

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

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

1. Name of Property

historic name THE WAYNE AND THE WALDORF APARTMENTS

other names/site number _____

2. Location

street & number 1106 Main Street (formerly 1106 -1108, 1112 -1114 Main Street) [] not for publication

city or town Buffalo [] vicinity

state New York code NY county NY code 029 zip code 14209

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.)

Kathleen Ruppert

DBAPO

9/17/14

Signature of certifying official/Title

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

11.12.14

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Areas of Significance:

(Enter categories from instructions)

Social History

Architecture

Period of Significance:

ca. 1897 – ca. 1950

Significant Dates:

ca. 1897

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

William H. Archer

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: _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

Section 7 Page 1

Narrative Description

The Waldorf and Wayne Apartments are twin apartment buildings that were constructed ca. 1897 on the west side of what was then considered "North Main Street," just south of Summer Street in the city of Buffalo, Erie County, New York. The Waldorf is located to the north of the Wayne. The four-story brick apartment blocks are identical and bilaterally symmetrical along Waldorf Place, a small private lane running between the two. The buildings were designed in a modest Colonial Revival style by Buffalo architect William H. Archer for James Campsall, who was also a carpenter.¹ The land, which was located outside of the city, had been part of the Sheldon estate.² Although originally envisioned with ornamental, fanciful Classical Revival detailing, the buildings were constructed with a simpler architectural appearance, with only modest hints at classical detailing.

The four-story painted brick buildings are organized similarly, each with four apartment suites, or "flats" per floor for a total of sixteen apartment units. There are two large flats, separated by an entrance and "grand stair" facing Main Street. These units run approximately half the depth of the building. Two smaller units run north/south, parallel to Main Street. These units read from the exterior as distinct entities, separated from each other and the two units at Main Street by stairs exiting to Waldorf Place. The result is that each unit has a "front" and "back" stair exiting to the street. A fire stair is located at the west elevation of each building.

The elevations of each apartment building are also similar. Each suite features a tripartite bay window at the parlor and sash windows at the less formal spaces, such as bedrooms and the kitchen. The large units each have two tripartite bay windows, one facing Main Street and one on the perpendicular exterior wall. The bay windows are vertically continuous on the exterior defining each unit in elevation. Light wells are centrally located in the larger units. The composition of The Wayne & Waldorf in both plan and elevation allow for each suite to read and function distinctly. The massing and window bays allow for an understanding of function through form.

Despite some updates of features such as windows, the building retains a high level of integrity in its materials, massing and layout. Though the building was modestly detailed, it allowed people to live outside of the city with conveniences of the single family residence, including parlors with fireplaces, a dining room, kitchen, pantry, large bedrooms for a family of three or four, and servant space.³

¹ Campsall did not own the property long. It was sold before 1901 to the Stockholm Real Estate company and then again in 1905 to John B. Kiley. Marcus Tullius Hun, "Decisions in Cases Not Reported, First Department April, 1905," *Reports of Cases Heard and Determined in the Appellate Division of the Supreme Court of the State of New York, Volume 103 (Google eBook)* (1905)

² "Two New Flats." *Buffalo Evening News*, December 31, 1896.

³ Katherine H. Smith, "Apartment Houses Where Friendliness Was Prevalent." *Courier Express*, May 14, 1933.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

Section 7 Page 2

EXTERIOR

The Waldorf and the Wayne are identical, four-story painted brick masonry buildings. Full-story, tripartite bay windows define the primary elevations and provide light into the parlor spaces of the apartment suites. Otherwise the windows are simple one-over-one double-hung sash units. While a number of the windows have been replaced, some historic windows remain extant in more protected areas such as the light wells and stairwells. Compositionally, each building is divided into three parts: the large apartment suites to the east flanking the entrance off Main Street, and two smaller suites to the west. The articulation of each elevation allows the flats to read as distinct entities defined by a recessed entry and/or tripartite bay window.

Main Street - East Elevation

The east elevation of the Waldorf and Wayne are identical. Each block is three bays wide with a centrally located entrance with paired windows at each floor above. Each window has a stone sill and segmental head. A single door with sidelights, transom and full entablature provides entrance into a vestibule and stair hall accessing apartment suites to the north and south. This door surround is perhaps the most ornamented element of the front elevation of each building, hinting at Classical Revival styling in the otherwise modest façade. Flanking the entrance bay are two, full-story tripartite bay windows. The windows are all one-over-one sash units. A continuous wooden sill and head run across the width of the bay. The mullions are sheathed in shingles, while the spandrels are clad in fish-scale shingles. A full entablature and denticulated cornice terminates the bay at the fourth story. The composition is completed with a denticulated metal cornice at the parapet.

Waldorf Place - North Elevation (Wayne); South Elevation (Waldorf)

The Wayne and Waldorf elevations facing Waldorf Place are similar. The elevations are functionally organized relative to the plan. Each apartment reads as a distinct entity defined by the bay windows and entrances. Moving east to west is the large apartment unit defined by a full-story tripartite bay and two sash windows. To the west are steps leading to a recessed entrance, the “back door” for the large and one of the smaller apartment suites. To the west stairs lead to the main entrance of the smaller apartments off Waldorf Place. A single door with sidelights, transom window and simple entablature provides access to a small vestibule and stairs. As is the case on the Main Street elevations, tripartite bays flank the entrance. At each floor above the entrance is a single, one-over-one sash window with stone sill and segmental head.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

Section 7 Page 3

West Elevation

The west elevation of both buildings is identical. There are two windows on each floor providing light into the second of the two smaller apartment units to the west. The windows are all one-over-one double-hung sash units with a stone sill and segmental head. A non-historic door provides access to a fire escape.

South Elevation – The Wayne

The compositional organization of the building blocks and apartment suites is also articulated at the south elevation of the Wayne. Each apartment unit reads as a distinct entity. The large suite to the east is defined by the full-story window bays and sash windows, while the two smaller units to the west are articulated where the elevation steps back accessing a stairwell to the east and a light well to the west. The result is three distinct units: the large apartment suite to the east facing Main Street, and the two smaller suites running north/south to the west.

North Elevation – The Waldorf

The north elevation of the Waldorf is identical to the Wayne except at the middle stair. As built, the elevation stepped back at the middle of the block to access the stair. This entry was in-filled and a wall flush with the north elevation was constructed to accommodate a laundry room. The fenestration on the floors above remains as originally constructed and is identical to the Wayne.

INTERIOR

The interior floor plan of the Wayne and Waldorf is essentially the same. The plan is divided compositionally into three parts. There are two large apartment suites to the east divided by the main, central stair at the entrance and flanking tripartite bay windows on Main Street; and two smaller suites to the west, each articulated by entrances set back within the plane of the wall and tripartite bay windows. Hardwood floors remain extant throughout.⁴ Although much of the original plaster in the apartment units has been replaced with drywall or is deteriorated, the plaster in the stairwells remains extant and in good condition.

⁴The hardwood has been covered with carpet in a number of locations; however, it remains extant underneath.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

Section 7 Page 4

First Floor

The first floor of the Wayne and Waldorf are identical except at the middle stair of the Waldorf where the original setback at the north elevation was enclosed at a later date to accommodate a laundry room. Otherwise the plan, which retains its historic layout has remained unaltered. The plan and elevation are functionally related as designed by Archer. The interior layout is revealed on the exterior by the bay windows, simple sash units and massing setbacks where stairs are located. The result is that each apartment is distinctly articulated in massing and plan from the others, giving each unit a sort of individualized appearance and feel. The composition is organized into three parts. The front block, facing Main Street, featuring two large apartment units, separated along a central axis featuring a main “grand stair” and window well, and the two smaller back apartments, each reading as individual entities, oriented north/south and separated by stairwells from each other, and the suites to the east, also by stairwells. The result is an elegant and efficient plan. As described in a period publication the building was “first-class,” with “spacious parlors and sitting rooms en suite, with octagon bays and spacious hallways, handsome mantels, natural gas, also modern hygienic plumbing and steam heat.” The building was described as being “designed with the greatest care, having the comfort and convenience of tenants as the first objects.”⁵

Units Perpendicular to Main Street

The two apartments facing Main Street are quite large. The main entrance off Main Street leads to a vestibule and “grand stair” accessing the primary entrance of the units. The vestibule features cut tile floors and a decorative tin wainscot. The stair though described as “grand” is relatively unadorned featuring a paneled newel post and turned rails.⁶

The plan of each apartment suite has not been altered, and much of the original baseboard and detailing at the windows remains extant. One enters into the parlor of each suite, which features a bay window looking east onto Main Street. To the west of the entrance parlor is what was likely a dining room, also featuring a bay window on its exterior wall.⁷ A corridor adjacent to the dining room leads to bedrooms and service space. Windows at the exterior elevations and a centrally located window well provide light and ventilation. A kitchen and small pantry are located to the west. A door along the west wall of the kitchen leads to the “back stair.”

Units Perpendicular to Waldorf Place

⁵ “The New Waldorf,” *Express*, January 24, 1897.

⁶ The layout of the building is described in detail in “The New Waldorf” 1897

⁷ The exterior wall at the dining room was to the south for the Wayne and north for the Waldorf.

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

**National Register of Historic Places
Continuation Sheet**

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

Section 7 Page 5

The two units perpendicular to Waldorf Place are mirror images of each other. Both units feature a parlor with bay window, bedrooms with windows and kitchen with pantry. Each unit has an entrance, via vestibule and stair from Waldorf Place, and a secondary means of exit at the kitchen. The newel post is similar to the one at the stair off Main Street; however it appears as though most of the turned rails have been replaced with square members. The plan of the apartment suites has not been significantly altered and much of the original woodwork at the baseboard and windows remains extant.

Upper Floors

The plan of the upper floors is identical to that of the lower units.

Circulation

Stairwells are the defining circulation and organizing feature in both plan and elevation at the Waldorf and Wayne. The composition is divided into three blocks. The front block, featuring two large apartments, is separated by the main stair off Main Street and a central window well. The stair, though simply articulated with a pressed metal wainscot, simple rails and newel post organizes the composition of the main block. A middle stair exits at Waldorf Place, functioning as a “back stair” off the kitchen for the adjacent apartment suites. The smaller apartment suites running north/south are separated by the main stair and entrance off Waldorf Place. A fire stair is located at the west elevation of both buildings.

Basement

Although historically and presented regarded as two individual buildings, the two are connected at the basement, which otherwise lacks distinction. The exposed wood framing and limestone foundation walls remain visible.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 1

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

Statement of Significance

“Doesn’t it seem queer not to go upstairs to bed?”⁸

-- H. Katherine Smith, 1933

The Wayne and Waldorf Apartments located at 1106 Main Street are a good local example of a modest residential apartment building type in Buffalo, NY in the late nineteenth and early twentieth century.⁹ Constructed in 1897 to the designs of architect William H. Archer for James Campsall, the Wayne and the Waldorf were meant to serve a middle-income level resident in the developing “North Main Street” area. The buildings meet the National Register eligibility requirements of criterion A for their contribution to an understanding of apartment dwelling history in the city of Buffalo. The apartments also meet criterion C in the area of Architecture for their contribution to an understanding of the modest apartment building type in Buffalo.

Apartment buildings constructed for a middle-income level resident typically featured a relatively ornate or articulated entrance and stair with apartment units flanking the vertical circulation at each floor.¹⁰ The result was a three bay organization along the primary elevation, with centrally located entrance and apartment units on either side. Each apartment unit typically featured a parlor, dining room, kitchen, and pantry and servant quarters. The Wayne and Waldorf are an excellent example of this type of architectural variant, with their detailed classical entrances contrasting against otherwise modest and simple brick elevation. Both buildings also retain a sufficiently high level of integrity in plan, elevation and massing to convey this typology.

During the late nineteenth century, apartment buildings became an increasingly popular housing type through the United States and in cities like Buffalo. Apartments were generally integrated into residential neighborhoods giving people the opportunity to live outside the overcrowded industrial city during the late nineteenth century in Buffalo. It was a living arrangement that became popular in the last decades of the nineteenth century. As evidenced in city directories, the number of “flats” increased significantly by the turn of the century. Several apartment buildings in Buffalo catered to an upscale, wealthy resident, such as The Algonquin on Johnson Park which featured larger living spaces and more opulent detailing. Still many others, such as The Wayne and the Waldorf, served a growing professional middle class, or newlywed couple.¹¹ Good examples of apartments for the wealthy remain extant in the city; however, those marketed to the professional middle class remain under-represented.

⁸ In an article for the *Courier Express*, H. Katherine Smith commented that people who had chosen apartment dwelling would ask each other this question in jest. (“Apartment Houses Where Friendliness Was Prevalent” 1933)

⁹ Originally the address for the Wayne was 1106 – 1108 Main Street and the Waldorf was 1112 – 1114 Main Street.

¹⁰ In larger apartment blocks corridors with flanking apartment units ran perpendicular to the stairs.

¹¹ As a comparison, in 1909 The Algonquin charged fifty-two dollars and seventy-seven cents in rent per month, whereas The Wayne and The Waldorf charged thirty-three dollars per month.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 2

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

The period of significance for the Wayne and the Waldorf Apartments begins with its construction in 1897. By 1920 the residential “neighborhood context” of the Wayne and Waldorf had changed, making it harder to attract professional, middle-income residents who flocked to new apartments in other areas of the city. By 1950 the neighborhood was known as “Auto Row,” and was dominated by a commercial character, marking the end of the period of significance.

Early Buffalo

The early history of Buffalo has been documented by numerous scholars noted in the bibliography of this document and will not be repeated here at length. The completion of the Erie Canal in 1825 and the resulting transshipment through the Port of Buffalo resulted in a city with great wealth in the middle decades of the nineteenth and through the early decades of the twentieth century. Buffalo was a “working” city and, as a result, was crowded with immigrant workers and industry. Those who could and were able chose to live outside the city. Apartment buildings provided an affordable living arrangement in the early “suburban” neighborhoods.

Apartment Living

And the builders of the city have been minded each to retain the freehold of as much air and sunlight and grass as possible, so that the houses are not in continuous blocks and rows, but detached, each standing in a separate plot, every under his own vine and fig-tree, although of recent years many superb apartments, among them the Wayne, Waldorf, Westgate, Lenox, Berkeley, Buckingham, Algonquin and Markeen, have appeared among us.¹²

Julia Ditto Young 1901

Although it did not gain popularity in Buffalo until the late nineteenth century, the apartment building is not a new typology. In ancient Rome the lower and middle classes lived in *insulae*, which were large multi-story buildings featuring shops on the first floor and living spaces on the upper floors. Trajan’s Market (100-110 AD) in Rome is a well-known example of an *insula*. The Egyptian capital of Fustat (Old Cairo) also had high-rise residential buildings. In Europe the middle class created by the Industrial Revolution sought affordable and comfortable living arrangements in densely-populated and increasingly more expensive cities. Apartment living became increasingly popular spreading from France throughout Europe, and eventually to the United States where it was termed “French flat” or “apartment,” a derivative of the French word *appartement*.¹³

¹² Julia Ditto Young, “Buffalo, from a Housekeeper’s Point of View.” *Good Housekeeping* (August 1901)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 3

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

In America the idea of living in such close quarters was not as appealing and was negatively associated with boarding houses and tenements that housed the working poor and immigrants. Further, for most cities in the United States space and buildable land was not an issue as it was in dense European cities. The areas surrounding cities in America were typically rural and featured large houses on expansive lots. Interest in French culture and architecture, rising property costs and increasing populations in urban areas after the Civil War encouraged a change in attitudes and led to the development of American versions of French flats.¹⁴ In 1857 Calvert Vaux presented a paper to the American Institute of Architects entitled "The Adoption of Houses a la Française to this Country" promoting the advantages of apartment living. One of the first examples of a luxury apartment constructed in the United States was the Stuyvesant in New York City designed by Paris trained architect Richard Morris Hunt. The notion of apartment living for the wealthy and the middle class was becoming acceptable in America.

Apartments and tenements were quite different from one another as documented in an 1880 article in *Carpentry and Building*. "In tenement houses the rooms for a family are from two to four in number, while few or no conveniences are provided, and the finish throughout is of the plainest order. In apartment houses the number of rooms in each suite ranges from four to ten, while the appointments are of the better class."¹⁵ Tenement housing was typically overcrowded and lacked proper light and ventilation. The deplorable living conditions were documented in 1890 by Jacob Riis whose photos were published in *How the Other Half Lives*.¹⁶ Apartments were not constructed for the poor. They were constructed for families "who in other respects are uncomfortably housed on account of the crowded condition of the city" and have therefore investigated "the subject of flats and suites of apartments, hoping to find in them a satisfactory solution to the problem of how to live comfortably and economically."¹⁷ The apartments were often "luxurious beyond the pursue of the private owner, and free from the cares connected with heating, cleaning hallways, clearing snow and many minor duties which devolve upon the independent householder."¹⁸ In 1890 a prominent architect named John Pickering Putnam argued that apartment living provided a number of benefits: "economic savings, architectural interest, social cooperation, increased health and efficiency, decreased crime through group surveillance, and freedom for women to work

¹³ Elizabeth Armstrong Hall provides a history of apartment houses in "Apartment Houses" 2003

¹⁴ Gwendolyn Wright, *Building the Dream: A Social History of Housing in America*, (New York: Pantheon Books, 1981).

¹⁵ "French Flats and Apartment Houses in New York." *Carpentry and Building*, January 1880. <http://books.google.com> (accessed December 15, 2013).

¹⁶ In 1890 Jacob Riis published *How the Other Half Lives*, a collection of photos that documented the living conditions of the poor. The book received national attention and brought attention to the deplorable condition of tenements. Jacob Riis, *How the Other Half Lives*, (New York: Charles Scribner's Sons, 1890).

¹⁷ "French Flats and Apartment Houses in New York." *Carpentry and Building*, January 1880. <http://books.google.com> (accessed December 15, 2013).

¹⁸ Walter H. Kilham, "The Planning of Apartment Houses," *Brickbuilder*, XI (1902): 245-252. Kilham discusses the advantages of apartment living and the two types of apartments: housekeeping apartments and non-housekeeping apartment hotels.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 4

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

outside the home” in addition to a shared sense of community.¹⁹ Kilham, in a 1902 article describing the planning of apartment houses, lists requirements of successful apartment buildings. These requirements include the need for privacy. “The hall door must be a complete barrier, giving no hint of the life behind. Walls and floor between apartments must be deafened where practical, and the windows of one apartment should on no account overlook or give on the windows of another.”²⁰ The apartments had to be “cheerful and sunny”; the “kitchen and service portions must be effectively separated from the living portion”; the private spaces, “chambers and bathrooms must be secluded”; the exterior, “in particular the entrance must be as attractive as possible to satisfy the *amour proper* of the tenants,” and the buildings must, “of course” be fireproof.²¹

The Apartment House in Buffalo

Buffalo was a thriving, wealthy industrial and port city, beginning in earnest with the completion of the Erie Canal in 1825 and continuing through the middle decades of the twentieth century. The city was a “working” city, crowded with industry and immigrant workers. As a result the wealthy upper class and emerging middle class moved away from the city core to the suburbs as soon as finances and transportation technology, such as the growing streetcar system allowed. In Buffalo the “flats,” as they were called, were large, with the modern conveniences of the single family residence, including parlors with fireplaces, a dining room, kitchen, pantry, large bedrooms for a family of three or four, and servant space.²² The Westgate, located at Vermont and Seventh Streets, was home to socially prominent families including Mr. and Mrs. Michael Shea, Mr. and Mrs. Charles Bidwell and Mrs. E.C. Lovejoy, and her daughters. “Friendliness was prevalent,” where residents interacted and entertained one another socially. At the Westgate “on moonlight evenings, they would gather on the roof garden – one of the first in the city – to enjoy cool, fragrant, conversational hours culminating in a delicious supper produced by the host or hostess who had planned the party. ... In winter, the Westgate Card Club, composed of tenants long standing, met regularly.”²³ The social interaction and sense of community documented at the Westgate and by John Pickering Putnam was an important component of apartment living in the late nineteenth and early twentieth century. The change in attitude toward apartment living resulted in it becoming an acceptable and desirable domicile.

The apartment house in Buffalo is not noted in the city directories with a listing of buildings until 1896. Prior to this time the heading “Flats and Apartment Houses” referred readers to “Boarding Houses.” Apartments constructed prior to that date, such as The Florence (ca. 1892) are listed by street address only. The earliest

¹⁹ Wright 1981.

²⁰ Kilham 1902.

²¹ Ibid.

²² “Apartment Houses Where Friendliness Was Prevalent” 1933.

²³ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State

Section 8 Page 5

apartment houses in Buffalo include The Bachelor (ca. 1887) at 331 Franklin Street and The Trubee (ca. 1869; ca. 1889) at 414 Delaware Avenue.²⁴ The Trubee was a mansion constructed in ca. 1869 and then converted into an apartment house by ca. 1889. The Bachelor was constructed as an apartment house and is likely one of the earliest buildings of this type in Buffalo. It remains extant at the northeast corner of Franklin and West Tupper Streets.

As documented in the city directories and the 1889 *Sanborn Map*, by 1896 seventy-two apartment buildings had been constructed outside of downtown Buffalo. By 1900 the number of apartment buildings had almost doubled to 133 buildings. In addition to Buffalo's increase in population at the turn of the century, the significant increase in number can be attributed to construction of smaller apartments, such as The Wayne & Waldorf, The Pembroke, at 334-338 Bryant Street and The Haverford at 346 Bryant Street, which catered to young married couples and professionals, "stable, home-loving people, not the fly-by-night transients so frequently found in small apartments."²⁵ At the turn of the century "more than 75 percent of urban Americans were living in apartments, which offered a convenient, respectable and safe residence near work for urban singles and middle-class families."²⁶

By the 1920s apartment building construction outpaced single-family home construction in many cities, however much of that construction occurred in suburbs farther away from the expanding city. Most of the new apartments still catered to the middle and upper class.²⁷ Apartments with large, grand living space such as the Parke Apartments (NR 2007), constructed in 1924, and 800 West Ferry, constructed in 1929, continued to be built, catering to the wealthy who moved out of their large mansions into apartments and hotels, which offered "familiar luxury and comfort without the necessity of hiring serving staff or the burdens of larger property ownership."²⁸ At this time the luxury and smaller apartments constructed closer to the city began to see a change where the "impermanence of their resident neighborliness has nearly disappeared within their walls."²⁹ A Buffalo newspaper article from 1933 contrasted the prevailing attitude of that era of apartment dwellers who generally kept to themselves to "thirty or forty years ago, [when] living under the same roof was actually deemed a basis for friendship; and the residents of a flat frequently entertained the people in the building."³⁰ In the late nineteenth and early twentieth centuries, it was not unusual for a tenant to host summertime rooftop

²⁴ The Charles F. Sternberg House was designed by George M. Allison ca. 1869. Samuel C. Trubee built an annex, evidenced on the 1889 Sanborn Map and turned the estate into a 100-room hotel, which commanded a \$3 a night rate during the Pan American Exposition. The 1887 city directory notes storefronts and tenants at 331 Franklin Street. The 1886 directory does not

²⁵ "Apartment Houses Where Friendliness Was Prevalent" 1933.

²⁶ Hall 2003.

²⁷ Wright 1981.

²⁸ See United States Department of the Interior. National Park Service. *Parke Apartments*, by Claire Ross. (Albany, 2006). for a full discussion of luxury apartment living.

²⁹ "Apartment Houses Where Friendliness Was Prevalent" 1933.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 6

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

parties for the other tenants. In the winter they formed card clubs. When the young, newlywed couples and professionals moved out, they were not replaced with other young couples or professionals, as those who could moved farther away from the encroaching city to suburban neighborhoods for their first home or apartment. The apartments constructed in the early suburbs were now considered part of downtown and those who were unable to move away from the city, often children of immigrants, inhabited the late nineteenth and early twentieth century flats.

The Wayne & Waldorf

In the 1890s the neighborhood surrounding the apartment buildings at 1106-1108 and 1112-1114 Main Street was quiet and lightly settled with two and three-story frame and brick homes. However, a rapidly growing population and the development of the electric streetcar system encouraged those who were financially able to move out of the city center into the surrounding "suburbs." As part of a new trend in building, luxury and more modest apartments were being constructed. The Wayne & Waldorf did not represent the most luxurious apartments being erected; however neither were they small as one resident of the Pembroke recalled, "The bedroom was so small, that we used to say we had to step out of it to change one's mind."³¹ The front two apartments at The Wayne & Waldorf were spacious, featuring two parlors and a dining room, whereas the back two units were considerably smaller. All of the apartments featured what were considered "modern" appointments and conveniences including a kitchen with range, refrigerator, indoor plumbing, electricity, and gas fireplaces with relatively ornate surrounds, a number of which remain extant.

Ground was broken for the apartment buildings in early 1897. The four-story brick buildings were designed by William H. Archer for James Campsall, who was also a carpenter. Interestingly the 1897 edition of *American Architecture and Architect* notes "W.H. Archer has plans for a four-st'y brick flat building to be built on Main St., for Jas. Campsall, at a cost of \$20,000"; however, a slightly later publication of *The Engineering Record, Building Record and Sanitary Engineer* notes "1112 Main St. 4-story br flats; \$12,000; o. Jas Campsall; a. W.H. Archer, b. not let."³² The significant decrease in cost might account for the discrepancy between a rendering published in the *Express* on January 24, 1897 and the existing detailing of the building exterior. The rendering depicts the existing massing; however the elaborate detailing at the window bays and cornice; classical entrances, corner quoins and ornate arched opening connecting the two apartment buildings at Waldorf Place

³⁰ Ibid.

³¹ Ibid.

³² *American Architect and Architecture, Volume 57*, (Boston: J.R. Osgood & Company, 1897) and Edward J. Mehren, "The Engineering Record, Building Record and Sanitary Engineer," Vol. XXXV, (New York: McGraw Publishing Company, 1897). An article dated January 20, 1897 in *The Buffalo Courier* notes that the buildings will cost \$11,000. Interestingly, the title of this short notice is "A New Tenement." ("New Tenement" 1897) The word tenement is still used in the reference to residential apartments, even though the two building types were quite different in the tenant they housed and in the size of the unit.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State

Section 8 Page 7

were never constructed. What elements that were constructed and retain a high level of integrity is the general plan, circulation and massing. "Each suite has private hallways, reception-room, parlor, sitting-room, dining-room, chambers, kitchen with range, pantry with case, bath-room and separate refrigerator. ... The rooms and hallways are lighted on all sides in abundance and ventilation is perfect.... Approved appointments in electrical work, gas and bath-room fixtures; in every respect a first-class building."³³ The building also boasted separate entrances to the street for every eight suites and modern fire protection.

The people who lived in the Wayne and the Waldorf were not wealthy as documented by the *Buffalo Address Book and Family Directory* and census data. The residents tended to be young, middle class professionals, single or with a spouse and small family. Judging by the entries the early residents of the apartment buildings typically did not stay long. The Wayne and the Waldorf were used by people in transition as they advanced their careers. Interestingly a number of the occupants were nurses. Eighteen nurses lived among clerks, policemen, a teacher, accountant and dentist. In 1903 Miss Nellie S. Davis, an enterprising young woman, took advantage of the large number of nurses living at the Wayne and the Waldorf and, as published in the *Buffalo Medical Journal*, established a directory of nurses at the Waldorf Flat No. 1 "where nurses may be had at short notice without expense to physicians."³⁴ Also residing at The Wayne was H.R. Wait, who designed many of Buffalo's concrete grain elevators. Wait and his bride Blanche I. Dawson moved from Indiana in 1896 and it is probable that The Wayne was their first residence in the city.

According to the 1920 federal census, the typical resident was single or lived with a small family. Unlike residents documented in the 1900 and 1910 census who tended to be American, born of American parents, the typical resident documented by the 1920 census was the child of immigrants. This is important because it illustrates settlement patterns where people improved their living condition by moving out of the city. By the 1920s these were the children of immigrants who had come to work in America in the nineteenth century. At this time there was a mix of professionals, skilled workers, and a few unskilled laborers among the residents, including bookkeepers, salesmen, waiters, merchants, stenographers, janitors, an accountant, electrician, druggist and physician.

The 1940 federal census shows that the occupation of the residents had changed considerably with the majority being skilled workers, unskilled laborers or service oriented workers. Their occupations included salespeople, a secretary, servant, butcher, fireman, waitress, district manager, office manager, private inspector, and stationary engineer.

³³ "New Waldorf" 1897.

³⁴ William Warren Potter, "Miscellany," *Buffalo Medical Journal*, XLIII - LIX (1903): 72

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 8

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

The context of the neighborhood also changed considerable during the 1920s. A Sanborn Fire Insurance map dated to 1925 shows that the lots surrounding the apartments have been filled in with commercial development. Most of the buildings were occupied by automobile show rooms and service facilities. This trend would continue and, by the 1950s, the neighborhood was known as "Auto Row." A period photograph shows The Wayne & Waldorf in this context.

William H. Archer, Architect

William H. Archer was born in England ca. 1855 and immigrated to America in ca. 1880. He began his career as an architect in 1887 working as a draughtsman for E.A. Curtis in Fredonia, NY. By March 1888 Archer became a full partner and the firm Curtis & Archer formed. Curtis did not receive a formal education in architecture and learned his trade by studying textbooks on architecture.³⁵ Curtis & Archer designed a number of residences, churches and schools in the Fredonia, Dunkirk, and Fayetteville area.

In June 1890 Archer moved to Buffalo where he established a practice on his own. Archer's commissions were varied ranging from residences and office buildings, to schools, churches, institutional buildings and factories in Buffalo and the Dunkirk area. Examples include the Howard Bros. Building at 451 & 459 Washington Street in 1891 (extant); the Albert B. Williams house on Goundry Street, Tonawanda, NY in 1893 (extant); St. Hyacinth's school in Dunkirk, NY in 1895 (demolished); shops and flats at 218 Seneca Street in 1895 (demolished); St. Mary's Courtieux Institute for deaf mutes at the corner of Main Street and Dewey Avenue (1895) (extant), and the interior remodeling of Christ Chapel at Trinity Episcopal Church in 1913.³⁶ Archer also designed the All Saints Church in Sinclairville, NY (1895, unidentified), the red brick Gothic Revival style Church of the Ascension in North Tonawanda, NY (1895, closed but extant) and a two-story frame house in Sawyer's Creek (today part of North Tonawanda), NY for Eugene De Klish (1895, unidentified). Also in 1895, W.H. Archer drew up the plans for a three-story stone and brick orphanage (demolished) as well as the Hutchinson Memorial Chapel at the corner of Rhode Island Street and Front Avenue (now Busti Avenue) in Buffalo (chapel extant as part of the Episcopal Church Home).³⁷ In addition to The Wayne and Waldorf he also designed a modest Queen Anne style apartment building with a mansard roof at 425 Porter Avenue, which is extant.

³⁵ Douglas H. Shepard, *Chautauqua New York History*, "E.A. Curtis: Architect and Citizen." Last modified 2011. Accessed April 19, 2012. Shepard provides a discussion of Curtis.

³⁶ St. Mary's Courtieux Institute started its work from a building at Elmwood Avenue and Edward Street in the city of Buffalo in 1862 (extant) before relocating to the larger and more modern building designed by W.H. Archer on Main Street. The school continues to operate today as St. Mary's School for the Deaf.

³⁷ "Building Intelligence." *The American Architect and Building News*. Vol. XLVII, No. 993 (January 5, 1895): xv, xvi, xviii, xxii.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 9

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

Although Archer had a relatively busy practice and was made a Fellow of the American Institute of Architects in 1889, much of his work was non-descript and in keeping with the general tastes and trends of the era, and little remains extant.³⁸ Descriptions in period publications suggest that he relied heavily on popular stylistic motifs. St. James, at the corner of Lake and Main Streets in Hammondsport, NY, is a stone Parish Gothic episcopal church constructed in 1895, while St. Mary Courtieux was designed in the French Renaissance Style.³⁹ Archer's rendering for The Wayne & Waldorf published in the *Express* in 1897 suggests a similar classical language, though it was not executed. The existing building features a simple corbelled frieze and cornice at the parapet and tripartite bays and classically inspired entablature at the entrance on Main Street. Although the ornate detailing of the elevations was simplified, the massing and plan remained. It is quite likely, as suggested by *American Architect and Architecture*, which published the cost of the project at \$20,000, and *The Engineering Record*, which published it as \$12,000 that the scope of the project was reduced due to cost and the target market changed from a wealthy to a professional middle class resident. Regardless, William H. Archer's plan and massing for The Wayne & Waldorf are functionally simple and elegant.

Summary

The Wayne & Waldorf Apartments were designed by William H. Archer in 1897 in a modest Colonial Revival style with classical references. The buildings are significant, meeting Criterion A in Social History for their contribution to the story of "apartment" dwelling in Buffalo in the late nineteenth and early twentieth century. The buildings are also significant under Criterion C in the area of Architecture as a good example of the modest apartment type constructed in the late nineteenth and early twentieth centuries in Buffalo. The apartments were not overly large or luxurious, catering to the single young professions, newlyweds and small families, and sited in a largely residential neighborhood along Main Street and adjacent Linwood Avenue. However, by 1920, as these individuals moved to outlying suburbs, the neighborhood changed. By 1950 it had become known as "Auto Row" taking on a distinctly commercial function, which continues today. The demographics of the residents also changed, as the social "friendliness" and communal-type of relationship was replaced by people who now knew little about their neighbors and lived only briefly in the building. Because of its modest scale and ornamentation, many of these middle-class residential buildings have been lost or altered, and relatively few apartment buildings catering to the middle class from this period of Buffalo's history remain intact. The Wayne & Waldorf are good examples of this type of buildings, and are significant for their contribution to an understanding of Buffalo's domestic apartment history.

³⁸ The American Institute of Architects, "The AIA Historical Directory of American Architects." Last modified 2014. Accessed June 19, 2014. <http://www.aia.org/about/history/aia082017>. Archer was a member of the American Institute of Architects between 1889 and 1899.

³⁹ *Documents of the Senate of the State of New York*. Vol. III & V. (Albany: Wynkoop Hallenbeck Crawford Co., 1896). While this source erroneously locates the St. Mary's Courtieux Institute at Main Street and Forest Avenue, the building was actually located at Main and Dewey and is part of a large campus of buildings today.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

Section 9 Page 1

Bibliography:

- A History of the city of Buffalo its men and institutions, biographical sketches of leading citizens.* Buffalo: Buffalo Evening News, 1908.
- "A New Tenement." *Buffalo Courier*, January 20, 1897.
- American Architect and Architecture, Volume 57.* Boston: J.R. Osgood & Company, 1897.
- "Building Intelligence." *American Architect and Building News*, Volume XLVII, No. 993. Boston, January 5, 1895.
- Bingham, Robert. *Cradle of the Queen City: A History of Buffalo to the Incorporation of the City.* Buffalo: Buffalo Historical Society, 1931.
- Buffalo Address Book and Family Directory.* Buffalo: Peter Paul Book Company, 1884.
- Buffalo: Peter Paul Book Company, 1887.
- Buffalo: Peter Paul Book Company, 1895.
- Buffalo: Peter Paul Book Company, 1897.
- Buffalo: Peter Paul Book Company, 1898.
- Buffalo: Peter Paul Book Company, 1899.
- Buffalo: Peter Paul Book Company, 1901.
- Buffalo: Peter Paul Book Company, 1912.
- "Buffalo 1902 Bird's Eye View." *Landos & Aplos*, 1902.
- City Directories for Buffalo, New York.* Buffalo: The Courier Company, 1880-1916. <http://www.fold3.com> (accessed April 19, 2012).
- Buffalo: J.W. Clement, 1917 - 1922. <http://www.fold3.com> (accessed April 19, 2012).
- Cutter, William Richard. *Genealogical and Family History of Western New York.* New York: Lewis Historical Publishing Company, 1912.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State

Section 9 Page 2

Documents of the Senate of the State of New York. Vol. III & V. Albany: Wynkoop Hallenbeck Crawford Co., 1896. <http://books.google.com/> (accessed April 25, 2012).

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

Engineering News and Record. New York: McGraw Hill, 1897. <http://books.google.com/> (accessed April 25, 2012).

"French Flats and Apartment Houses in New York." *Carpentry and Building*, January 1880. <http://books.google.com> (accessed December 15, 2013).

Hall, Elizabeth Armstrong, and Stanley I. Kutler, ed. *Dictionary of American History*. New York: Charles Scribner's Sons, 2003. s.v. "Apartment Houses."

Hill, Frederick S. *New York State Men: Biographic Studies and Character Portraits*. Albany: Argus Company, 1910.

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

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

Howard, Jerome B. "The Phonographic Magazine." *The Phonographic Institute*, 1901.

Hun, Marcus Tullius. "Decisions in Cases Not Reported, First Department April, 1905." *Reports of Cases Heard and Determined in the Appellate Division of the Supreme Court of the State of New York, Volume 103 (Google eBook)*. (1905).

Kilham, Walter H. "The Planning of Apartment Houses." *Brickbuilder*. (1902): 245-252.

Larned, J.N., Hon. Charles E. Fitch, and Hon. Ellis H Roberts. *A History of Buffalo, Delineating the Evolution of the City; with Sketches of the City of Rochester by the Hon. Charles E. Fitch, and the city of Utica by the Hon. Ellis H. Roberts, 2 Volumes.* New York: The Progress of the Empire State Company, 1911.

"Main Street." *Courier Express*, August 31, 1952.

Mehren, Edward J. *The Engineering Record, Building Record and Sanitary Engineer*. Vol. XXXI. New York: McGraw Publishing Company, 1895. <http://books.google.com> (accessed April 15, 2012).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State

Section 9 Page 3

----- *The Engineering Record, Building Record and Sanitary Engineer*. Vol. XXXI. New York: McGraw Publishing Company, 1897. <http://books.google.com> (accessed April 15, 2012).

Memorial and Family History of Erie County, New York: Biographical and Genealogical. New York: Genealogical Publishing Co, 1906-1908.

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

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

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

Potter, William Warren. "Miscellany." *Buffalo Medical Journal*. (1903): 72.

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

United States Department of the Interior. National Park Service. *Parke Apartments*. By Claire Ross. Albany, 2006.

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

Shepard, Douglas H. Chautauqua New York History, "E.A. Curtis: Architect and Citizen." Last modified 2011. Accessed April 19, 2012.

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

The American Institute of Architects, "The AIA Historical Directory of American Architects." Last modified 2014. Accessed June 19, 2014. <http://www.aia.org/about/history/aiab082017>. Archer was a member of the American Institute of Architects between 1889 and 1899.

"The New Waldorf." *Buffalo Express*, January 24, 1897.

"Two New Flats." *Buffalo Evening News*, December 31, 1896.

United States of America. Bureau of the Census. *Twelfth Census of the United States, 1900*. Washington, D.C.: National Archives and Records Administration, 1900. T623, 1854 rolls. <http://www.ancestry.com/>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 4

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

(accessed April 5, 2013).

- Bureau of the Census. *Thirteenth Census of the United States, 1910* (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. <http://www.ancestry.com/> (accessed April 5, 2013).
- Bureau of the Census. *Fourteenth Census of the United States, 1920*. (NARA microfilm publication T625, 2076 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. <http://www.ancestry.com/> (accessed April 5, 2013).
- Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930. T626, 2,667 rolls. <http://www.ancestry.com/> (accessed April 5, 2013).
- Bureau of the Census. *Sixteenth Census of the United States, 1940*. Washington, D.C.: National Archives and Records Administration, 1940. T627, 4,643 rolls. <http://www.ancestry.com/> (accessed April 5, 2013).
- Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. New York: Pantheon Books, 1981.
- Young, Julia Ditto. "Buffalo, from a Housekeeper's Point of View." *Good Housekeeping*, August 1901. <http://books.google.com> (accessed April 18, 2013).

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

**National Register of Historic Places
Continuation Sheet**

The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State

Section 10 Page 1

Verbal Boundary Description

The boundary for the property is indicated on the enclosed map with scale. Defined by GIS documentation:
Section – Block – Lot (SBL) 100.63-1-33.

Boundary Justification

The boundary is drawn to include the original parcel associated with the apartment buildings.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 2

The Wayne and Waldorf Apartments

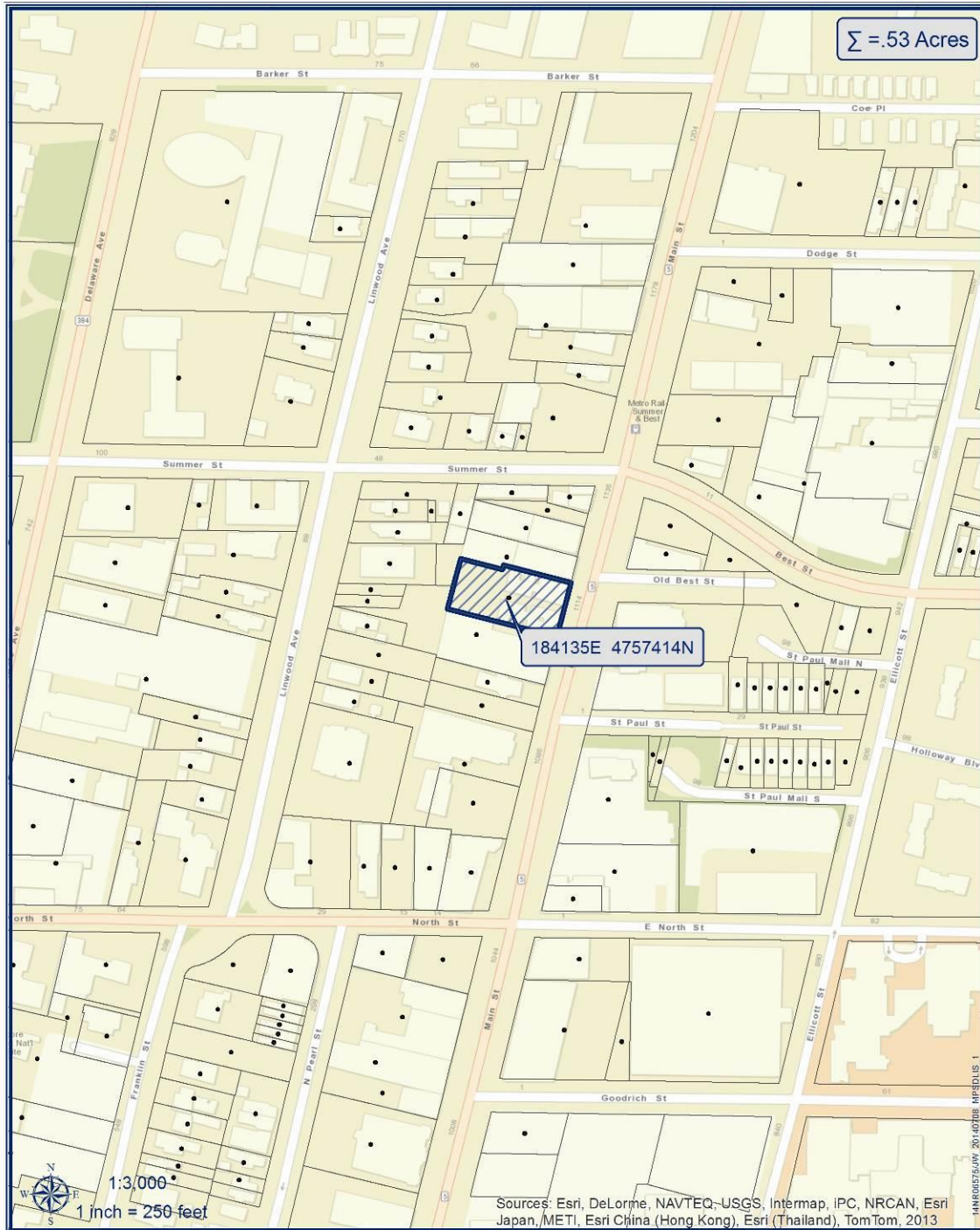
Name of Property

Erie County, New York

County and State

The Wayne & Waldorf Apartments
City of Buffalo, Erie Co., NY

1106 Main Street
Buffalo, NY 14209



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Tax Parcel Data:
Erie Co. RPS
gis1.erie.gov/GC



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State

Section 10 Page 3

The Wayne & Waldorf Apartments
City of Buffalo, Erie Co., NY

1106 Main Street
Buffalo, NY 14209



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Tax Parcel Data:
Erie Co. RPS
gis1.erie.gov/GC



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments

Name of Property

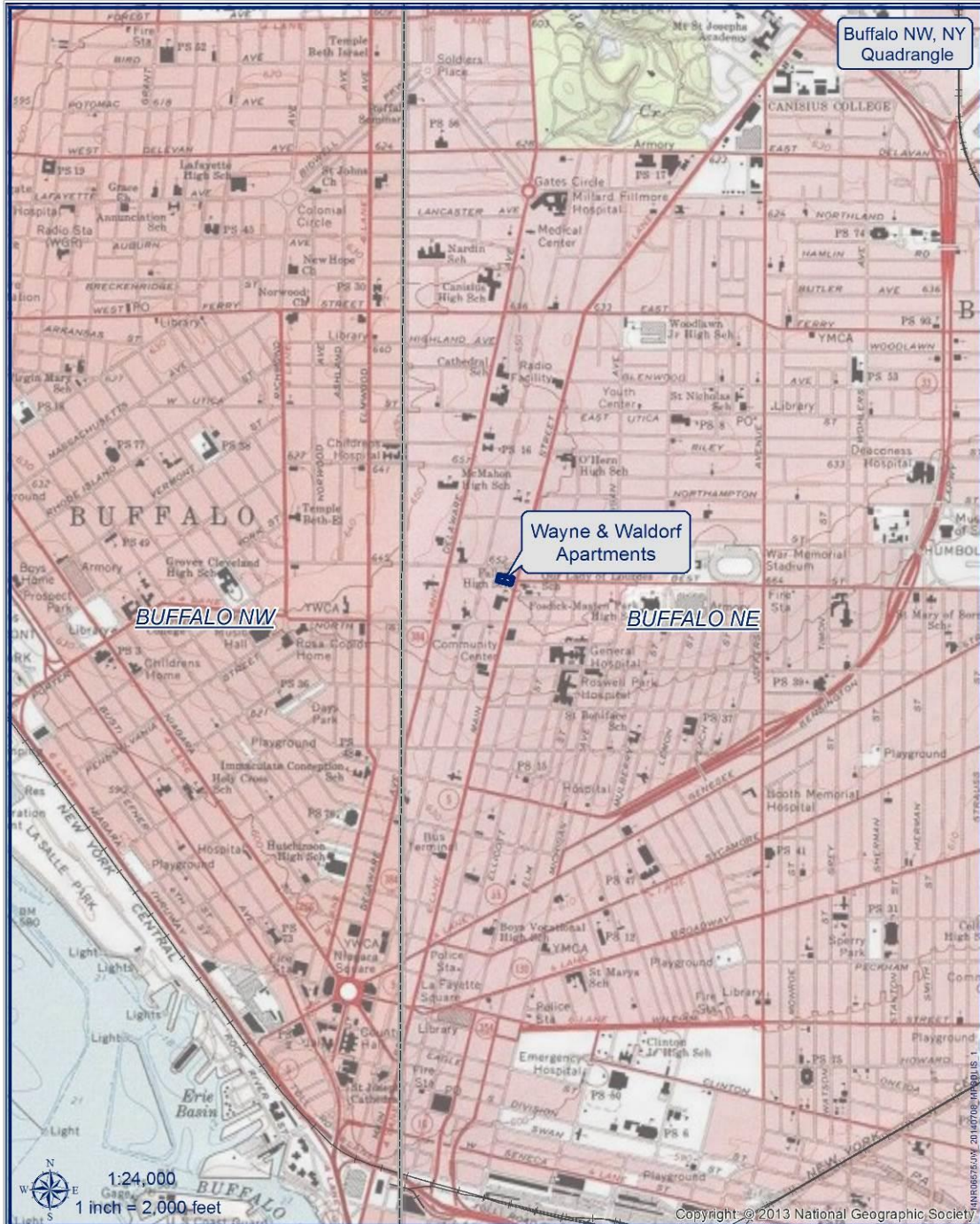
Erie County, New York

County and State

Section 10 Page 4

The Wayne & Waldorf Apartments
City of Buffalo, Erie Co., NY

1106 Main Street
Buffalo, NY 14209



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Tax Parcel Data:
Erie Co. RPS
gis1.erie.gov/GC



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State

Section 10 Page 5

The Wayne & Waldorf Apartments
City of Buffalo, Erie Co., NY

1106 Main Street
Buffalo, NY 14209



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Apartments
 USGS quad index

Tax Parcel Data:
Erie Co. RPS
gis1.erie.gov/GC



Copyright © 2013 National Geographic Society

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State

Section 11 Page 1

Additional Information

Photo Log:

Name of Property:	The Wayne & Waldorf Apartments
City of Vicinity:	Buffalo
County:	Erie
State:	New York
Name of Photographer:	Kerry L. Traynor
Date of Photograph:	May 2013
Location of Original Digital Files:	422 Parker Avenue, Buffalo, NY 14216
Number of Photographs:	

Photo # 1 (NY_ErieCounty_Wayne-Waldorf_0001)

East elevation of the Wayne (left) and Waldorf (right) looking northwest. Note Waldorf Place runs east/west between the Wayne and Waldorf.

Photo # 2 (NY_ErieCounty_Wayne-Waldorf_0002)

Main entrance, east elevation of The Wayne looking west. Note full entablature with classical detailing and leaded glass at transom and sidelights. The detailing of the main entrance at The Waldorf is similar.

Photo # 3 (NY_ErieCounty_Wayne-Waldorf_0003)

Detail of cornice and bay window looking up and northwest at The Waldorf. Typical at The Wayne.

Photo # 4 (NY_ErieCounty_Wayne-Waldorf_0004)

Entrance stair off Main Street, The Waldorf. Typical both buildings. Note turned baluster rails, simply detailed newel post and pressed tin wainscot.

Photo # 5 (NY_ErieCounty_Wayne-Waldorf_0005)

Back stair between apartment units to the west. Note extant historic turned rail and non-historic square rails. The newel post at the back stair is simplified compared with the post at the main entrance facing Main Street.

Photo # 6 (NY_ErieCounty_Wayne-Waldorf_0006)

Looking southeast, front apartment The Waldorf. Typical. Note window bays facing Main Street and Waldorf Place.

Photo # 7 (NY_ErieCounty_Wayne-Waldorf_0007)

Fire place surround. Typical. The apartment units all had fireplaces.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

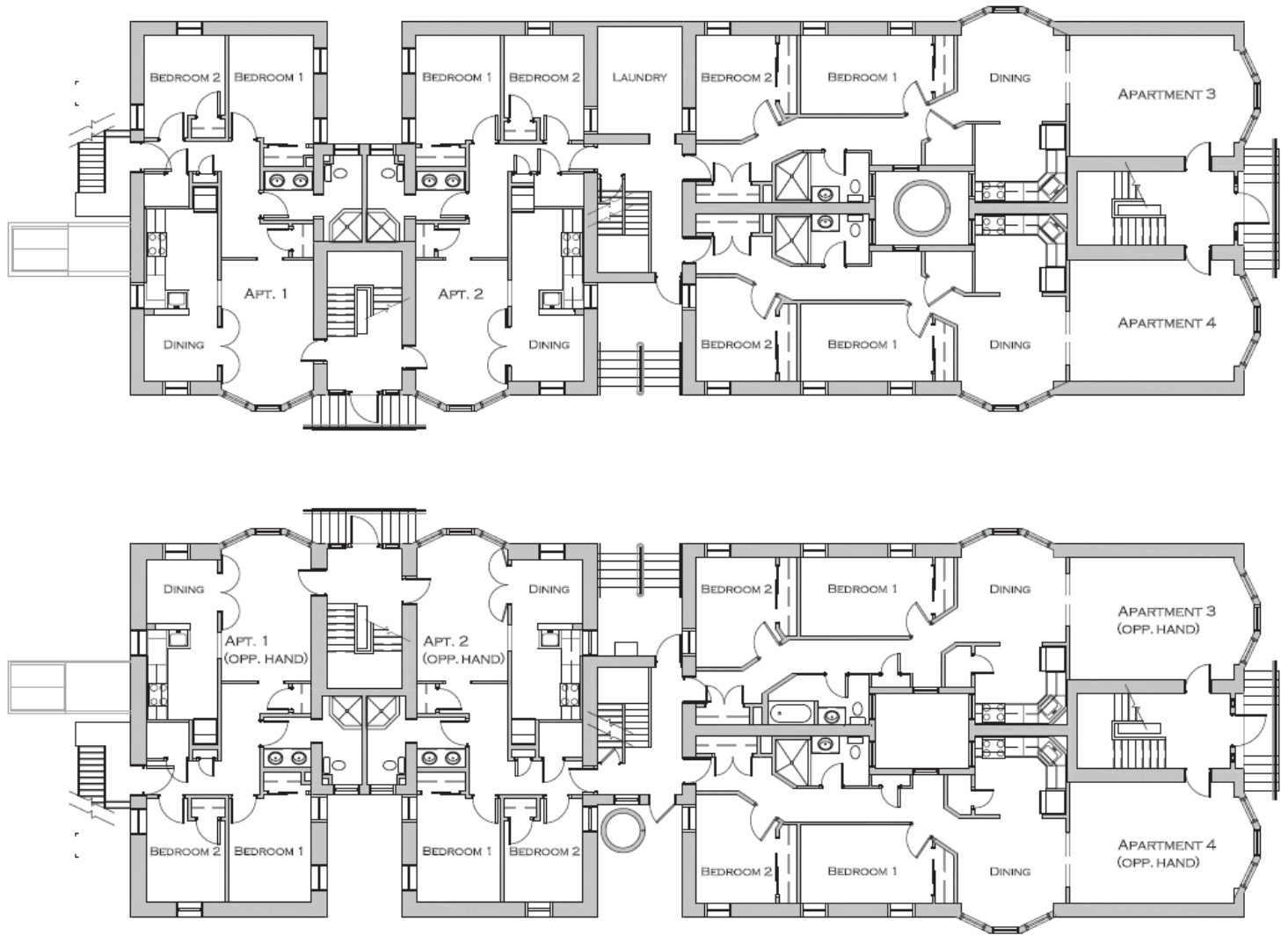
The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State

Section 11 Page 2



^
N

Typical Floor Plan of the Wayne and the Waldorf Apartments

Notice that while some partitions are indicated here, each apartment unit is consistent with the historic envelope for each space, and the overall plan and configuration remains highly intact.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

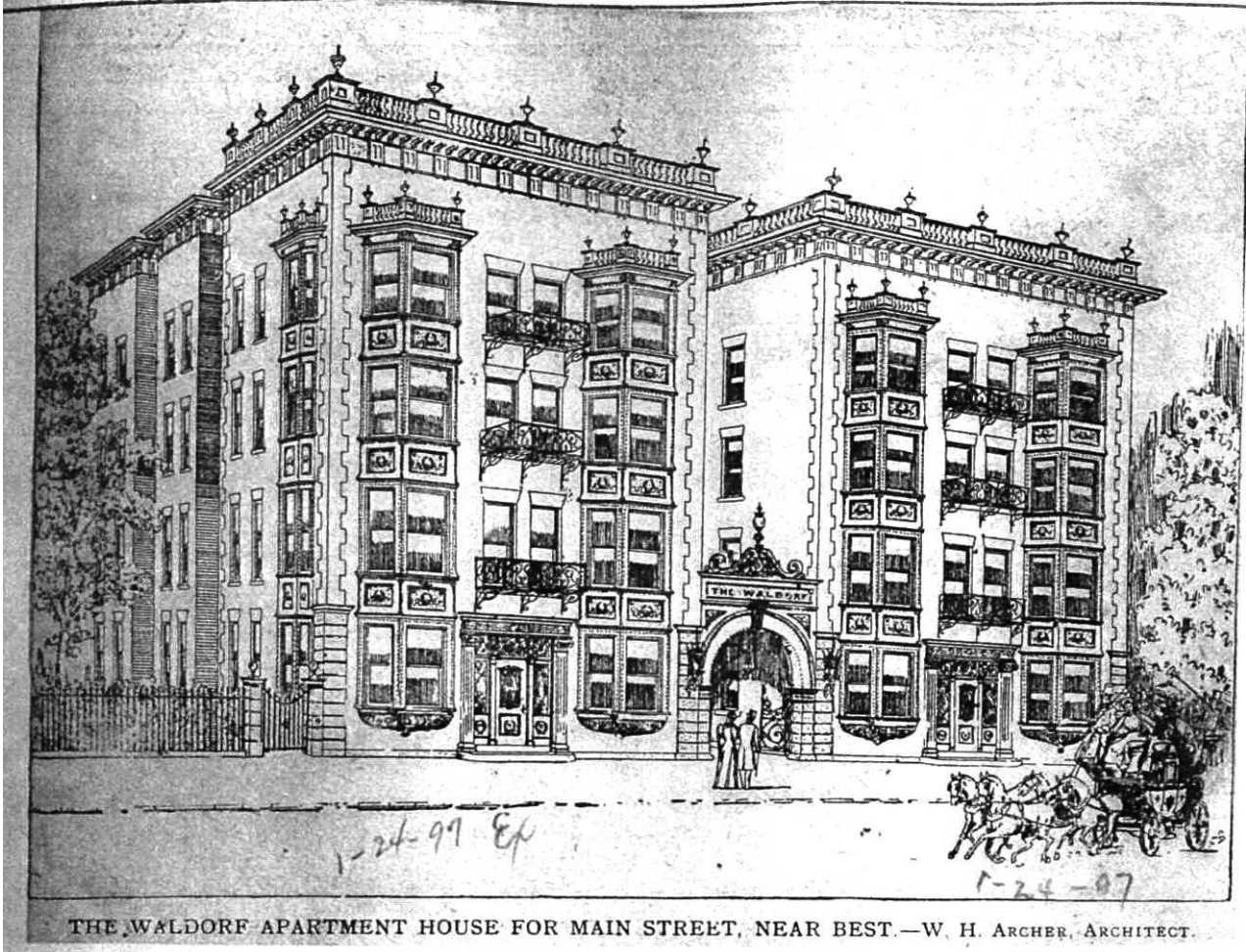
Section 11 Page 3

The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State



Conceptual Sketch for The Waldorf published in the *Express* on January 24, 1897.

Although the massing did not change, the ornate decorative motifs were not constructed. (“New Waldorf” 1897)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 4

The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State



“North Main Street” (1952)

Historic photo of “Auto Row” looking northwest. Note the Wayne and Waldorf Apartments located between a De Soto and Hudson auto shops.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 5

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State



Detail, Sanborn Map (1899)

Notice here that shortly after their construction, the Wayne and the Waldorf Apartments were located in a largely residential neighborhood.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

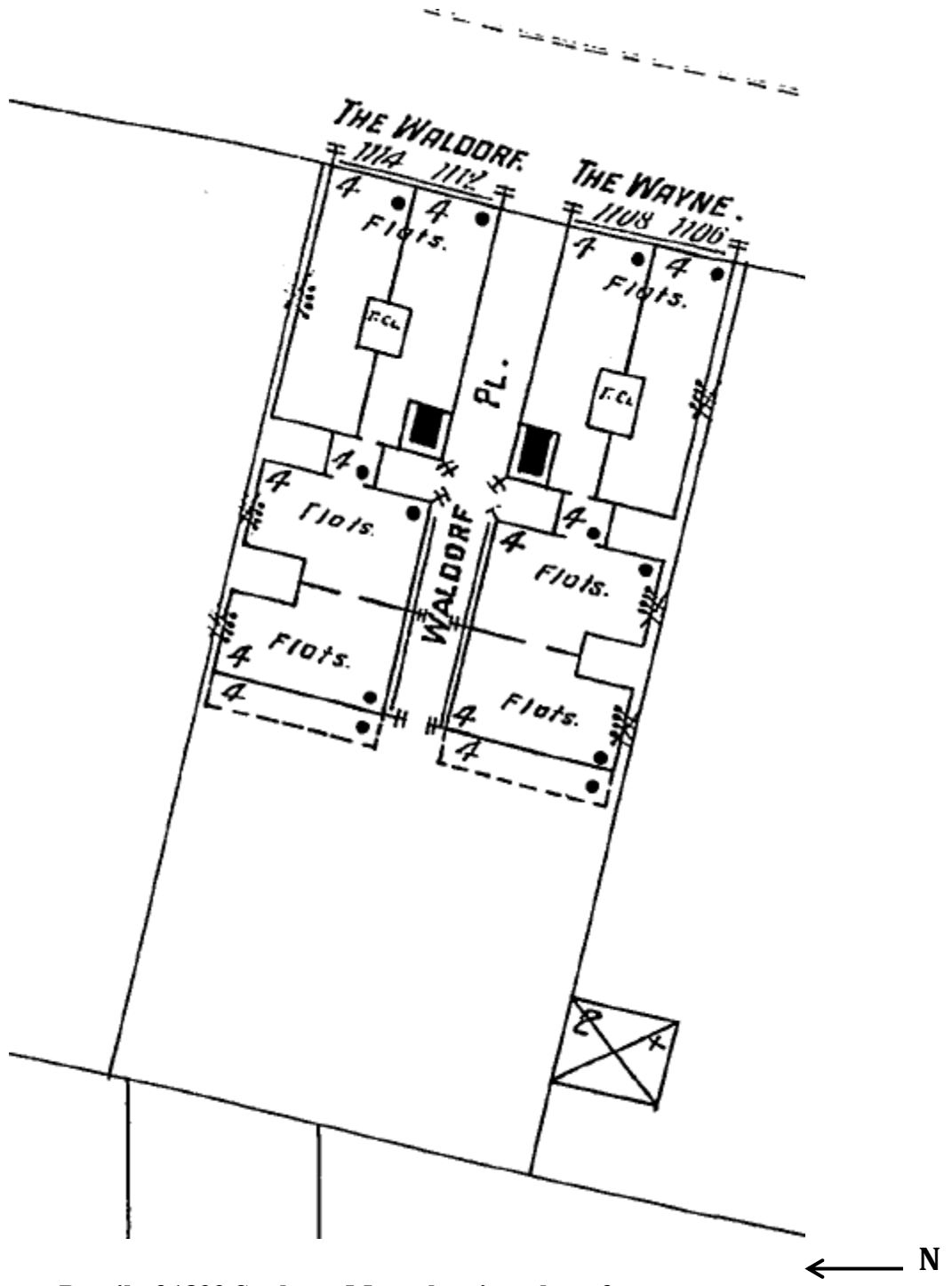
Section 11 Page 6

The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State



Detail of 1899 Sanborn Map, showing plan of apartments

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

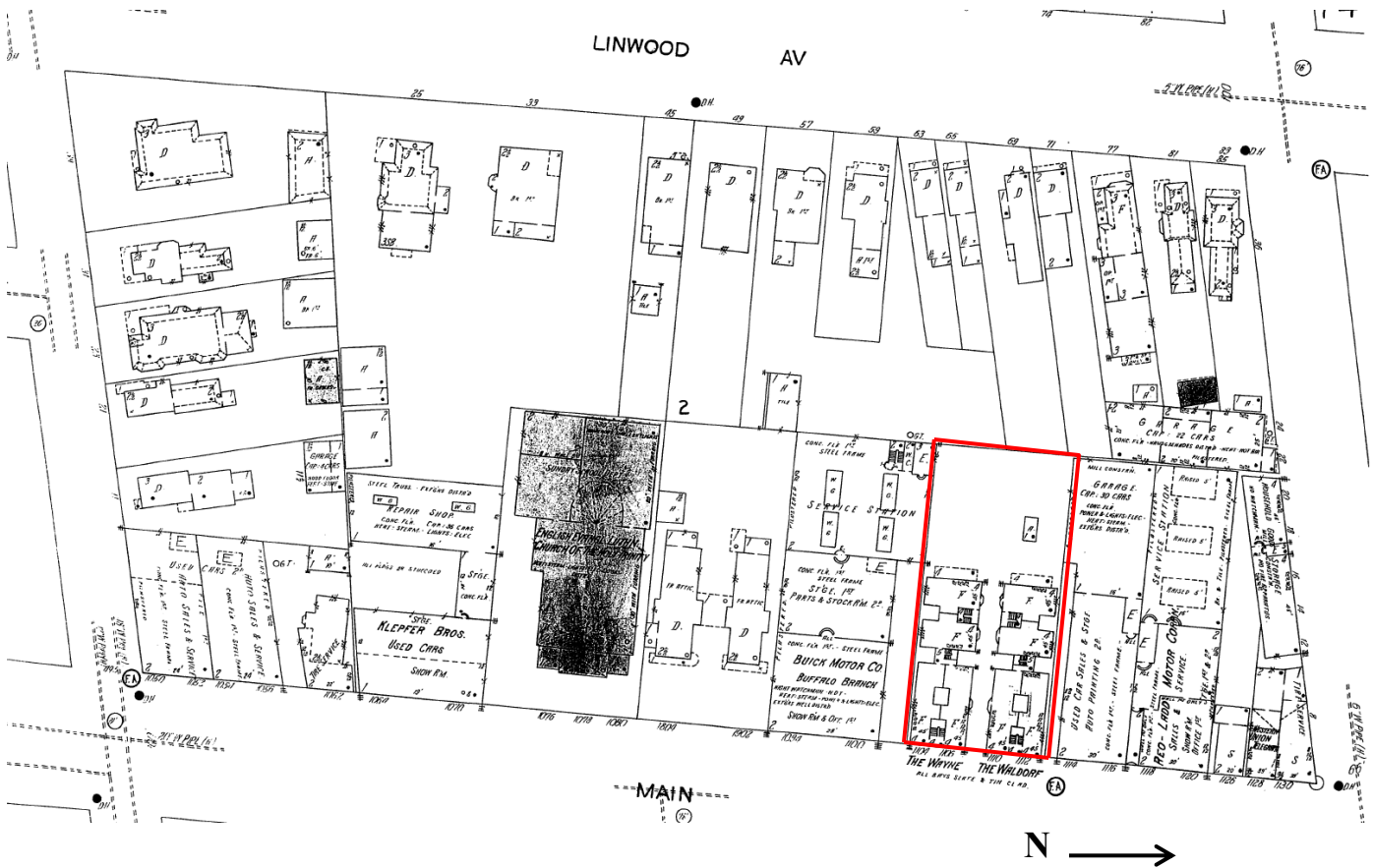
The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State

Section 11 Page 7



Detail, Sanborn Map (1925)

By the 1920s, the surrounding neighborhood had largely been developed. However, the residential character was transitioning to more commercial functions.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

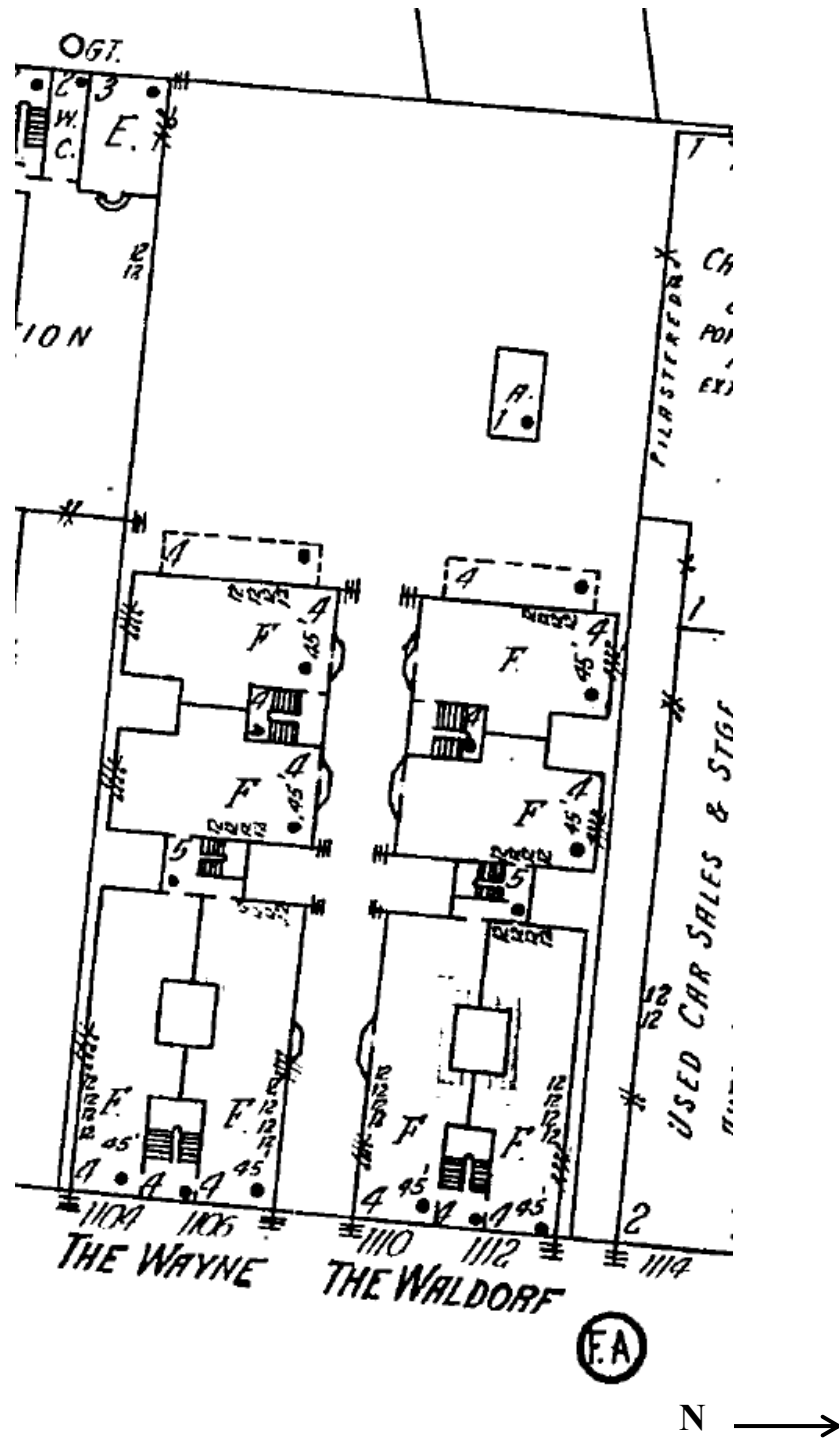
Section 11 Page 8

The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State



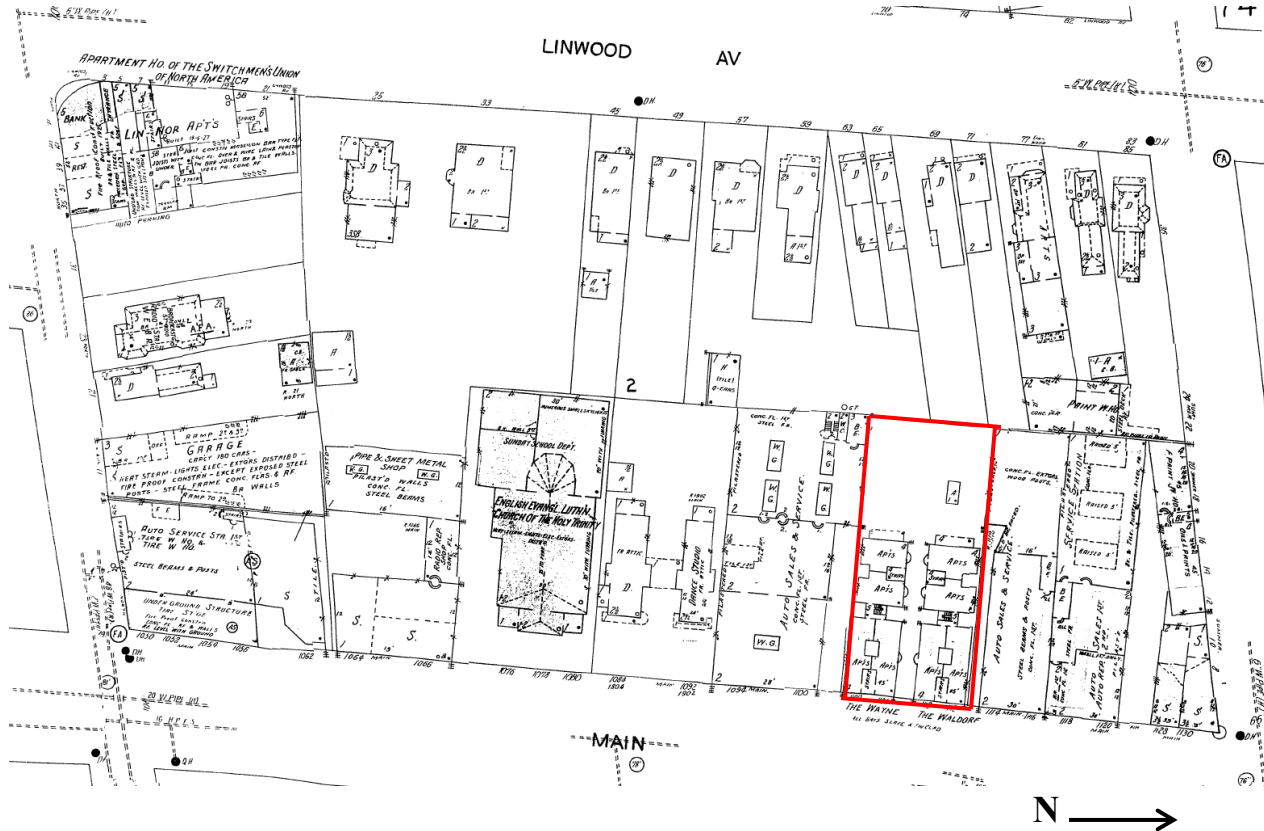
Detail of 1925 Sanborn Map, showing plan of apartments

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Wayne and Waldorf Apartments
Name of Property
Erie County, New York
County and State

Section 11 Page 9



Detail, Sanborn Map (1951)

By the 1950s, Main Street was dominated by commercial uses, as shown here.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

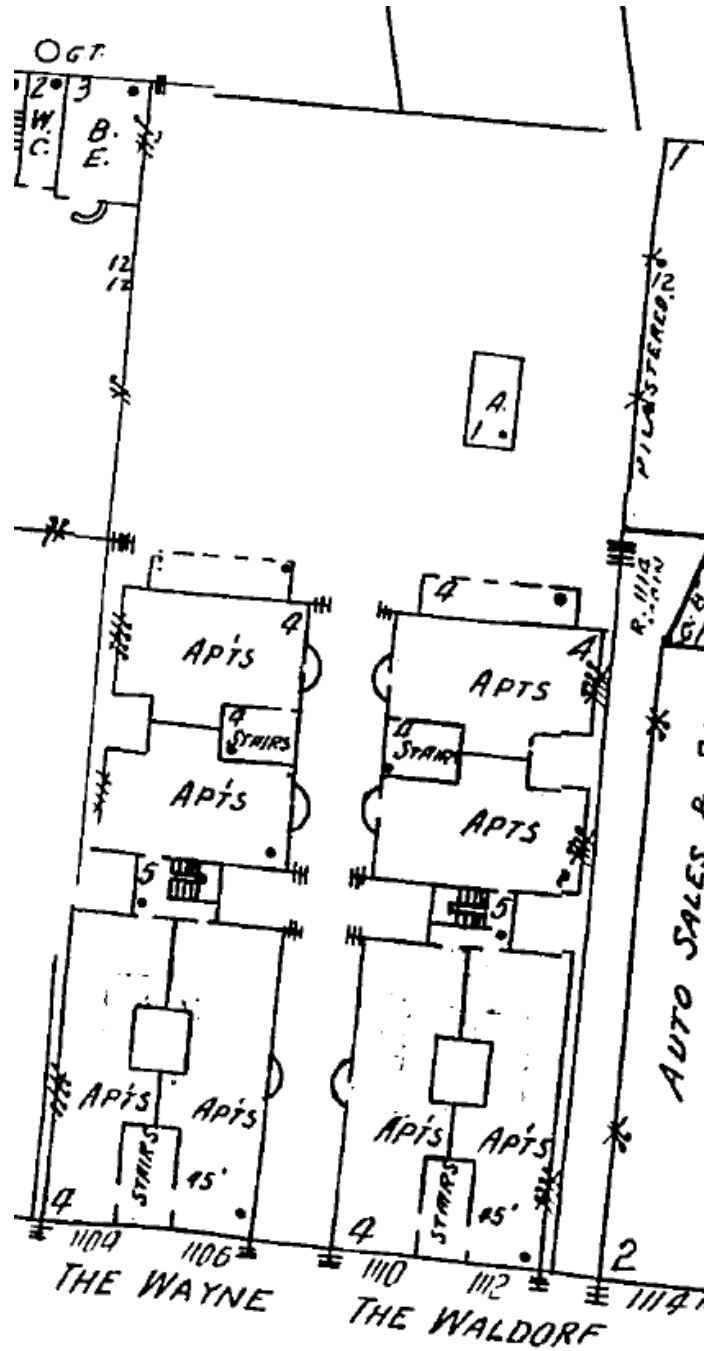
Section 11 Page 10

The Wayne and Waldorf Apartments

Name of Property

Erie County, New York

County and State



Detail of 1951 Sanborn Map, showing plan of apartments



C SINATRA
COMMERCIAL REAL ESTATE
730.230.8488

C SINATRA
COMMERCIAL REAL ESTATE
730.230.8488



1106

1106
1106
1106











UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Wayne, The and The Waldorf Apartments

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Erie

DATE RECEIVED: 9/26/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/12/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000912

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 11.12.14 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.



New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation
P.O. Box 189, Waterford, New York 12188-0189
518-237-8643



Andrew M. Cuomo
Governor
Rose Harvey
Commissioner

9 September 2014

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

Re: National Register Nominations

Dear Ms. Abernathy:

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

- Denton Homestead, East Rockaway, Nassau County
- Woodlawn Cemetery, Canandaigua, Ontario County
- Wayne and Waldorf Apartments, Buffalo, Erie County
- Valhalla Highlands, Cold Spring Vicinity, Putnam County
- Central Avenue Historic District, Lancaster, Erie County

Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office