

Supplementary Listing Record

NRIS Reference Number: SG100004011

Date Listed:

Property Name: Seneca Plumbing and Heating Company Building

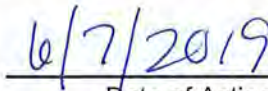
County: Erie

State: NY

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



Signature of the Keeper



Date of Action

=====

Amended Items in Nomination:

In Section 8 of the National Register nomination form, the area of significance for Social History has been replaced with Ethnic Heritage: European: Russian. The Ethnic Heritage/Russian better reflects the resource and the context that was developed in the nomination.

This information was discussed and confirmed with Kathleen LaFrank of the SHPO

The NEW YORK SHPO was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service**National Register of Historic Places
Registration Form**

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 Propertyhistoric name SENECA PLUMBING AND HEATING COMPANY BUILDINGother names/site number Seneca Plumbing Supply Companyname of related multiple property listing N/A**2. Location**street & number 192 Seneca Street [] not for publicationcity or town Buffalo [] vicinitystate New York code NY county Erie code 029 zip code 14204**3. State/Federal Agency Certification**

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

Daniel M. Murray
Signature of certifying official/Title4/15/19
DateDSP/PO
State or Federal agency and bureau

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

Signature of certifying official/Title_____
Date_____
State or Federal agency and bureau**4. National Park Service Certification**

I hereby certify that the property is:

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

for Signature of the Keeper

date of action

Cheryl S. Oberknecht6/7/2019

SENECA PLUMBING AND HEATING COMPANY BUILDING**Erie County, New York**

Name of Property

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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

1

Noncontributing

buildings
sites
structures
objects
TOTAL

1

0

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)

INDUSTRY/PROCESSING/manufacturing

COMMERCE/TRADE/specialty store, warehouse

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description**Architectural Classification**

(Enter categories from instructions)

LATE 19th & EARLY 20th CENTURY AMERICAN

MOVEMENTS/Commercial Style

Materials

(Enter categories from instructions)

foundation concrete, stone

walls brick

roof membrane

other

Narrative Description

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

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.

Areas of Significance:

(Enter categories from instructions)

Commerce

Social History

Period of Significance:

ca. 1937 - 1969

Significant Dates:

1937; 1938; 1969

Criteria Considerations

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

- ☐ **A** owned by a religious institution or used for religious purposes. **Significant Person:**
- ☐ **B** removed from its original location N/A
- ☐ **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

Cultural Affiliation:

N/A

Architect/Builder:

Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested. **NPS #28,767**
- ☐ 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: _____

SENECA PLUMBING AND HEATING COMPANY BUILDING
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10. Geographical Data

Acreage of Property 0.71 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>1</u> <u>7</u>	<u>677758</u>	<u>4757883</u>	3	<u>1</u> <u>7</u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>1</u> <u>7</u>	<u> </u>	<u> </u>	4	<u>1</u> <u>7</u>	<u> </u>	<u> </u>

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Kerry Traynor, Annie Schentag [Edited by Jennifer Walkowski, NYSHPO]
organization kta preservation specialists date 2/21/2019
street & number 422 Parker Ave telephone 716-864-0628
city or town Buffalo state NY zip code 14216

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

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

Additional items

(Check with SHPO or FPO for any additional items)

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

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

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**National Register of Historic Places
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Seneca Plumbing and Heating Company Building

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Narrative Description

The Seneca Plumbing and Heating Supply Company Building (Seneca Plumbing Building) is a three-story, load-bearing masonry building located at 192 Seneca Street, at the northeast corner of Michigan Avenue, in Buffalo, Erie County, New York. The block where the property is located is bounded by Butler Place to the east and Myrtle Avenue to the north. Seneca Street is four-lanes wide on this block, with two lanes running to the east and two lanes running to the west. Seneca Street was historically a dense mixture of commercial, manufacturing, retail and residential properties, but this density no longer exists as a large number of vacant lots now characterize the area immediately adjacent to the building. There is no significant landscaping around the building. A narrow, empty lot is located to the east of the property, at 198 Seneca Street, and there is another empty lot to the north along Myrtle Avenue. The Buffalo Transportation Pierce Arrow Museum Building is located directly across Seneca Street to the south. The local Joseph Ellicott Downtown Historic District and the Central Business District are located approximately one mile to the west of the Seneca Plumbing Building.

The Seneca Plumbing Building has a simple rectangular massing, resembling a box, with a large non-historic concrete block addition added to the west in c. 1980.¹ The building is setback from Seneca Street in a manner typical of a commercial building in a formerly dense downtown area and is separated from the street by a concrete sidewalk. The primary elevation of the main block of the commercial style building faces south on Seneca Street and is five bays wide with a five rank ABABA rhythm defined by alternating triplet and paired windows on the upper floors. This elevation has two storefronts on the ground floor, with recessed entrances in the second and fifth bays from the west. Ornamental brick mold details the window surrounds and parapet. In plan, material, and style, the building contains sufficient architectural integrity to convey its function as a commercial building with retail spaces on the first floor, and residences or offices on the upper floors.

EXTERIOR

The south elevation of the main block is the main storefront elevation. It is three stories in height and five bays wide, with a five-rank, ABABA rhythm. The brick is polychromatic, featuring red, tan and brown shaded units. The first floor is defined by stone pilasters at each end of the building, painted grey. A paneled cast iron square column is located to the east of center, between the third and fourth bays. Additionally, there are five, round cast iron columns encased in paneled wood providing support across the elevation. These are located at each recessed storefront entrance and at the outer bay to the east, where they likely defined an entrance, leading to a stair accessing the second floor. This entrances and historic stairs were removed during the period of significance and are no longer extant. Between each vertical support are glass display windows with vertical mullions.

¹ Photos from Seneca Plumbing and Heating scrapbook document and provide dates for the construction and for previous demolitions.

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There are two recessed entrances into the retail storefront. To the west there are two original stile and rail wood doors and transom. At the recessed entrance to the east is an original stile and rail wood door with transom. Running across the elevation between each entrance is a simple bulkhead covered with painted sheet metal. A wood signboard with metal cornice replaced deteriorated historic fabric in kind, completing the first floor storefront composition.

The second and third floors of the facade feature similar fenestration. At the outer and center bays is a tripartite Chicago-style window, with one-over one double hung wooden sash separated by a wood mullion. The "Chicago windows" form a semi-hexagonal bay within the masonry opening, moving from the inner edge of the masonry but not projecting beyond the plane of the wall. In the second and fourth bays are paired, one-over-one double-hung wooden sash windows with wood mullions. The surround and head at each window opening features brick mold with a decorative egg-and-dart motif. Above the brick mold at the top of each window opening is a simple header course, while the sills are all painted limestone. Additional detailing on the south elevation consists of a corbelled belt between the second and third floors, and simple brick mold in relief across the parapet.

The north elevation, at the rear of the building, is composed of five bays. The load bearing brick wall has been painted. The fenestration was, historically, in response to function, with broad masonry openings on the third floor, and a combination of window and door openings on the first and second floors. The windows are all double-hung wooden sash units with painted ashlar stone sills and wood mullions. At locations where there are paired or tripartite sash, a steel lintel, supported by rusticated stone shoulders, spans the masonry opening. A segmental arch is located at the head of doors and openings with a single sash window. The windows in the center bay on each floor have been infilled with concrete block, painted gray. At the third floor there are six-over-six double hung tripartite window sash in the outer bays, and paired eight-over-eight double-hung wooden sash windows in the second bay from the east. Paired, eight-over-eight double-hung wooden sash windows are located at the second bay from the west. At the second bay from the west an eight-over-eight double-hung wooden sash window and door accessing a fire escape is located within the masonry opening. At the outer bays on the second floor are paired four-over-four double hung wooden sash windows. The remaining sash consist of four-over-four double-hung wooden sash windows and narrow two-over-two double hung wooden sash windows with horizontal muntins. Two, four-light, paneled stile and rail wood doors, with three-light transoms remain extant on the second floor; however, they no longer are a means of egress. The window and door openings on the first floor have been infilled with concrete block, painted gray, with the exception of the rear entrance and an adjacent two-over-two double-hung wooden sash window.

Historically the east and west elevations were concealed by buildings that are no longer extant. The brick masonry on these side elevations has been covered with stucco and painted. There are two, two-over-two

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double-hung wooden sash windows on the third floor of the east elevation. A door to the south on the west elevation accesses stairs leading to the second floor commercial space and apartments on the third floor, while paired one-over-one double-hung wooden sash windows are located to the left of center on the third floor. The roof line on the west elevation steps up toward the center marking the location where the interior stair accesses the roof.

A large two-story ribbed concrete block addition, which functioned as a warehouse, was added along the west elevation in c. 1980. The addition continues to the north of the lot. There is no fenestration on the north, west or south elevations, with the exception of a door to the south on the west elevation. On the east elevation paired aluminum doors and a glazed storefront are located to the north.

INTERIOR

The interior of the Seneca Plumbing and Heating Company Building retains a high level of integrity. The first floor functions as a commercial retail space, with a single tenant, as it did when Seneca Plumbing and Heating occupied the building. The second floor, which functioned as an open show room, remains open, while the third floor storage space has been rehabilitated as four apartments. Historic fabric, including hardwood floors, beaded wood wainscot and ceilings, and plaster walls remain extant throughout. The structural system consists of load bearing walls and cast iron columns and I-beams. The columns and I-beams remain exposed throughout. A load bearing brick wall runs north-south between the second and third bays from the east. To the west of the load bearing wall are two rows of columns running north-south, while a single row of columns is located to the east of the wall. To the north a historic wood stair, accessed from the entrance to the north, connects the first and second floors, while non-historic stair to the southwest exits along the west wall, providing a means of egress for the second and third floors. An elevator is located along the north wall, to the west of the entrance.

The first floor retail space is occupied by a single tenant and is accessed through one of three entrances to the south. The plan is organized with offices, meeting rooms, storage space, and work rooms to the north, defined by non-historic partition walls. A corridor, running east-west and north-south to the east connects these spaces to each other and to the retail/showroom space to the south. The retail/showroom space remains open, separated by the load bearing wall. The entrance door to the east on the south elevation accesses the portion of the retail space that functions as the retail reception space, while the two entrance doors to the west access the showroom. The storefront window bays remain extant, with hardwood floor and beadboard apron. A door at the southwest corner leads to a set of stairs accessing the upper floors, while a door off the corridor to the north leads to a common corridor accessing the elevator and entrance to the north.

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The door on the north elevation leads to a corridor and elegant wood stair accessing the second floor. Although the wood stair consists of simple wood newel posts, square baluster rails and handrails, it rises to a large, open mezzanine-like landing between the first and second floors, before continuing to land on the second floor. Newel posts at the corners of the baluster around the perimeter of the mid-floor landing are continuous with the newel posts at the baluster around the large stairwell opening at the second floor. The underside of the mid-floor landing is detailed with wood beadboard. The result is both an architectural and visual connection between the first and second floors, with an intermediate pause allowing for visual access to both.

The second floor retains its original plan, with two large, open spaces separated by a brick, load bearing wall. To the west of the load bearing wall the large open space is accessed via the wood stair to the north. A simple wood baluster, with square baluster rails and newel posts surround the perimeter of the stairwell allowing visual access to the mid-level landing and first floor. Two rows of cast iron columns run north-south, supporting I-beams, with wood, beadboard ceilings within the space. Hardwood floors, wood beadboard wainscot, and plaster walls remain extant throughout. The Chicago style windows to the south retain original wood casing, stool and apron. To the north original wood doors and windows and wood trim remains extant. Partition walls along the west wall enclose a stair accessing the third floor and exit at the first floor. A sliding fire door to the south and opening in the masonry wall access the open space to the east. This space is similar to the one to the west, except it has only one row of columns running north-south. Original hardwood floors, wood beadboard wainscot and ceiling, plaster walls, and wood trim at the windows and door remains extant.

There are four apartments on the third floor, located at each corner of the building. A corridor runs north-south adjacent to the bearing wall to the east and north-south, connecting the apartment units with the elevator and fire escape to the north, and the stairs to the west. Original beadboard wood ceilings and wainscot remain throughout. Simple wood casing, stools, and aprons are located at the windows on the north and south elevations. The structural grid remains visible, with I-beams remain exposed, running east west between the exterior brick walls and internal load bearing wall.

The warehouse addition to the west, constructed in c. 1980 consists of open space on the first floor that functions as a retail space and storage for an automobile parts store. The second floor of the concrete block and light-gauge steel truss building remains open and is used for merchandise storage.

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Summary:

The Seneca Plumbing and Heating Company Building, located at 192 Seneca Street in Buffalo, NY, is significant under Criterion A in the area of Commerce for its association with the Seneca Plumbing and Heating Company, an important, immigrant-founded, family owned commercial enterprise which was able to thrive on Seneca Street in the early-mid twentieth century. The building is also notable in the area of Social History, as its ownership and operation reflect the growth and success of Buffalo's immigrant, specifically Jewish, population. Seneca Plumbing was founded, owned and managed by Max Linsky, a Jewish Russian immigrant, and its history of success embodies the notion of the "American Dream." The building was initially constructed ca. 1896 as a light manufacturing/warehouse building with retail storefronts, but it best reflects the era during which it was owned and occupied by Linsky's plumbing company.² Although multiple businesses occupied the building in its first few decades, the design, plan and materials of the building do not have sufficient integrity to convey its early history or its significance as a late nineteenth century retail and manufacturing/warehouse space. However, it does retain enough key features to represent its significance as the headquarters of the Seneca Plumbing and Heating Company from 1937 until 1969. Linsky arrived in Buffalo in 1922, where his family worked in the neighborhood in a variety of low wage jobs. Lacking a formal education, Linsky grew his plumbing company from a small operation located in a rented garage into a large, thriving operation that, at its height, operated out of three entire floors of a building that he owned. After a fire damaged the building in 1932, causing the removal of a fourth floor, Linsky was able to purchase the building in 1937, and his shop occupied one of the storefronts. By the following year, his Seneca Plumbing Company occupied the entire building. Linsky's company continued after his retirement in 1975 under a second generation of family ownership. By this time, many changes occurred in the surrounding area of Seneca Street, and much of the surrounding neighborhood fabric was abandoned as retail activity shifted away from Seneca Street, but the company and the building it occupied survived as a fragment of a once densely populated, vibrant street. The period of significance begins in 1937, when the Seneca Plumbing and Heating Company purchased and occupied the building, and ends in 1969, which aligned with broader changes in settlement patterns that largely made other commercial activity on Seneca Street obsolete. While they reduced their use of the building, using the upper floors as warehousing space and focusing their retailing on the ground floor, Seneca Plumbing and Heating Company continued to operate out of the building until relocating in 2011.

² The building located at 192 Seneca Street was historically 192-196 Seneca Street. The building does not appear on the 1889 *Sanborn Fire Insurance Map* or the 1894 *City of Buffalo Atlas*. The building is shown on the 1899 *Sanborn Fire Insurance Map*. The 1897 *City Directory* lists the Niagara Overalls and Pants Company address as 192-194 Seneca Street.

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Historic Context: Seneca Street in the Nineteenth Century

Seneca Street is an east-west corridor running across the south portion of the city, just north of the Buffalo River and the network of canals and railroad lines that moved goods into and out of the city. By the mid-nineteenth century, Seneca Street had already experienced significant industrial and commercial development. Some major transportation networks anchored the street, with freight yards and freight houses for the New York Central and Hudson Valley Rail Road and New York, Lake Erie and Western Rail Roads located immediately to the south along Exchange Street. The Hamburg Canal also ran east-west near Seneca Street, just south of the rail road lines.

During the mid-to-late nineteenth century, Seneca Street was becoming a prime location for banking, commercial buildings, retail storefronts, manufacturing and residential properties. Historic photos and the 1880 *F.W. Beers Atlas*, the 1880 *Maerz Bird's Eye view of the City of Buffalo*, and the 1889 and 1899 *Sanborn Fire Insurance Maps* illustrate the density of building along Seneca Street between Franklin Street and Spring Street.³ Financial institutions and professional associations were located in buildings close to the city center on Seneca Street between Pearl and Washington Streets. The Board of Trade Building (1883) was located on the northeast corner of Pearl Street and the Curtiss Block on the northwest corner.⁴ The Evening News Building was located on the southeast corner of the intersection with Pearl Street.⁵ The Marine Bank Building (ca. 1890) occupied the southwest corner at Main Street, the Bank of Buffalo (ca. 1880) the northwest corner in the Granite Building, while office buildings were located in the Brown's Building and Birge Building on the northeast and southeast corners respectively. The Post Office and Customs House was located at the northeast corner of Seneca and Washington Streets. Interestingly, the block between Franklin and Pearl Streets remained primarily residential on the north side of the street with retail storefronts on the south until 1950s, when it was razed.⁶

East of Ellicott Street, there were a larger number of manufacturers on Seneca Street. Altman & Company Clothiers, Cutting and Storage was located at the northeast corner of Ellicott Street, and the Niagara Envelope Company was located at the intersection with Wells Street. Brown's Hotel was located on the southwest corner of Michigan Avenue and Seneca Streets, while a drug store and Cigar Factory occupied the northwest corner.⁷ On the southeast corner was the Southern Hotel. Grimm's Block, Bunnell's Theatre, the Hotel Stendts and a

³ *Industries of Buffalo*, published in 1887 provides an excellent overview of the mercantile and manufacturing businesses in Buffalo, and along Seneca Street. Building construction dates are provided in this publication.

⁴ The Board of Trade was formed in 1857 by waterfront merchants to help direct waterfront development. This group was renamed The Merchant's Exchange and Chamber of Commerce.

⁵ The *Evening News* was established in 1879 by Edward H. Butler as a Sunday paper. It was later published as an evening paper also.

⁶ The Curtiss Block remains extant and is now the Pearl Street Brew Pub.

⁷ The 1889 *Sanborn Fire Insurance Map* lists Michigan as a Street, whereas later maps refer to it as Michigan Avenue. Today the street is also known as Harriet Tubman Way.

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row of shops were located on the northeast corner. The former shops at 192-196 Seneca Street, which were located between Grimm's Block and the Hotel Stendts, consisted of four single-story, frame structures and two, two-story masonry buildings. Within each block were a variety of professional offices, and manufacturing and retail businesses including clothiers, grocers, furniture shops, cigar shops, shoe makers, warehouses, hotels and liquor stores. The pattern of manufacturing and retail properties continued until Chicago Street. The properties between Chicago and Louisiana Streets tended to be simple frame properties, with an attached storefront facing Seneca Street, and between Louisiana and Spring Streets they were primarily residential. To the east was the neighborhood of the old Hydraulic Canal.⁸ By the late nineteenth century, Seneca Street was densely populated with commercial and manufacturing buildings.

Early History of the Building, 1896-1937

The Seneca Plumbing and Heating Company Building was constructed ca. 1896 at 192-196 Seneca Street during an era of dense development in the late nineteenth century. It was likely built for a developer as an income-generating property to rent out, or it may have been constructed specifically to suit the needs of the Niagara Overall and Pants Company, the first occupant. Given the commercial potential of the area at this time, it is not surprising that a developer would choose to construct in this area, even if its name is unknown. The 4-story building was constructed on the former site of a one-story building containing 4 storefronts once located between Grimm's Block to the west and the Hotel Stendts to the east. Reflecting the late-nineteenth century demand for a mixed-use building in this dense corridor, the new building consisted of multiple storefronts with manufacturing facilities located on the upper floors. When it was constructed ca. 1896, the building at 192-196 Seneca Street was typical in both design and function of the type of buildings located along Seneca Street at the time, specifically between Ellicott Street and Chicago Street. Today it is one of the only remaining examples that can still attest to the history of this once dense collection of businesses on Seneca Street dating to the late nineteenth century.

When construction was complete around 1896, the Niagara Overalls and Pants Company moved into the newly finished four-story masonry building today known as the Seneca Plumbing and Heating Company Building. Between 1896 and the 1930s, the building housed a variety of small businesses, many of them owned by Jewish and immigrant owners. Notable occupants of the building during this era include the American Embossing Company, which occupied the building between 1907 and 1932. The building once housed a series of small offices on the upper floors, including a barber shop, a saloon, and a men's tailoring and clothing shop run by Morris Guske. Many of these proprietors are also noted in the 1889 City Directory as having their businesses at

⁸ Refer to the Multiple Property Documentation form for the *Historic Resources of the Hydraulics/Larkin Neighborhood*, 09MPDF00108.

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the same addresses in the former one-story building that was demolished to make way for the nominated 4-story building. It is likely that they simply moved into the new building when it was constructed.

Commercial activity remained an important component of the Seneca Street corridor in the first half of the twentieth century. The drug store and retail shops still defined the west side of the Seneca Street and Michigan Avenue intersection. Hotels also continued to appear along Seneca Street at this time. The Southern Hotel and Grimm's Block remained on the east side of the intersection; however, the Niagara Overalls and Pants Company had moved to 275 North Division Street by 1908, and the American Embossing Company moved its operation to 192-194 Seneca Street. The Hotel Stendts is not listed in the 1908 City Directory; however, the address is listed as a residence for a number of people suggesting that it became a rooming house. As noted on the 1915 Map of Buffalo and the 1925 Sanborn Fire Insurance Map, the north side of Seneca Street, between Franklin and Pearl Streets, remained residential, while the south side was retail storefronts. By 1918 the New Seneca Hotel was located at 198 Seneca Street. Towards the east, the mixture of manufacturing, retail and residential buildings along Seneca Street remained roughly the same for several decades.

During the early decades of the twentieth century the block between 192-196 Seneca Street retained a successful retail presence in the clothing, shoe and furniture retail industry. Isadore Weinstein had a shop that sold carpet and furniture at 192 Seneca Street until Weinberg's Auction House opened in 1912. Abraham Yellen sold second hand goods out of 194 Seneca Street for eighteen years until 1920 when he was murdered during a robbery attempt in his shop.⁹ George Sutton moved his printing business from 299 to 192 Seneca Street in 1917. In 1921 Sutton's Printing House expanded its business into the storefront at 194, where it would remain until 1928. Simon Samuel's shop at 194 ½ sold boots and shoes. He would remain at this location until 1912, when Frank Alesse opened his shoe repair shop. In 1921 the Fabozzi Brothers opened their shoemaking and repair shop at this location. The Fabozzi Brothers would remain at this location until 1931. Otto Israel operated a men's clothing shop out of 196 Seneca Street until Joseph Kirschenbaum opened his clothing shop at that location in 1912. Harry Yochelson opened his second-hand clothing store at 196 Seneca Street in 1923.

Around 1932, a significant change occurred to the nominated building, as it lost its fourth floor and became a three-story building instead. A review of information available in historic maps, historic photographs and newspapers suggests that this change occurred due to a fire in the building on May 17, 1932. The fire, of undetermined cause, spread from the fourth floor to the floors below and then from the west end to the east end of the building.¹⁰ A barking dog alarmed the five people in the building, who narrowly escaped, with two firemen hurt at the time.¹¹ The incident amounted to about \$30,000 of fire and water damage.¹² A newspaper

⁹ "Two Murderers Die in Electric Chair," *New York Times* (February 2, 1922).

¹⁰ "Two Firemen Hurt in Downtown Blaze," *Buffalo Evening News* (May 17, 1932), 32

¹¹ "Three-Alarm Blaze in Seneca Street," *Buffalo Courier Express* (May 17, 1932), 1

¹² "Two Firemen Hurt in Downtown Blaze," 32.

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article states that Frank Shapiro owned the building as an investment property at the time and also details the occupancy of the building, with the Sutton Printing House on the fourth floor, the Ideal Electric Dumbwaiter Co on the third floor and the second and first floor occupied by William Middaugh's second hand furniture store, with a shoe repairing store also on the first floor.¹³ This fire damage and subsequent change in building height occurred before the period of significance, which begins in 1937.

By the time the American Embossing Company, the last company which occupied the building before the period of significance, moved out of the building in 1932, there was a noticeable vacancy in the storefronts. Between 1933-1935 only Yaloff & Sons operated their second hand furniture store out of 192 Seneca Street. In 1937 Max Pushkalinsky purchased the building and opened Seneca Plumbing Supply Company.¹⁴ In 1937 Vincent Conserta opened a grocery business at the 194 storefront, which closed by 1938, as Seneca Plumbing Supply expanded its business into the entire building, including the storefronts. This marked a new era in the building's history, as it transformed from a multi-storefront building occupied by multiple businesses into a more streamlined building accommodating a single, large locally owned business beginning in the late 1930s.

Seneca Plumbing and Heating Company

The building at 192 Seneca Street is significant for its association with the Seneca Plumbing and Heating Company, an immigrant family owned business whose history embodies the ideals of the "American Dream." Established in 1937 by Max Pushkalinsky, a Jewish Russian immigrant, the business remained in operation at 192 Seneca Street from 1937 until 2011, when it relocated to Dingens Street, where it remains family owned and operated today. This business is significant for its history of financial success and longevity, as well as for its origins, attesting to the remarkable story of a Jewish immigrant family rising to success through hard work and determination.

Max Pushkalinsky, whose surname was Anglicized as "Linsky," was born in the village of Sokolifker in Russia on February 28, 1908.¹⁵ His family did not speak English, they were not skilled workers, and they were poor.¹⁶ Around 1922, Max and his family, parents Louis and Rose, and older sisters, Gertrude, Sarah and Rose, immigrated to the United States. His father and mother were in their early fifties, suggesting that they were escaping Jewish persecution in post-World War I Russia.¹⁷

¹³ "Three-Alarm Blaze in Seneca Street," 1.

¹⁴ Max Pushkalinsky surname was shortened to Linsky when he immigrated to the United States in ca. 1920.

¹⁵ Social Security Death Index. Accessed online at Ancestry.com.

¹⁶ The 1930 Federal Census lists Yiddish under the "Language" heading.

¹⁷ The 1925 New York Census notes that the family had been in the United States for four years and the 1930 Federal Census notes the immigration year as 1922.

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When the family arrived in Buffalo in 1922 they lived at 42 Peckham Street, a Polish/Russian neighborhood settled by many Sokolifker immigrants.¹⁸ In 1923 the family moved around the corner to 498 Jefferson Avenue, where they lived until 1929, at which time they moved to 57 Goulding Avenue.¹⁹ This was an area that, by the second half of the nineteenth century, had established itself as a thriving Jewish neighborhood, with immigrants from Russia, Germany and Poland. To the north of Seneca Street, between Myrtle Avenue and Broadway Street, three synagogues had been constructed by 1893.²⁰ The sense of security provided by this established community and the familiarity of other immigrants from Sokolifker provides insight as to why the family chose this area in the city to live.

Max's father's occupation was as noted in city directories and census data as a "junk peddler," "panhandler" and "huckster." Max's mother was a salesclerk, working at the F.W. Woolworth Company and at the Sattler Department Store on Main Street. Max did not attend high school and began working after completing eighth grade.²¹ The 1924 City Directory lists sixteen-year-old Max's occupation as an "apprentice." Max remained an unskilled laborer, working as a messenger, helper, beverage deliveryman and salesman.²² Despite his lack of formal education, Max became a savvy businessman. In 1932, when Max was working as a deliveryman for the beverage company, he and his business partner, Louis Setnar, started selling rehabbed plumbing fixtures such as sinks, toilets and bathtubs. "Max started the company in 1932 by buying such used pieces as toilets, bathtubs and sinks, and cleaning and selling them out of a rented garage down the street from 192 Seneca St."²³ This earlier iteration of the Seneca Plumbing and Heating Company business was located at 212 Seneca Street from 1932-1937.²⁴

In 1937 Max was able to purchase the property at 192 Seneca Street from Louis Maisel and move his highly successful "garage space" plumbing supply business into the building in order to start a more formal wholesale and retail plumbing business. The significance of this move cannot be underestimated. Max, a poor, uneducated, Russian immigrant who did not speak English, had become a successful businessman who now owned property on a busy, commercial street. Even more important, Max's success represented a common pattern among the Buffalo's Russian Jewish immigrants. A number of immigrants, including the Altman Brothers, who formed Altman & Company Clothiers, the Pincus Brothers, who owned the Niagara Overalls and Pants Company, and Joseph Metz, a lumberman, found success in the United States. The area saw a predominance of Jewish businessman in the clothing business, leading the *Buffalo Express*, in 1888, to refer to the clothing industry as

¹⁸ City Directory, 1922.

¹⁹ Census data suggests that this area was highly settled by Russian and Polish immigrants.

²⁰ 1889 *Sanborn fire Insurance Map*.

²¹ 1940 Census.

²² Buffalo City Directories 1924 – 1936.

²³ Taufa, "If Water Runs Through It," *Amherst Bee*, 2007.

²⁴ "Reduction Sale," *BEN* (June 2, 1937), 44.

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“a Jewish monopoly.”²⁵ The survival of the Seneca Plumbing Supply Company building, in an area where many other buildings from this time have since been demolished, provides important documentation of this important theme in local history.

Following the 1937 purchase of the property the company remained successful and, by 1938, had expanded into the whole building, including all the storefronts. Seneca Plumbing Supply Company became one of the largest plumbing supply companies in the area, eventually occupying 35,000 square feet of store and warehouse space.²⁶ The company took over the entire first floor by 1938, utilizing it as a storefront space and showroom. The upper floors functioned primarily as warehouse space to store excess fixtures and parts, as well as a small office and workshop for repairing or modifying plumbing and heating equipment.

Known first as “Seneca Plumbing and Supply,” the enterprise later called Seneca Plumbing and Heating Company would remain a family owned and operated business at this location for decades. A newspaper article suggests that the company may have been incorporated by the mid-twentieth century, as Max Linsky was elected as president of the board of directors in 1959.²⁷ Through the 1950s and 1960s, the company’s slogan was “if water runs through it, you’re bound to find it at Seneca.”²⁸ It was notably a family business, as documented in the company scrapbook, which dates to 1957. Photos of employees and their families celebrating holidays, birthdays and company events fill the pages.²⁹

The personal history of the Linsky family attests to the success of the company as well, particularly since the family remained as owners and operators of the business into the twenty-first century. By 1956, Max had moved into a North Buffalo suburb, where he and his wife, Rose, raised their family. Max and Rose were members of the Temple Shaarey Zedek for nearly sixty years. They were also strong supporters of education, specifically the Kadimah Jewish Day School of Buffalo. Max and Rose had two sons, Alan and Jeffrey. Both of Max’s sons attended university. Alan Linsky attended Toledo University where, in 1968, he met and married Linda Powers of Toledo.³⁰ Alan took over the family business in 1975 following his father’s retirement. The business remained family operated through the entire time it occupied 192 Seneca Street. A 2007 *Buffalo Business First* article described Max’s son Alan as “...the second generation of his family to operate the business, is the owner. Other family members with active roles include: Linda, his wife, who manages the

²⁵ Adler and Connelly, 111-112. Adler, Selig, *Selig Adler Papers, 1921-1961*, were used as notes for *From Ararat to Suburbia: the history of the Jewish Community of Buffalo*. These are available in the archives at the University at Buffalo, accessed online at <http://ublib.buffalo.edu/libraries/units/archives/ead/204/204.frame.html>.

²⁶ Photos from Seneca Plumbing and Heating scrapbook document and provide dates for the construction and for previous demolitions.

²⁷ “Plumbing Firm Picks President,” *Buffalo Courier-Express* (May 2, 1959), 4.

²⁸ Advertisement, *Buffalo Courier-Express* (July 8, 1962), 12.

²⁹ The scrapbook documents years of holiday celebrations. Also documented are the “roasts” that Max would provide for employees.

³⁰ Toledo Blade, 1968.

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office; Louis, a son, who is general manager; and Eric, another son, who is a sales and marketing representative.”³¹ Alan operated the business out of the Seneca Street location until 2011, when he sold the property and relocated the company to Dingens Street.

Changes occurred on Seneca Street in the 1950s, yet the company remained steadfast in the building despite them. By 1950 the residences off Franklin Street had become rooming houses. By 1951, as evidenced on the *Sanborn Map*, the Granite Bond and Mortgage Company was then the Liberty Bank of Buffalo, and the Peoples Bank was a vacant lot. The Chamber of Commerce Building (formerly The Board of Trade) was reduced to a parking lot by 1951.

Having reached its peak in the 1950s, the population of Buffalo steadily declined in the second half of the twentieth century, and this change was notable on Seneca Street.³² Buffalo experienced an economic decline primarily as a result of a loss of the city’s industrial base. A decline in the railroad industry; the 1957 opening of the St. Lawrence Seaway, which provided an alternative route between the Great Lakes and the Atlantic Ocean; the resulting decline in grain storage and milling; the fall of the steel industry and the relocation or closure of other manufactures and industries all contributed to the decline in Buffalo’s economy, its population loss, and the city’s deterioration. As industrial and blue color jobs left the city, so did the residents. The loss of its residential base in the city also led to the decline of retailing in Buffalo during the second half of the twentieth century, as new auto-centric plazas and shopping malls began to spring up in suburbs, drawing retailers and shoppers away from downtown.

Urban Renewal policies, post-war suburbanization aided by the G.I. Bill, and the rampant building of interstate highways, including the Niagara Branch of the New York State Thruway (I-190), further altered the face of the City of Buffalo.³³ The I-190 was completed in 1959, constructed along the rights-of-way of the in-filled Erie Canal and the Main and Hamburg Canal. Access to and from the Thruway occurred at the base of Oak Street and Elm Street, just west of Michigan Avenue, and south of Seneca Street at Louisiana and Hamburg Streets. With the modernized interstate running parallel there was no longer a need to commute along Seneca Street. As people moved out of the region or to the suburbs and highways allowed city neighborhoods to be essentially bypassed, Buffalo’s retail storefronts could no longer survive.

Despite the loss of retail and manufacturing businesses along Seneca Street and the subsequent loss of buildings in the second half of the twentieth century, as vacant and derelict buildings were demolished, the Seneca

³¹ Hartely, “Pipeline to Success,” *Buffalo Business First*, 2007.

³² The population of Buffalo in the 1960 Census is 532,759.

³³ The Servicemen’s Readjustment Act of 1944, known commonly as the G.I. Bill, provided World War II veterans with a variety of benefits including low-cost mortgages and zero down payment home loans. This allowed returning veterans to move out of urban cities and into the suburbs.

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Plumbing and Heating Company remained a successful family owned business at this address until 2011. This indicates that the business was successful enough to be its own destination, rather than depending solely on neighborhood residents or street traffic. As the building is one of the only remaining on this street that represents the broader historical context of small family-owned businesses, it is significant for its association with the emblematic company that represents this theme.

After the Period of Significance

The period of significance ends in 1969. While Seneca Plumbing still occupied the building for several decades, this year corresponds to major changes occurring on Seneca Street by this time. At the onset of the second half of the twentieth century, Buffalo experienced a decline as a result of a loss of its industrial base. That loss manifested on Seneca Street in the decline of the industrial and manufacturing base and, as a result, the urban neighborhood and its associated vitality struggled to sustain retail storefronts. Seneca Street was particularly devastated by the demolition of buildings that had become vacant in the late 1960s and 1970s. Nothing was built in place of these buildings, and they remained empty lots or surface parking. A few changes occurred to the building after the period of significance. In 1981 a large concrete block addition was added to the west, likely for additional storage or shipping access. Around this time the upper floors of the building were no longer utilized, and photographs from the 1980s indicate they were blocked on the exterior. It is likely that this area remained as storage space but was not accessed frequently. The windows may have been blocked in order to prevent damage from natural causes and theft.

The final blow to Seneca Street, furthering the impact of the construction of the I-190, was the 1988 construction of Pilot Field, a baseball stadium that literally severed the street west of the nominated building and its connection to the city core in two. Pilot Field was constructed in the block bounded by Swan Street to the north, Washington Street to the west, Exchange Street to the south and Oak Street to the east.³⁴ The properties along Seneca Street in this block were razed and the stadium became a physical barrier to the city business core.

Of note, the area nearby to the east has seen some revitalization efforts in the last decade. Known as 'Larkinville,' in what was historically known as the Hydraulics district, the area about 1 mile east of Seneca Plumbing has undergone revitalization during the early 2000s, continuing today. Large factory buildings historically associated with the Larkin Soap Company have been rehabilitated in order to house a combination of offices, commercial spaces, restaurants and apartments. A public square with consistent programming has been installed in Larkinville as well, and multiple large events attest to the ongoing success of this development.

³⁴ Pilot Field has been known by a variety of names including Downtown Ballpark, North AmeriCare Park, Dunn Tire Park and most recently Coca Cola Field. Oak Street did not continue past Swan Street until after 1950.

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The success at Larkinvillle has begun to act as a catalyst for rehabilitating the remaining historic buildings moving west towards downtown along Seneca Street towards the Seneca Plumbing and Heating Company Building. Within the last five years, the Seneca Plumbing and Heating Company Building has also been rehabilitated in order with materials such as windows replaced in kind.

Today, little remains of what was a dense retail, manufacturing, commercial and residential neighborhood. Except for a small amount of new construction, Seneca Street is defined by vacant lots. Little historic fabric recalling the densely populated commercial and manufacturing buildings, and retail storefronts often with their associated vernacular residences off the back remain along Seneca Street. Of the hundreds of properties only thirteen late nineteenth and early twentieth century properties, including Seneca Plumbing and Heating, remain extant along Seneca Street. As a result, there are few properties remaining that are intact enough to convey the significance of this once-thriving commercial corridor during the turn of the twentieth century. However, the significance of the property at 192 Seneca Street is based on its association with a commercially successful family owned business, started by a young Russian immigrant in 1937 that remained in the family at this location for almost 75-years.

Summary

The Seneca Plumbing and Heating Company Building at 192 Seneca Street is significant under Criterion A for its association with the Seneca Plumbing and Heating Company since 1937. As such the building embodies the story of uneducated immigrants who found success and flourished in the United States. The building at 192 Seneca Street retains sufficient integrity to convey the history of Seneca Plumbing, meeting the eligibility requirements of Criterion A as a family owned and operated business for almost 75-years

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Verbal Boundary Description

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

Boundary Justification

The boundary was drawn to include the current parcel associated with the building. Although this is larger than the parcel owned during the period of significance, it encompasses a large non-historic addition constructed on the west elevation of the building in 1980. Although 1980 is outside the period of significance, the addition was constructed by the Seneca Plumbing and Heating Company.

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Seneca Plumbing and Heating Company Building
City of Buffalo, Erie Co., NY

192 Seneca Street
Buffalo, NY 14204



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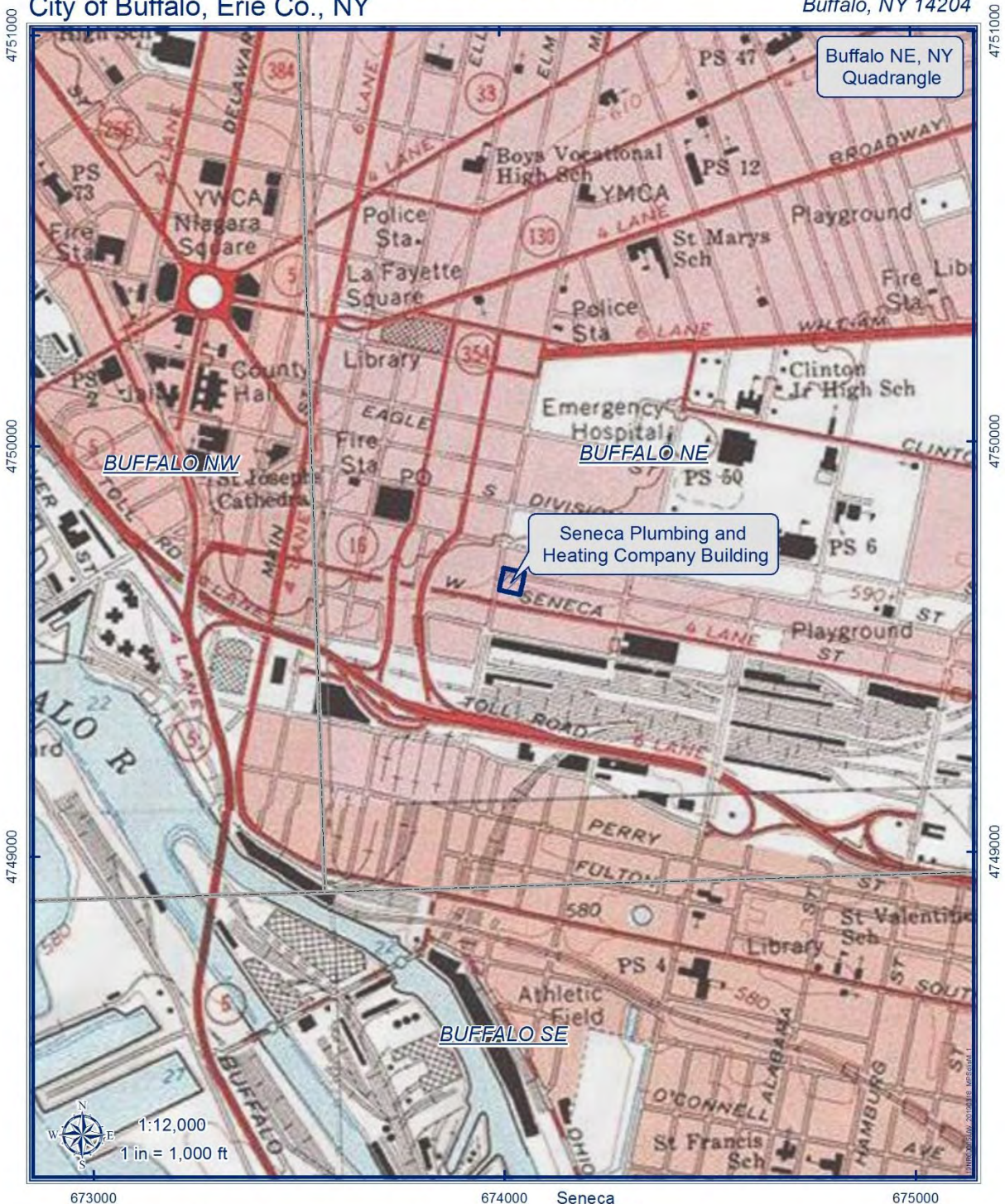
Name of Property

Erie County, New York

County and State

Seneca Plumbing and Heating Company Building
City of Buffalo, Erie Co., NY

192 Seneca Street
Buffalo, NY 14204



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

0 290 580 1,160 Feet



Seneca
Plumbing &
Heating
Company
Building



Parks, Recreation
and Historic Preservation

United States Department of the Interior
National Park Service

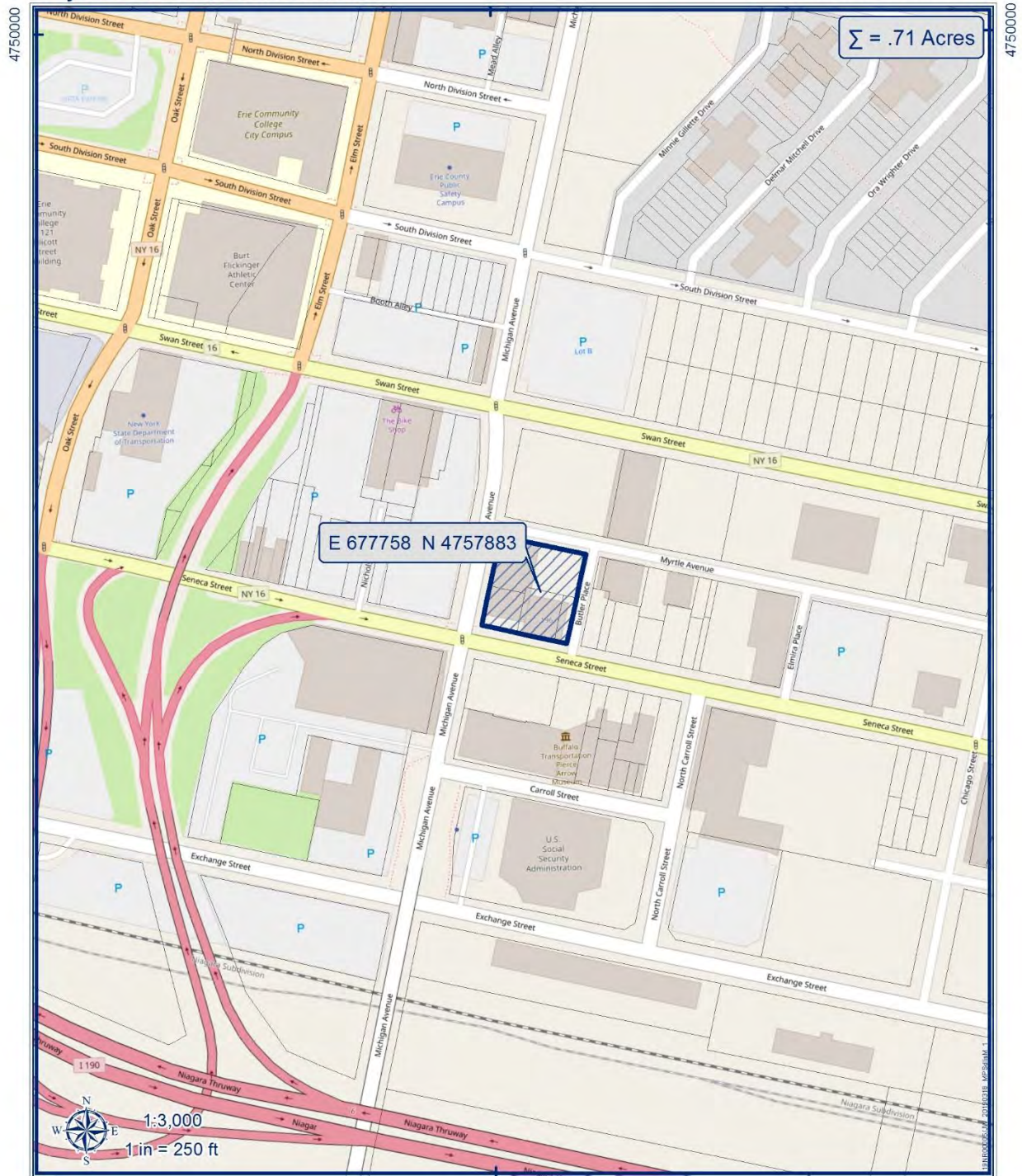
National Register of Historic Places
Continuation Sheet

Section 10 Page 4

Seneca Plumbing and Heating Company Building
Name of Property
Erie County, New York
County and State

Seneca Plumbing and Heating Company Building
City of Buffalo, Erie Co., NY

192 Seneca Street
Buffalo, NY 14204



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

0 70 140 280 Feet



Seneca
Plumbing &
Heating
Company
Building



Parks, Recreation
and Historic Preservation

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 5

Seneca Plumbing and Heating Company Building

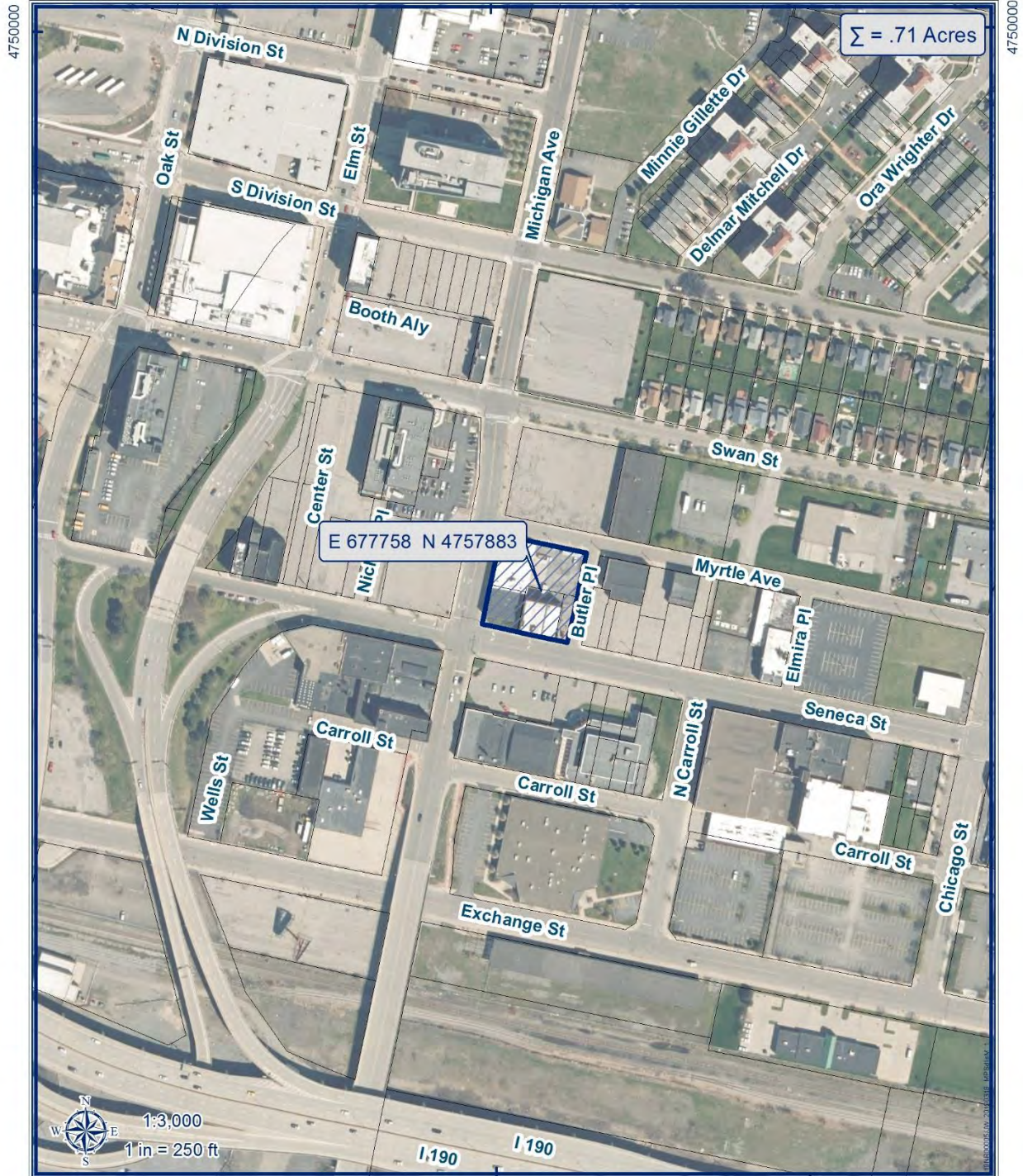
Name of Property

Erie County, New York

County and State

Seneca Plumbing and Heating Company Building
City of Buffalo, Erie Co., NY

192 Seneca Street
Buffalo, NY 14204



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Seneca Plumbing and Heating Company Building

Section 11 Page 1

Name of Property

Erie County, New York

County and State

Additional Information

Photo Log:

Photo Log:

Name of Property: Seneca Plumbing and Heating Company Building
City or Vicinity: Buffalo
County: Erie
State: New York
Name of Photographer: kta preservation specialists
Date of Photographs: December 2018
Location of Original Digital Files: kta preservation specialists: Buffalo, NY 14216

NY_Erie County_Seneca Plumbing and Heating Company Building_0001
Looking northwest from Seneca Street showing south and east elevations.

NY_Erie County_Seneca Plumbing and Heating Company Building_0002
Looking southwest showing east and north elevations.

NY_Erie County_Seneca Plumbing and Heating Company Building_0003
Looking south showing north elevation.

NY_Erie County_Seneca Plumbing and Heating Company Building_0004
View looking southwest showing Seneca Plumbing and Heating Company Building to the east and later, non-historic addition to the west.

NY_Erie County_Seneca Plumbing and Heating Company Building_0005
Detail of window bays at second and third floors, south elevation. Note brick mould detailing at window surrounds, and brick detailing at belt course and parapet.

NY_Erie County_Seneca Plumbing and Heating Company Building_0006
Detail of brick mould at window surround.

Name of Property: Seneca Plumbing and Heating Company Building
City or Vicinity: Buffalo
County: Erie
State: New York
Name of Photographer: kta preservation specialists
Date of Photographs: October 2018
Location of Original Digital Files: kta preservation specialists: Buffalo, NY 14216

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Seneca Plumbing and Heating Company Building

Name of Property

Erie County, New York

County and State

Section 11 Page 2

NY_Erie County_Seneca Plumbing and Heating Company Building_0007

Looking southeast from within retail space showing storefront.

NY_Erie County_Seneca Plumbing and Heating Company Building_0008

Looking north showing retail space. Note wood beadboard ceiling and hardwood floors.

NY_Erie County_Seneca Plumbing and Heating Company Building_0009

View showing corridor in first floor retail space. Note hardwood floors and wood beadboard wainscot.

Name of Property: Seneca Plumbing and Heating Company Building
City or Vicinity: Buffalo
County: Erie
State: New York
Name of Photographer: kta preservation specialists
Date of Photographs: March 2019
Location of Original Digital Files: kta preservation specialists: Buffalo, NY 14216

NY_Erie County_Seneca Plumbing and Heating Company Building_0010

View looking northeast showing detail of wood stair, with mid-landing balcony.

Name of Property: Seneca Plumbing and Heating Company Building
City or Vicinity: Buffalo
County: Erie
State: New York
Name of Photographer: kta preservation specialists
Date of Photographs: December 2018
Location of Original Digital Files: kta preservation specialists: Buffalo, NY 14216

NY_Erie County_Seneca Plumbing and Heating Company Building_0011

Looking south from second floor showing mid-landing balcony and baluster rails at wood stair.

Name of Property: Seneca Plumbing and Heating Company Building
City or Vicinity: Buffalo
County: Erie
State: New York
Name of Photographer: kta preservation specialists
Date of Photographs: March 2019
Location of Original Digital Files: kta preservation specialists: Buffalo, NY 14216

NY_Erie County_Seneca Plumbing and Heating Company Building_0012

Looking north showing second floor.

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

**National Register of Historic Places
Continuation Sheet**

Seneca Plumbing and Heating Company Building

Section 11 Page 3

Name of Property

Erie County, New York

County and State

NY_Erie County_Seneca Plumbing and Heating Company Building_0013

View looking north at second floor showing double-hung wooden sash windows and stile and rail wood doors with transoms.

Name of Property: Seneca Plumbing and Heating Company Building
City or Vicinity: Buffalo
County: Erie
State: New York
Name of Photographer: kta preservation specialists
Date of Photographs: January 2019
Location of Original Digital Files: kta preservation specialists: Buffalo, NY 14216

NY_Erie County_Seneca Plumbing and Heating Company Building_0014

Looking southwest showing typical apartment unit, third floor. Note wood beadboard ceiling and wainscot. Ghost of stair is visible on wall to the east.

Name of Property: Seneca Plumbing and Heating Company Building
City or Vicinity: Buffalo
County: Erie
State: New York
Name of Photographer: kta preservation specialists
Date of Photographs: March 2019
Location of Original Digital Files: kta preservation specialists: Buffalo, NY 14216

NY_Erie County_Seneca Plumbing and Heating Company Building_0015

View showing third floor corridor. Note wood beadboard ceiling and wainscot, and sliding fire door.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 4

Seneca Plumbing and Heating Company Building
Name of Property
Erie County, New York
County and State

Historic Images

Figure 1. Historic photo, ca.1890 looking east along Seneca Street from Michigan Avenue. Photo courtesy of the Buffalo History Museum.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 5

Seneca Plumbing and Heating Company Building
Name of Property
Erie County, New York
County and State

Figure 2. Historic Photo taken ca. 1937 of ca. 1896 Seneca Plumbing and Heating Company Building looking northeast.



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National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 6

Seneca Plumbing and Heating Company Building
Name of Property
Erie County, New York
County and State

Figure 3. Photo taken ca. 1963 of ca. 1896 Seneca Plumbing and Heating Company Building looking northeast.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 7

Seneca Plumbing and Heating Company Building
Name of Property
Erie County, New York
County and State

Figure 4. North elevation ca. 1977. Note demolitions occurring in the area surrounding the building, which reflects the decline of the neighborhood by this time.



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National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 8

Seneca Plumbing and Heating Company Building
Name of Property
Erie County, New York
County and State

Figure 5. Looking north at south elevation on Seneca Street, c. 1982. Note cinderblock addition is visible to the west.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 9

Seneca Plumbing and Heating Company Building
Name of Property
Erie County, New York
County and State

Figure 6. Looking northwest at south elevation on Seneca Street, c. 1985. Note both upper floors have blocked windows by this time. This suggests that the upper floors no longer housed various offices and tenants as they did historically, but served as storage for the Seneca Plumbing company.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Seneca Plumbing and Heating Company Building

Name of Property

Erie County, New York

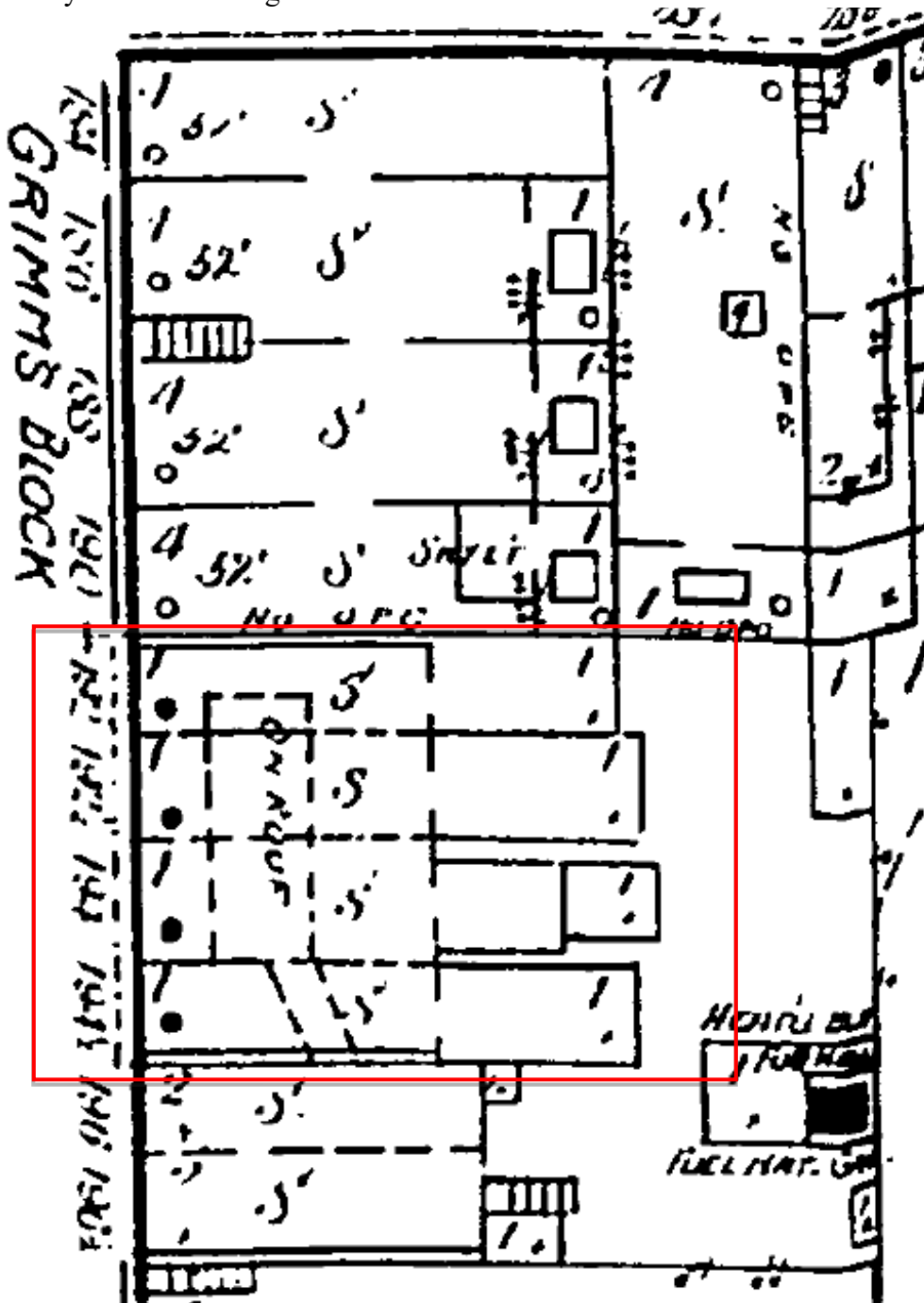
County and State

Section 11 Page 10

Historic Maps

Sanborn Fire Insurance Map, 1889. Volume 2, Sheet 45a.

Note portion outlined is the future site of the nominated building. 1-story storefront building was demolished and replaced by current building.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 11

Seneca Plumbing and Heating Company Building

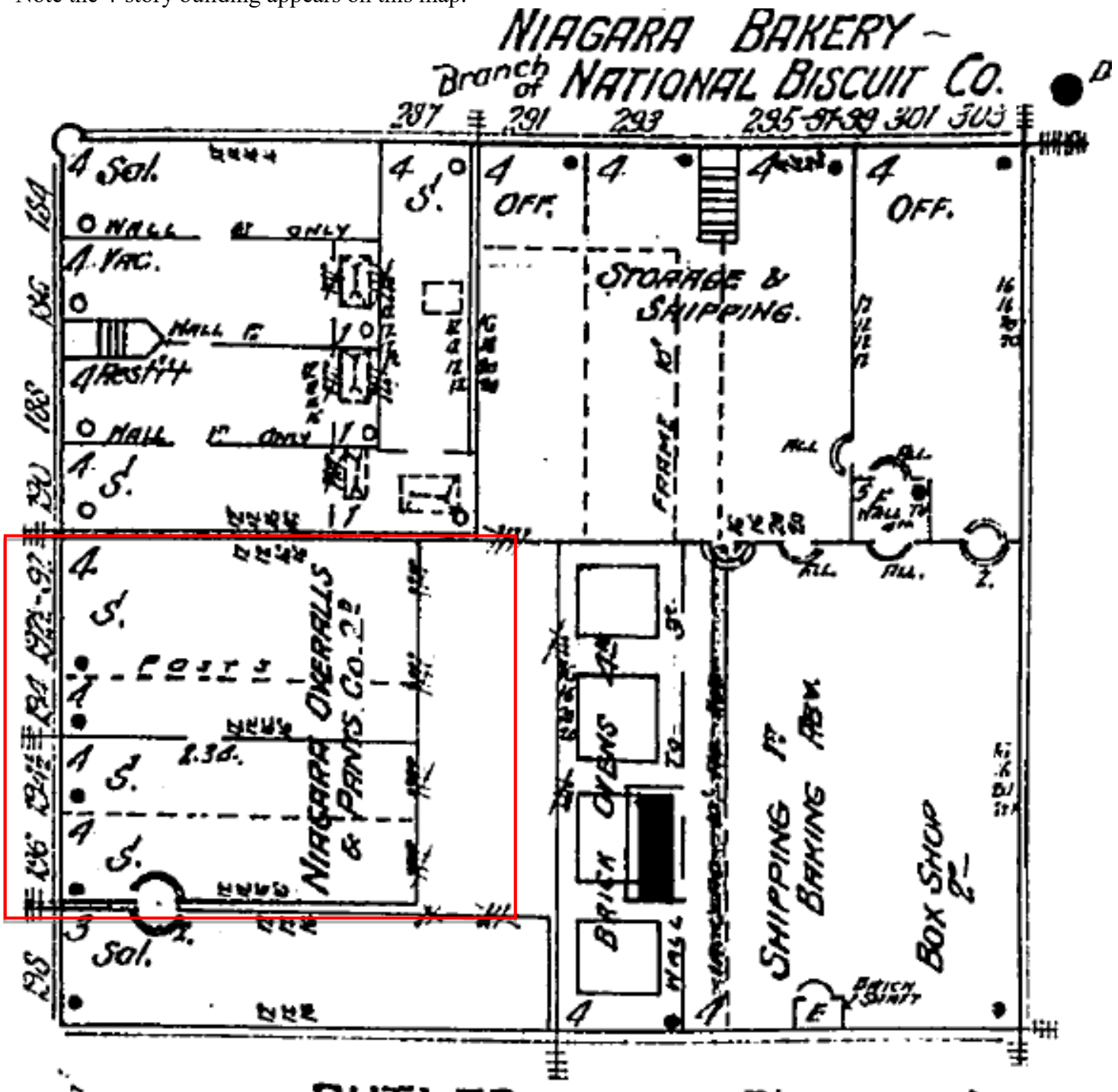
Name of Property

Erie County, New York

County and State

Sanborn Fire Insurance Map, 1899. Volume 2, Sheet 175.

Note the 4-story building appears on this map.



County and State

The site plan shows the layout of the New Seneca Hotel. The building is oriented with its long side running horizontally. The plan includes various rooms and areas, each labeled with dimensions and room numbers. A red rectangle highlights a specific section of the building, which is labeled '3'.

Labels and dimensions visible on the plan include:

- Top right: NIGHT APPRO POWER
- Top: 287, 291
- Left side (vertical dimensions): 184, 185, 188, 190, 192, 194, 196, 197, 198
- Bottom: NEW SENECA HOTEL
- Right side (vertical dimensions): 17, 18, 19, 20
- Internal labels: IRON P, MACHINE SHOP, EMBROIDERY, WELL INT ONLY, 2.3.4, 2.3.5, 2.3.6, 2.3.7, 2.3.8, 2.3.9, 2.3.10, 2.3.11, 2.3.12, 2.3.13, 2.3.14, 2.3.15, 2.3.16, 2.3.17, 2.3.18, 2.3.19, 2.3.20, 2.3.21, 2.3.22, 2.3.23, 2.3.24, 2.3.25, 2.3.26, 2.3.27, 2.3.28, 2.3.29, 2.3.30, 2.3.31, 2.3.32, 2.3.33, 2.3.34, 2.3.35, 2.3.36, 2.3.37, 2.3.38, 2.3.39, 2.3.40, 2.3.41, 2.3.42, 2.3.43, 2.3.44, 2.3.45, 2.3.46, 2.3.47, 2.3.48, 2.3.49, 2.3.50, 2.3.51, 2.3.52, 2.3.53, 2.3.54, 2.3.55, 2.3.56, 2.3.57, 2.3.58, 2.3.59, 2.3.60, 2.3.61, 2.3.62, 2.3.63, 2.3.64, 2.3.65, 2.3.66, 2.3.67, 2.3.68, 2.3.69, 2.3.70, 2.3.71, 2.3.72, 2.3.73, 2.3.74, 2.3.75, 2.3.76, 2.3.77, 2.3.78, 2.3.79, 2.3.80, 2.3.81, 2.3.82, 2.3.83, 2.3.84, 2.3.85, 2.3.86, 2.3.87, 2.3.88, 2.3.89, 2.3.90, 2.3.91, 2.3.92, 2.3.93, 2.3.94, 2.3.95, 2.3.96, 2.3.97, 2.3.98, 2.3.99, 2.3.100, 2.3.101, 2.3.102, 2.3.103, 2.3.104, 2.3.105, 2.3.106, 2.3.107, 2.3.108, 2.3.109, 2.3.110, 2.3.111, 2.3.112, 2.3.113, 2.3.114, 2.3.115, 2.3.116, 2.3.117, 2.3.118, 2.3.119, 2.3.120, 2.3.121, 2.3.122, 2.3.123, 2.3.124, 2.3.125, 2.3.126, 2.3.127, 2.3.128, 2.3.129, 2.3.130, 2.3.131, 2.3.132, 2.3.133, 2.3.134, 2.3.135, 2.3.136, 2.3.137, 2.3.138, 2.3.139, 2.3.140, 2.3.141, 2.3.142, 2.3.143, 2.3.144, 2.3.145, 2.3.146, 2.3.147, 2.3.148, 2.3.149, 2.3.150, 2.3.151, 2.3.152, 2.3.153, 2.3.154, 2.3.155, 2.3.156, 2.3.157, 2.3.158, 2.3.159, 2.3.160, 2.3.161, 2.3.162, 2.3.163, 2.3.164, 2.3.165, 2.3.166, 2.3.167, 2.3.168, 2.3.169, 2.3.170, 2.3.171, 2.3.172, 2.3.173, 2.3.174, 2.3.175, 2.3.176, 2.3.177, 2.3.178, 2.3.179, 2.3.180, 2.3.181, 2.3.182, 2.3.183, 2.3.184, 2.3.185, 2.3.186, 2.3.187, 2.3.188, 2.3.189, 2.3.190, 2.3.191, 2.3.192, 2.3.193, 2.3.194, 2.3.195, 2.3.196, 2.3.197, 2.3.198, 2.3.199, 2.3.200, 2.3.201, 2.3.202, 2.3.203, 2.3.204, 2.3.205, 2.3.206, 2.3.207, 2.3.208, 2.3.209, 2.3.210, 2.3.211, 2.3.212, 2.3.213, 2.3.214, 2.3.215, 2.3.216, 2.3.217, 2.3.218, 2.3.219, 2.3.220, 2.3.221, 2.3.222, 2.3.223, 2.3.224, 2.3.225, 2.3.226, 2.3.227, 2.3.228, 2.3.229, 2.3.230, 2.3.231, 2.3.232, 2.3.233, 2.3.234, 2.3.235, 2.3.236, 2.3.237, 2.3.238, 2.3.239, 2.3.240, 2.3.241, 2.3.242, 2.3.243, 2.3.244, 2.3.245, 2.3.246, 2.3.247, 2.3.248, 2.3.249, 2.3.250, 2.3.251, 2.3.252, 2.3.253, 2.3.254, 2.3.255, 2.3.256, 2.3.257, 2.3.258, 2.3.259, 2.3.260, 2.3.261, 2.3.262, 2.3.263, 2.3.264, 2.3.265, 2.3.266, 2.3.267, 2.3.268, 2.3.269, 2.3.270, 2.3.271, 2.3.272, 2.3.273, 2.3.274, 2.3.275, 2.3.276, 2.3.277, 2.3.278, 2.3.279, 2.3.280, 2.3.281, 2.3.282, 2.3.283, 2.3.284, 2.3.285, 2.3.286, 2.3.287, 2.3.288, 2.3.289, 2.3.290, 2.3.291, 2.3.292, 2.3.293, 2.3.294, 2.3.295, 2.3.296, 2.3.297, 2.3.298, 2.3.299, 2.3.300, 2.3.301, 2.3.302, 2.3.303, 2.3.304, 2.3.305, 2.3.306, 2.3.307, 2.3.308, 2.3.309, 2.3.310, 2.3.311, 2.3.312, 2.3.313, 2.3.314, 2.3.315, 2.3.316, 2.3.317, 2.3.318, 2.3.319, 2.3.320, 2.3.321, 2.3.322, 2.3.323, 2.3.324, 2.3.325, 2.3.326, 2.3.327, 2.3.328, 2.3.329, 2.3.330, 2.3.331, 2.3.332, 2.3.333, 2.3.334, 2.3.335, 2.3.336, 2.3.337, 2.3.338, 2.3.339, 2.3.340, 2.3.341, 2.3.342, 2.3.343, 2.3.344, 2.3.345, 2.3.346, 2.3.347, 2.3.348, 2.3.349, 2.3.350, 2.3.351, 2.3.352, 2.3.353, 2.3.354, 2.3.355, 2.3.356, 2.3.357, 2.3.358, 2.3.359, 2.3.360, 2.3.361, 2.3.362, 2.3.363, 2.3.364, 2.3.365, 2.3.366, 2.3.367, 2.3.368, 2.3.369, 2.3.370, 2.3.371, 2.3.372, 2.3.373, 2.3.374, 2.3.375, 2.3.376, 2.3.377, 2.3.378, 2.3.379, 2.3.380, 2.3.381, 2.3.382, 2.3.383, 2.3.384, 2.3.385, 2.3.386, 2.3.387, 2.3.388, 2.3.389, 2.3.390, 2.3.391, 2.3.392, 2.3.393, 2.3.394, 2.3.395, 2.3.396, 2.3.397, 2.3.398, 2.3.399, 2.3.400, 2.3.401, 2.3.402, 2.3.403, 2.3.404, 2.3.405, 2.3.406, 2.3.407, 2.3.408, 2.3.409, 2.3.410, 2.3.411, 2.3.412, 2.3.413, 2.3.414, 2.3.415, 2.3.416, 2.3.417, 2.3.418, 2.3.419, 2.3.420, 2.3.421, 2.3.422, 2.3.423, 2.3.424, 2.3.425, 2.3.426, 2.3.427, 2.3.428, 2.3.429, 2.3.430, 2.3.431, 2.3.432, 2.3.433, 2.3.434, 2.3.435, 2.3.436, 2.3.437, 2.3.438, 2.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Seneca Plumbing and Heating Company Building

Name of Property

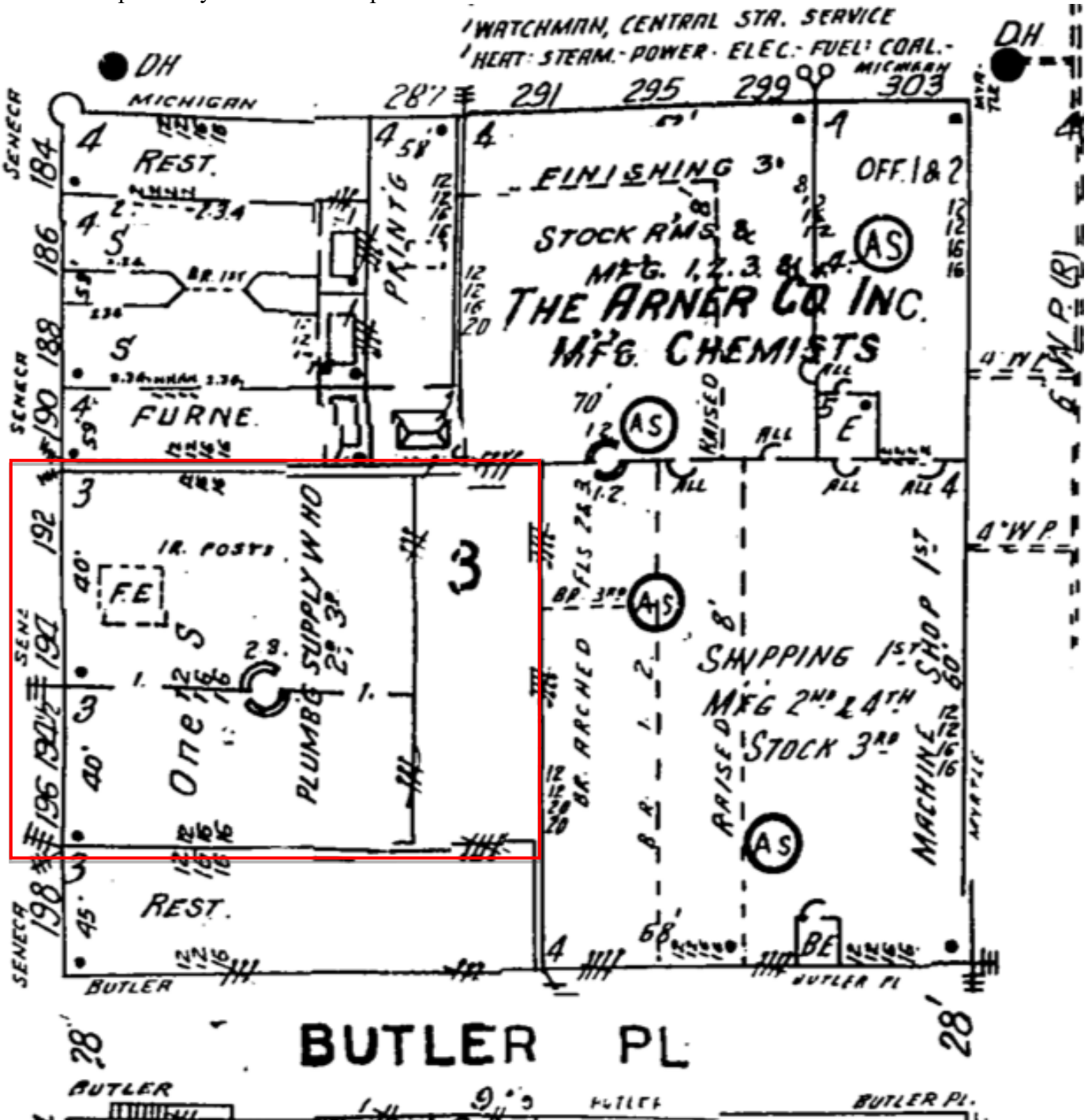
Erie County, New York

County and State

Section 11 Page 13

Sanborn Fire Insurance Map, 1951. Volume 2, Sheet 163.

Note the 3-story building is occupied by the Seneca Plumbing and Heating Company by this time. The upper floors were used primarily as warehouse space.





The Botanist













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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:	Nomination	
Property Name:	Seneca Plumbing and Heating Company Building	
Multiple Name:		
State & County:	NEW YORK, Erie	

Date Received:	Date of Pending List:	Date of 16th Day:	Date of 45th Day:	Date of Weekly List:
4/23/2019	5/9/2019	5/24/2019	6/7/2019	6/7/2019

Reference number:	SG100004011
Nominator:	SHPO

Reason For Review:

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

☒ Accept ☐ Return ☐ Reject 6/7/2019 Date

Abstract/Summary Comments:	
-------------------------------	--

Recommendation/ Criteria	
-----------------------------	--

Reviewer	<u>Alexis Abernathy</u>	Discipline	<u>Historian</u>
Telephone	<u>(202)354-2236</u>	Date	<u></u>

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

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



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Acting Commissioner

19 April 2019



Alexis Abernathy
National Park Service
National Register of Historic Places

Mail Stop 7228

1849 C Street NW
Washington DC 20240

Re: National Register Nominations

Dear Ms. Abernathy:

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

Buffalo Public School #51 (PS 51), Buffalo, Erie County
Seneca Plumbing and Heating Company Building, Buffalo, Erie County
First Presbyterian Church of Lewiston and Lewiston Village Cemetery, Lewiston, Niagara 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