with his aesthetic principles, these featured parklike streetscapes due to their curvilinear street plans, deep setbacks, and large lot sizes. This was not the case in Prospect Hill, which was already a fashionable, if somewhat remote, neighborhood containing a number of estates before Olmsted's parks and parkways were developed; here the relationship was less direct than in Parkside. The addition of the Front and the Bank, upgrades to adjacent streets, and incorporation of Prospect Park into the park system both recognized and reinforced the high-quality residential development already underway in the Prospect Hill neighborhood by the 1860s. As the city grew outward in the last quarter of the century and development filled the neighborhood around the early estates, Olmsted's expectation that neighborhoods adjacent to his parks and parkways would be the city's most desirable residential areas was fulfilled.

The neighborhood retains several notable examples of houses built for prominent local citizens between 1870 and 1900, when the neighborhood was growing in tandem with development of both the parks and the transportation system. A whimsical example of the Second Empire style is found at 702 Columbus Parkway; although some of its features have been altered, notably at the dormers and porch, it retains its distinctive roofline and still conveys its Second Empire character. Perhaps the most imposing house in the neighborhood is the Stick-Style mansion at 676 Columbus Parkway, built in 1880 for Edgar B. Jewett, who later became mayor of Buffalo. The house was later owned by Colonel Francis Ward, who was elected commissioner of public works in 1901 and for whom the Colonel Francis G. Ward Pumping Station was named. Two other notable, although not as highly intact, Stick-Style houses are located at 719 and 721 Busti Avenue. These were built circa 1882 for Charles Graves and Gilbert Graves, respectively, both of whom were executives at the American Glucose Company. Both houses were designed to take advantage of the commanding views their sites offered toward the river and lake. The brick Queen Anne-style house at 731 Columbus Parkway (c. 1887-89), built for banker George Sandrock and his family, is an outstanding example of its style and retains exceptional integrity, particularly in its patterned brickwork, dormer details, and metal cresting. The Queen Anne style was popular in the neighborhood in the 1890s; other notable examples are at 757 Columbus Parkway, 751 Columbus Parkway, and 804 Niagara Street. There are also three excellent examples on Vermont Street: 40 Vermont Street was built by architect William Boughton as his own home and office; he is known to have designed the inventive house next door at 44 Vermont Street as well. The house at 50 Vermont Street is an outstanding example of the Free Classic variant of the Queen Anne style, which liberally combined the complex massing of the Queen Anne with a profusion of classically inspired details.

### **Italian Immigrants and the Growth of Prospect Hill**

Having developed as a fashionable enclave of upper-middle-class, suburban style housing, the Prospect Hill neighborhood experienced a period of more rapid growth from about 1880-1920. Many of the new residents were first- or second-generation Italian-Americans, representing the growth of Buffalo's established west-side Italian neighborhood as it spread north.

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Italian immigration to the United States crested between 1880 and 1920 in the United States in general, as well as in Buffalo. During those four decades over four million Italians immigrated to the United States, out of a total of nearly 23.5 million immigrants. The majority were peasants from southern Italy, where economic prospects were limited. A combination of legislative restrictions designed to curtail immigration, plus the effects of the Great Depression and the two World Wars, caused Italian immigration to drop dramatically after 1920: during the decade 1901-1910, over two million Italians immigrated, compared to under half a million from 1921-1930 and just 68,000 from 1921-1940.<sup>16</sup>

Italian immigrants who came to Buffalo settled largely in four areas, one of which was the west side of the city, south of Massachusetts Avenue and west to the waterfront. As was typical of Italian communities elsewhere, natives of the same villages tended to settle together; for example, Buffalo developed a notable concentration of people who were born in the Sicilian village of Valledolmo.<sup>17</sup> The spread of the Italian community mirrored the spread of the city, with the earliest arrivals settling closest to downtown; the community gradually grew northwestward, continuing along the riverfront. In one article in a series that appeared in the *Buffalo Courier* in 1922-23 highlighting Buffalo's Italian community, author Beth Stewart noted:

[Italian immigrants] own practically all the land south of Massachusetts Avenue, west of Niagara Street to the waterfront. Splendid homes are scattered in other sections of the west side as far as Richmond Avenue. About two-thirds of the entire number of Italians live in this west side colony.<sup>18</sup>

Federal census records from 1900, 1910, 1920 and 1930 reveal rapid demographic changes in the Prospect Hill neighborhood in the early decades of the twentieth century. These trends can be seen in examination of census data for one block: the block bounded by Connecticut Street (now Columbus Park West), Front Avenue (now Busti Avenue), Vermont Street, and Seventh Street (now Columbus Parkway).<sup>19</sup>

The most pronounced change between 1900 and 1930 was the sudden influx of first- and second-generation Italian Americans, which, at least on this block, began between 1910 and 1920. In both 1900 and 1910, none of the 18 heads of household recorded on the block (nor anyone else in their households) indicated they or their parents were born in Italy: heads of household were overwhelmingly U.S. natives (67 percent in 1900, 89 percent in 1910), with the remainder born in England and Germany. In most cases, heads of households' parents were also born in the United States; those who were not were born in Germany, Scotland, Ireland, or England. In 1920, however, nearly half of the heads of household (46 percent) were born in Italy or born in the United States to Italian-born parents. The percentage of residents of Italian heritage continued to increase in the 1920s: 61 percent of the heads of household recorded in the 1930s were born in Italy or had Italian parents.

<sup>16</sup> Frank J. Cavaioli, "Patterns of Italian Immigration to the United States," *The Catholic Social Science Review* 13 (2008): 213-229.

<sup>17</sup> Beth Stewart, "Buffalo Italians Hold High Banner of Civic Pride," *Buffalo Courier*, 31 December 1922.

<sup>18</sup> Beth Stewart, "Rapid-Fire Rises of Buffalo Italians to Business and Professional Heights Reads Like Pages From Story-Book," *Buffalo Courier*, 7 January 1923.

<sup>19</sup> All U.S. Census information is from images of original handwritten census pages digitized at [www.ancestry.com](http://www.ancestry.com).

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By the 1920s, Prospect Hill had a reputation as an upscale Italian community for established professionals, and census records for this block bear that out: of the Italian-born heads of household recorded in the 1920 and 1930 censuses, the most recent arrival had immigrated in 1910, with most having come between 1885 and 1905. Heads of household in 1920 and 1930 (both Italian and non-Italian) included attorneys, doctors, and business owners. Other occupations represented in the census, among heads of household and other employed members of their families (such as adult children or siblings of the head of household), included teacher, grocer, seamstress, and clerk – a wider variety of livelihoods than had been seen in 1910, when virtually all heads of household were professionals and other family members were rarely employed.

As the neighborhood's demographics shifted, it also became more dense, due to subdivision of large nineteenth-century estates, construction of two-family housing, and conversion of formerly single-family houses into two- or three-family residences. The 1900 census recorded 18 households in 18 residences. One of these households was a boarding house: at the Gluck Mansion, 707 Front Avenue, Effie Gluck took in boarders after her husband died. All the others were single-family residences. In 1920, by contrast, the neighborhood contained 24 households in 17 addresses: three houses contained two families and two contained three (this includes those specifically indicated on the census as separate households, as opposed to extended families living in one household, which was also increasingly common). This trend was amplified in the 1930 census, no doubt a result of economic hardship in the 1920s: the 1930 census recorded 31 households occupying 21 addresses, including six houses occupied by two families and two houses occupied by three families. Many of these families lived in a house type that is ubiquitous in Buffalo, the two-flat double (see Section 7); fine groupings of these houses, dating to the 1890s-1910s, are seen on the east side of Columbus Parkway and on Columbus Park West facing the park.

Another trend discernible in census records is the steep decline in live-in domestic help. In 1900, 13 of the 18 households on the block (72 percent) included at least one live-in servant. Most of these were women from Canada, the United States, and Ireland, with one household including a live-in African-American male servant. By 1930, the percentage of families with live-in help had plummeted to under 10 percent.

Prospect Hill increasingly became associated with the Italian-American professional class in Buffalo. The neighborhood gained the nickname "Doctor's Row" for the number of prominent physicians who lived there, of whom August Lascola was perhaps the most notable example. Dr. Lascola operated his private medical office from his houses at 778 and 784 Niagara Street from the early 1920s until his death in 1969. He served as president of the staff and chief of staff at Sisters Hospital and was a leader in the community, involved in philanthropic causes.<sup>20</sup> Other notable residents in the first half of the twentieth century included Christy Buscaglia, the first Italian-American judge in Buffalo, whose house at 150 Columbus Park West was designed in 1950 by Fenno & Reynolds, and Dr. Salvatore C. Lojacono, who served as a surgeon for the Buffalo Fire Department, then as chief physician at I.E. DuPont de Nemours & Co., and lived at 144 Columbus Park West (designed by William C. Lurkey, c. 1950).<sup>21</sup> Mariano Lucca, described in a tribute read by Congressman John

<sup>20</sup> "Dr. Lascola Dies Here at Age 78," *Buffalo Courier-Express*, 14 July 1969.

<sup>21</sup> "Dr. Lojacono, Chief Physician at duPont, Dies," *Buffalo Courier-Express*, 8 September 1952.

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J. LaFalce in the U.S. House of Representatives as “an activist... particularly active in preserving and promoting Italian-American culture,” founded the National Columbus Day Committee, through which he “relentlessly campaigned, cajoled, and crusaded through the Halls of Congress in support of legislation to create [the] Federal holiday honoring Columbus.”<sup>22</sup> Lucca’s efforts were successful in 1971, when Columbus Day was recognized as a Federal holiday. He turned part of his house at 790 Columbus Parkway, built c. 1932, into a museum honoring both Christopher Columbus and Queen Isabella. In honor of his work, Seventh Street was renamed Columbus Parkway after his death.

As evidence of the concentration of Italian-American professionals in the Prospect Hill neighborhood, the Italian-American Business Men’s Association moved to the area in 1922, remodeling the former Gluck mansion at 707 Busti Avenue as its headquarters. An article about the purchase and remodeling of the house noted that the headquarters was “accessible to the homes of many of its members” who included “many prominent professional and business men of Italian descent” – the lawyers, doctors, and business executives who had been settling in the Prospect Hill neighborhood.<sup>23</sup> The building served as the club’s headquarters until 1929, was demolished in the 1930s, and is now the site of a post-World War II house (see below).

The growing, and increasingly influential, Italian-American population of Prospect Hill made its presence known in the architecture and place names in the district. In 1929, Front Street was renamed Busti Avenue in honor of Paul Busti, a native of Milan, Italy, who, as the general agent for the Holland Land Company from 1799 to 1824, “gave orders for the laying out of the City of Buffalo” as Joseph Ellicott’s superior.<sup>24</sup> The decision to rename the street was the culmination of a 25-year campaign by local resident and Italian-American community leader Ferdinand Magnani, who sought greater recognition of Busti’s important role in the development of Buffalo and Western New York.

The district contains several examples of houses constructed by and/or for Italian Americans, some of which draw from Italian stylistic examples. The most notable is the house at 778 Niagara Street, built in 1922 for Dr. August LaScola and designed by Charles Forrest. This house displays the symmetry, massing, roofline, materials, and details associated with the Italian Renaissance style and clearly evokes Italian precedents. The house next door was also built for Dr. LaScola, possibly in the early 1930s (it does not appear on the 1925 Sanborn map; an article in 1934 is the first reference found to Dr. LaScola living at that address). This less literal interpretation of the Italian Renaissance style features tall, arched window openings and an arched arcade, as well as a low-pitched hipped tile roof. The one-story brick house at 160 Columbus Park West was built between 1925 and 1930 for (and presumably by) builder Joseph Migliore, a native of Italy, and has distinctive Italian Renaissance-style features, including a low-pitched, tile roof and a deeply overhanging roof with brackets. Migliori also built a number of other houses in the neighborhood including 683, 687, and 691 Columbus Parkway.<sup>25</sup>

<sup>22</sup> “Tribute to Mariano Lucca,” *Congressional Record* 140, No. 21 (2 March 1994).

<sup>23</sup> “Italian Clubhouse Here Called the Most Beautiful in America,” *Buffalo Courier*, 26 February 1922.

<sup>24</sup> “To Celebrate Renaming of Front Avenue,” *Buffalo Courier-Express*, 10 February 1929.

<sup>25</sup> “Overview of Architectural Development Within the Peace Bridge Plaza Alternatives Area,” draft manuscript, provided by Preservation Buffalo Niagara, n.d.

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The influence of Italian architectural precedents can be seen in houses built after World War II as well. The house at 705 Busti Avenue (designed by Ross Mauri, 1948) displays the tan brick, low-pitched hipped roof, suggested quoins and roof brackets, and other details typical of the Italian Renaissance style; the neighboring house at 707 Busti Avenue (1953) is a simplified version of this style.

In 1969, when urban renewal claimed the site of the site at Niagara and Eagle then occupied by a statue of Christopher Columbus that had been dedicated by the Federation of Italian-American Societies in 1952, the statue was moved to Prospect Park in recognition of the strong Italian-American community still present in the neighborhood. This was presumably the reason the park came to have two names, with Prospect Park referring to the area east of Niagara Street and Columbus Park to the west; Connecticut Street is now known as Columbus Parkway West to the west of Niagara Street.

### Peace Bridge

Proponents of easier travel between the United States and Canada began promoting the idea of a bridge from Buffalo to Fort Erie, Canada, as early as the 1850s, but the project proved infeasible. The effort began to gain momentum in 1913 as a way to commemorate 100 years of peace between Canada and the United States, but due to World War I, it was not until 1925 that both the U.S. and Canada passed legislation incorporating the Buffalo and Fort Erie Public Bridge Company, under whose authority the bridge was constructed. According to an article written to mark the bridge's 40<sup>th</sup> anniversary, "the location was chosen because of its historical significance. At the Canadian terminus was Ft. Erie and at the American, Ft. Porter, both unused in war for 141 years."<sup>26</sup> Despite these historical associations, bridge construction, which took place in 1926-27, required abandonment and partial demolition of Fort Porter, as well as construction of an access road (Moore Drive) through Front Park that reduced the park's acreage and diminished its character as a park.

The bridge was hailed at its opening as an important link between the United States and Canada. Within a quarter-century, its facilities and access links were considered inadequate. In 1951 the plaza on the U.S. side was expanded and Baird Drive was constructed as a new access route, reducing Front Park to about 20 acres. This began a series of changes to ease traffic flow and expand capacity, including construction of a new administration building and warehouse in 1955, extension of I-190 north through Front Park in 1956-60, construction of an elevated ramp connecting I-190 southbound to Peace Bridge Plaza in 1971, and construction of an access ramp for northbound traffic in 1991.<sup>27</sup> These alterations substantially diminished the integrity and appeal of Front Park, while also weakening its connection to the neighborhood by increasing the number of traffic lanes separating the park from the neighborhood; in spite of this change, houses on Busti Avenue retain striking views across the remainder of the park toward the river and lake.

<sup>26</sup> Margaret Fess, "Peace Bridge Marks Its 40<sup>th</sup> Anniversary," *Buffalo Courier Express* 7 August 1967.

<sup>27</sup> Ecology and Environment, Inc., pp. 5-32 – 5-33.

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The period of significance for the Prospect Hill Historic District begins circa 1867, the date of the earliest buildings constructed in the district, and ends in 1955, coinciding with both the end of significant residential development in the district and a period when extensive changes to the Peace Bridge Plaza adjacent to the district began to have a detrimental effect on the neighborhood and its important relationship to Front Park. The only buildings in the district constructed after 1955 are 685 Busti Avenue (c. 1960-70) and 746-758 Columbus Parkway (c. 1980) (both noncontributing).

In spite of the rapid decline in population Buffalo experienced in the second half of the twentieth century, Prospect Hill has remained a stable neighborhood characterized by occupied, well-maintained houses that continue to tell the story of the neighborhood's richly layered development.

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Verbal Boundary Description

The Prospect Hill Historic District is on the west side of Buffalo, NY, adjacent to the Niagara River, at the confluence with Lake Erie, just east of a bluff overlooking the waterfront. The district is roughly bounded by Porter Avenue to the south, Rhode Island Street to the north, Busti Avenue to the west and Niagara Street to the east. The boundary is indicated by the heavy black line on the attached mapping.

Boundary Justification

The district is an enclave of the greater Prospect Hill neighborhood. The boundary was drawn to include those properties that retain the requisite level of architectural integrity and density for listing.

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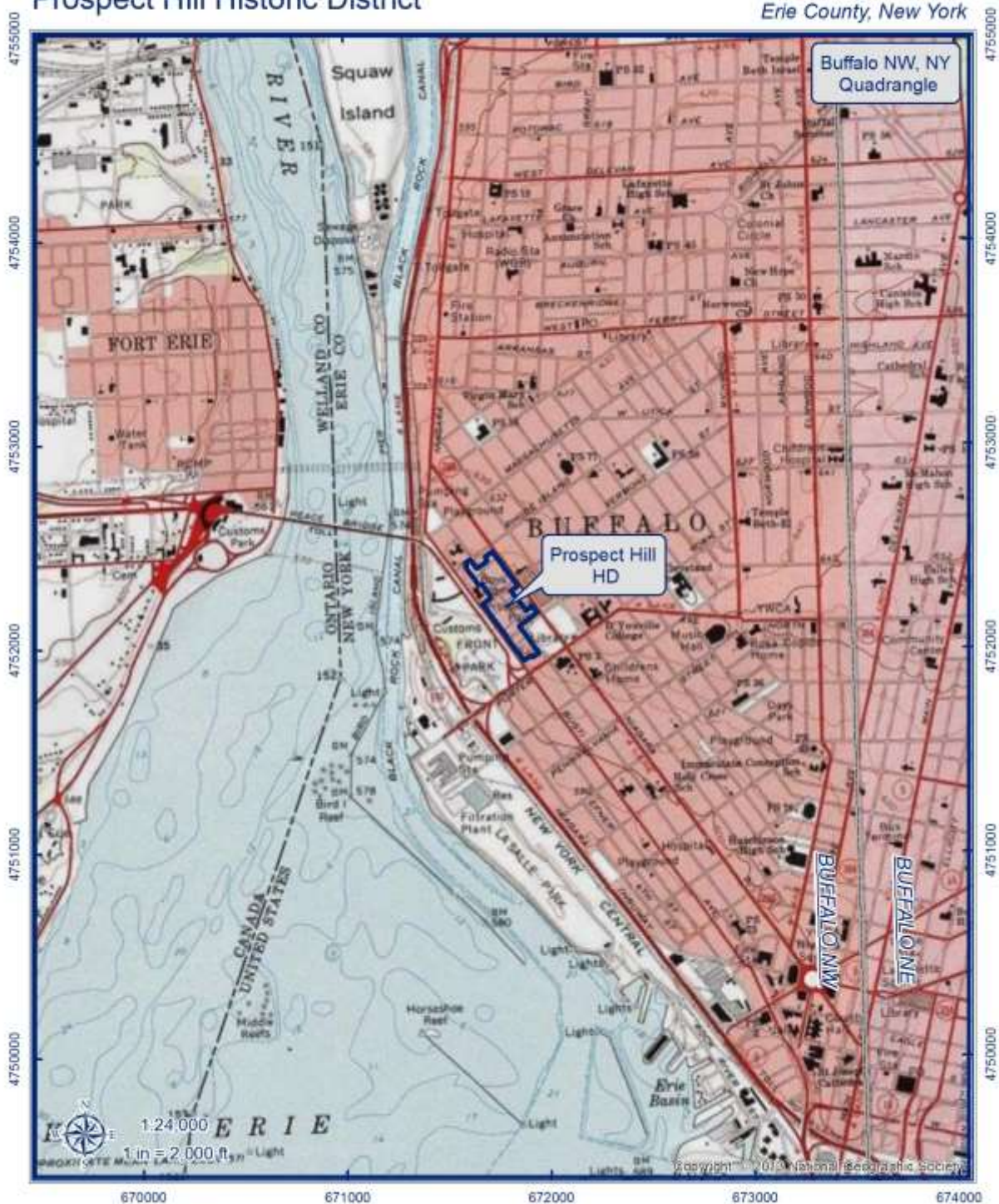
Erie County, New York

County and State

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Prospect Hill Historic District

City of Buffalo,  
Erie County, New York



1:24,000  
1 in = 2,000 ft

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

0 550,1,100 2,200 Feet



Prospect Hill HD



Parks, Recreation  
and Historic Preservation

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

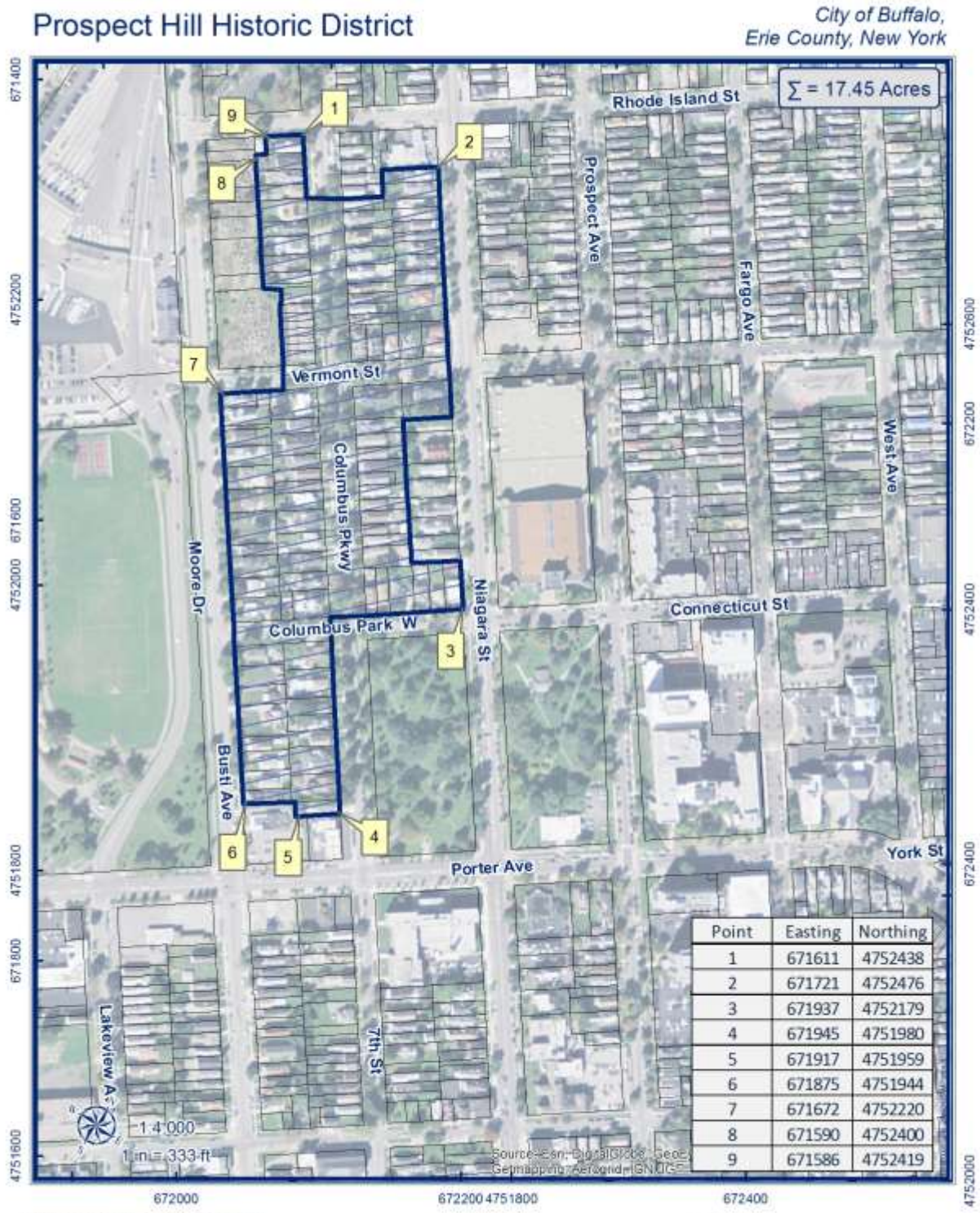
Prospect Hill Historic District

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Erie County, New York

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



Prospect Hill HD



Parks, Recreation and Historic Preservation

**United States Department of the Interior  
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Additional Information

**Photo List**

Photo #1 (NY\_Erie County\_Prospect Hill Historic District\_0005)

Busti Avenue, east side, camera facing northeast. 705 Busti Avenue at right.

Photo #2 (NY\_Erie County\_Prospect Hill Historic District\_0006)

Busti Avenue, east side, camera facing east. 721 Busti Avenue at left.

Photo #3 (NY\_Erie County\_Prospect Hill Historic District\_0009)

Columbus Parkway, west side. Camera facing southeast. 702 Columbus Parkway at right.

Photo #4 (NY\_Erie County\_Prospect Hill Historic District\_0010)

698 Columbus Parkway. Camera facing northwest.

Photo #5 (NY\_Erie County\_Prospect Hill Historic District\_0015)

Vermont Street, camera facing east toward Columbus Parkway. 730 Columbus Parkway at right.

Photo #6 (NY\_Erie County\_Prospect Hill Historic District\_0016)

Columbus Parkway, east side. Camera facing southeast. 753 Columbus Parkway at left.

Photo #7 (NY\_Erie County\_Prospect Hill Historic District\_0018)

136 Columbus Park West. View from Columbus Parkway facing northeast.

Photo #8 (NY\_Erie County\_Prospect Hill Historic District\_0019)

Columbus Park West, north side. Camera facing northwest. 136 Columbus Park West at left.

Photo #9 (NY\_Erie County\_Prospect Hill Historic District\_0021)

160 Columbus Park West, camera facing northwest.

Photo #10 (NY\_Erie County\_Prospect Hill Historic District\_0022)

722 Niagara Street, camera facing southwest.

Photo #11 (NY\_Erie County\_Prospect Hill Historic District\_0024)

784 Niagara Street, camera facing southwest.

Photo #26 (NY\_Erie County\_Prospect Hill Historic District\_0026)

Vermont Street, north side, view southwest. 50 Prospect Street at right.



















140

140





772



784





Prospect Hill:  
Save,  
Don't Pave

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Prospect Hill Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Erie

DATE RECEIVED: 8/19/16 DATE OF PENDING LIST: 9/19/16  
DATE OF 16TH DAY: 10/04/16 DATE OF 45TH DAY: 10/04/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000694

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 10.4.16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

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

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

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

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

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



**National Trust for  
Historic Preservation**  
*Save the past. Enrich the future.*

June 21, 2016

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation  
New York State Division for Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

RE: The Prospect Hill Historic District, Buffalo, NY

Dear Commissioner Pierpont,

The National Trust for Historic Preservation fully supports the nomination of The Prospect Hill Historic District in Buffalo, New York to the New York and National Registers of Historic Places.

Since 2007, the National Trust has been deeply involved with the proposed Peace Bridge expansion project and the potential demolition of highly significant nearby historic resources. The Buffalo and Fort Erie Public Bridge Authority's plan to wipe out nearly 100 buildings in a stable and well-maintained historic neighborhood, displacing families and businesses, and to diminish adjacent parklands to expand the border entry plaza to 38 acres was deeply troublesome. The National Trust acted as a consulting party during the ensuing Section 106 process for this project and listed the Peace Bridge neighborhood as one of the National Trust's 11 Most Endangered Places in 2008. We are very pleased to learn that this massive expansion plan is not moving forward.

The Prospect Hill Historic District, with its collection of single family high-style and vernacular architecture from the late-nineteenth to the mid-twentieth century is deserving of a successful nomination to the New York State and National Registers of Historic Places. Nearby National Register listed properties are the Connecticut Street Armory and the Olmsted designed Prospect Park and Front Park.

The efforts to save this neighborhood started with the residents themselves and a wide range of local preservation and community groups, and grew stronger with the determined support of our statewide partner, The Preservation League of NY state. The successful nomination of this neighborhood to the National and State Registers is emblematic of the resurgence of Buffalo and the ongoing appreciation and preservation of its historic resources.

Sincerely,

A handwritten signature in red ink that reads "Seri Worden".

Seri Worden  
Senior Field Officer  
New York City Field Office



44 CENTRAL AVENUE  
ALBANY, NY 12206-3002  
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July 18, 2016

Mr. J. Paul Loether  
Chief  
National Register of Historic Places  
1849 C Street, NW 2280  
Washington, DC 20240-0001


Dear Mr. Loether,

On behalf of the Preservation League of New York State, I write in support of the National Register nomination of the Prospect Hill/Columbus Park Historic District in Buffalo, New York.

In 2013, the Preservation League made a grant of \$10,000 to Preservation Buffalo Niagara to support the cost of the Prospect Hill Historic District National Register nomination. The Prospect Hill/Columbus Park neighborhood, comprised of homes built from the 1890s to the 1960s, was placed on the League's Seven to Save list of endangered places in 2008 and included in the National Trust's list of America's 11 Most Endangered Historic Places. The neighborhood serves as the major gateway to Buffalo and the area provides international visitors with a first impression of the United States. Residents of the Prospect Hill/Columbus Park neighborhood cherish their architectural history. This nomination recognizes and celebrates that heritage.

We strongly support the nomination of the Prospect Hill Historic District to the National Register of Historic Places. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

  
Jay A. DiLorenzo  
President

PRESERVATION  
*Buffalo Niagara*  
*Building on the past for our FUTURE*

Mr. J. Paul Loether  
Chief  
National Register of Historic Places  
1894 C Street, NW 2280  
Washington, DC 20240-0001

July 19, 2016

Dear Mr. Loether:

Preservation Buffalo Niagara would like to express our strong support for the Prospect Hill/Columbus Park Historic District's National Register nomination.

This neighborhood represents some of Buffalo's most important architectural and cultural history. We at Preservation Buffalo Niagara believe that naming Prospect Hill/Columbus Park on the National Register will help protect the neighborhood from the ongoing, adjacent development of the Peace Bride area, as well as reinforcing the historic importance of the area. National Register neighborhoods like Prospect Hill/Columbus Park turn historic preservation into a major resource for our region, encouraging homeowners to ensure the future viability of structures that benefit all communities.

PBN is delighted to provide our support to the Prospect Hill/Columbus Park Historic District's National Register nomination. Should you have any questions, please do not hesitate to contact our office.

Sincerely,

  
Jessie Fisher  
Executive Director



**Parks, Recreation  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

RECEIVED 2280

AUG 19 2016

Nat. Register of Historic Places  
National Park Service

15 August 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 two nominations, both on disc, to be considered for listing by the Keeper of the National Register:

Church of Our Lady of Kazan, Nassau County  
Prospect Hill Historic District, Erie County

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

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office