2010

HISTORIC RESOURCES SURVEY
COLD SPRING / NORTH MASTEN PARK NEIGHBORHOOD, BUFFALO, NEW YORK.

Prepared by
Francis R. Kowsky and Martin Wachadlo

This project is funded by Preserve New York, a grant program of the Preservation League of New York State and the New York State Council on the Arts
Historic Resources Survey
Cold Spring / North Masten Park Neighborhood
Buffalo, Erie County, New York

August 2010

Prepared under contract to

Buffalo LISC
70 West Chippewa Street #604
Buffalo, NY 14202

In conjunction with:

Preservation League of New York State
44 Central Avenue
Albany, 12206
www.preservenys.org

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island
PO Box 189
Waterford, New York, 12188-0189
www.nysparks.state.ny.us

Prepared by:

Francis R. Kowsky
62 Niagara Falls Boulevard
Buffalo, NY 14214

Martin Wachadlo
368 West Avenue
Buffalo, New York, 14201
Survey area of the Cold Spring/North Masten Park Neighborhood in Buffalo

The survey area is part of the greater Masten Park Planning Neighborhood, which is bounded by Main Street (west), East Utica Street (north), Best Street (south), and Jefferson Avenue (east). This project surveyed the northern part of this neighborhood, with East Utica Street as the southern boundary. The survey area includes both sides of the boundary streets.
Table of Contents

Part I: Neighborhood History and Architecture

Description of Project ................................................................. 6
Methodology .................................................................................. 10
Historical & Architectural Overview ............................................. 12
Recommendations ........................................................................ 45
Bibliography ................................................................................ 47

Part II: Annotated List of Properties

A list of properties in the survey area that contain a significant amount of historic integrity. Each property contains a unique site number (USN), if known, and possibly a determination of eligibility: L = National Register listed; I = Individually eligible for the National Register; U or Blank = Undetermined.
The project seeks to identify buildings, structures, and landscapes that are historic resources in the Cold Spring/North Masten Park neighborhood on the East Side of Buffalo, New York, and to outline the historical context of these resources. (The neighborhood is part of the Masten Park planning district; it is not part of the modern Cold Spring planning district (these districts were established in 2002) which is located north of the site of the historic spring that gave the area its name. The survey area was historically known as Cold Spring.) The consultants have identified approximately 200 properties that appear to have potential for listing on the National Register of Historic Places and/or for designation by the Buffalo Landmark Board as local landmarks. Some of these we learned were designed by important local architects. Unfortunately, because of loss of too many historic structures, we could indentify no potential historic district within the survey area. The cultural resources survey is the initial step toward a fuller understanding of the significance of the area’s historic importance in the development of the city of Buffalo. The information and recommendations in this report should form the basis for local planning efforts, in particular, integrating historic preservation into plans for development and revitalization in the Cold Spring neighborhood. The fact that a building is not included in the list of properties considered eligible for National Register or local designation does not mean that it is not a valuable neighborhood asset. Older structures that lack enough architectural integrity for designation are often well maintained or capable of restoration. They should be retained whenever possible to preserve the scale and general character of the neighborhood.

The Cold Spring/North Masten Park neighborhood is an urban residential neighborhood bounded by Main Street the west; East Utica Street on the south; Jefferson Avenue on the east; and East Ferry Street on the north. It forms part of the 28-acre Masten Neighborhood on the East Side of Buffalo. Most of the streets in the area are composed of frame and some brick residential architecture dating from the turn of the twentieth century. Many of these buildings have lost their architectural integrity due to later alterations, the substitution of modern siding for original cladding materials, and by the construction of additions. Moreover, many older structures have
been lost to the wrecker’s ball as a result of past urban renewal policies. The area is spotted with both empty lots where older houses once stood and with recent suburban style vinyl or aluminum clad in-fill housing. Two groups of wooden row houses erected in the 1890s on Emerson Place and Woodlawn Avenue are among the few such structures to survive in Buffalo. These were listed in the National Register of Historic Places in 1986. The neighborhood once had many examples of this building type. Commercial architecture in the Cold Spring neighborhood is confined primarily to the periphery of the survey area, along Main Street and Jefferson Avenue. However, here, too, many older buildings have been lost to demolition and other have undergone changes that have robbed them of their historic integrity.

View looking west on a largely vacant Glenwood Avenue, west of Masten Avenue. 194 East Utica Street, destroyed by arson, 2010. Photo courtesy of David Torke.

The report opens with an explanation of the methodology that the consultants made use of and explains how the survey and research were conducted. This is followed by a historic and architectural overview of the neighborhood and a bibliography. Next is a discussion of recommendations offered by the consultants to ensure that preservation approaches to building stewardship and neighborhood revitalization are implemented. The final section of the report is an annotated list of properties that appear to be eligible for listing in the National Register of Historic Places and/or designation as local landmarks.
Map of vacant and abandoned properties; survey area highlighted in heavy black line.
Methodology

The consultants worked in cooperation with Daniel McEneny, Western New York Field Representative, New York Office of Parks, Recreation and Historic Preservation, to determine the scope and character of project objectives and to clarify issues related to decisions on the eligibility of individual properties for landmark designation. The consultants also spoke with Michele Brozek of the Buffalo Landmark Board concerning questions related to local designation of individual properties. Unfortunately, the consultants determined that the neighborhood does not contain any areas that might be eligible for historic district status.

Archival Research

In an effort to determine dates for individual buildings, the consultants looked through the files of the Building Permits department in city hall. This yielded considerable information on the date of construction and alteration of many buildings, although not all structures could be dated from the files. Research in primary and secondary sources for preparing the overview statement was conducted primarily at the Buffalo and Erie County Public Library, Central Branch, the Butler Library at Buffalo State College, and the library of the Buffalo and Erie County Historical Society. At these institutions, we consulted a variety of resources, including historic maps, atlases, local histories, public records, newspapers, periodicals, and unpublished materials. Archival research also helped determine the date of some structures, architects’ names (rarely), and other information that aided in the interpretation of the properties. The bibliography lists the published and unpublished resources that we used.
Field Survey

The field work consisted of visiting each street in the survey area and documenting the physical characteristics of all properties determined to be potentially significant. (All photographs were taken by Martin Wachadlo.) The physical condition of a building was not a major factor in determining whether to include it in the survey; architectural integrity was. Buildings that were deemed to have lost too much of their historic architectural integrity were excluded from the survey annotated list. The survey considered only above ground historic resources. Prehistoric and prehistoric archaeological sites was outside the scope of this project.

Selection criteria were based on the historic themes and property types established in the historic and existing conditions overview narrative and on the National Register of Historic Places Criteria for Evaluation. The National Register criteria can be summarized as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

a. that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of New York or the United States; or

b. that are associated with the lives of persons significant in local, New York or national history; or

c. that embody the distinctive characteristics of a type, period, region or method of construction or that represent the work of a master or possess high artistic value, or represent a significant distinguishable entity whose components may lack individual distinction; or

d. that have yielded, or may be likely to yield, information important in prehistory or history of the local area, New York or the nation.
Historical and Architectural Overview

The Early History of the Cold Spring Neighborhood

One could not hope to find a better introduction to the history of the Cold Spring neighborhood in North Buffalo than the one penned in 1922 by the pioneer historian of Buffalo, Frank Severance. In that year, he wrote:

*A feature of Buffalo, perhaps common to other cities, but certainly much in evidence here, is the development of neighborhood business districts. They are to be found, scattered throughout the residence streets, from South Buffalo to North Buffalo and to the outermost bounds of Black Rock. Usually they begin with a corner grocery, a mere neighborhood convenience, at an intersection of street car lines on busy thoroughfares. Then follows the usual development: a drug store, chiefly for the sale of cigars and soft drinks; then another similar shop on an opposite corner, for the sake of competition; followed by all the sorts of shops that cater to the needs of people. Next is opened a "movie" theatre, amusement resorts, a branch post office; and if these things flourish, and a real business need is demonstrated, all the other features of an American "Main street" soon appear, with banks and hotels and a business life of its own, practically independent from the "down town" section of the city to which it belongs.*

*There are in Buffalo many such neighborhood ganglia of business or pleasure, some of them rivaling or exceeding the business district of well-established country towns. One of the notable centers of this sort in this city is at Utica and Main streets. There one finds a development of comparatively recent growth; yet in the past few years it has taken on a citified appearance, with handsome banks, hotels, theaters and shops in great diversity. The indications are that further*
growth and substantial business development in the neighborhood are at hand. Such being the case, it is timely to record the beginnings of history in that particular part of our city embracing the old Cold Spring and neighboring districts.

The Cold Spring neighborhood derives its name from a large spring that formerly stood in the modern intersection of Main and East Ferry Streets. William Hodge (1805-1887), who came to Buffalo with his family as an infant in June 1805 and lived in the area all of his life, is the best authority on the early history of the neighborhood. His father, an innkeeper, built the first brick structure in the area. The Hodge home, which apparently also served as an inn, stood at 1358 Main Street, at the present southwest corner of Main and Utica, a site now occupied by a Burger King restaurant. The son’s detailed descriptions of people and places in his garrulous memoirs allow us a vivid glimpse into neighborhood’s distant past, a story of a way of life that one passing through the streets of the present day locality would never suspect existed there. As for the district namesake, which was located at the southeast corner of the modern intersection of Main and East Ferry Streets, and which he described the well known source that now lies buried beneath modern Main Street as a large basin

surrounded by bluff banks, excepting on the north-east side, where the pure cool stream flowed forth. It was then about as large as the basin which was afterwards walled up to accumulate and hold the water.

Up to about 1816 or 1818, there were three large trees, of fifteen or twenty inches diameter, growing around the spring and next to its edge, at the bottom of the surrounding bluff. The largest of these was a yellow birch, which grew on the southeast side,—the side towards the tavern-house; one of the other trees was, I think, a soft maple, standing on the east side, or a little south of east; and the third was an oak, on the west side, and nearest to the main road. These trees all leaned their tops inward over the spring. Originally the banks were somewhat sloping, and steps were cut into the steepest part, on the south side, by which to

---

go down to a plank which extended several feet over the bubbling and boiling water. Lying stretched out on this plank, face downward, many a one has here slaked his thirst in the days gone by, and from that plank many a pail and jug has been filled with the pure cool beverage. This spring never froze, and the water was of about the same temperature summer and winter. The banks of the spring were eventually lowered, and which to reach the never-failing water collected there built a wall, with steps at one side, the stream, which ran from the spring, was formerly full of little fish, such as chubs, shiners, small rock bass, and other sorts.²

Another person likened the famous spring to the Biblical Rebecca’s Well where many from the surrounding area came to retrieve fresh water from the large circular basin some twenty-one feet in diameter formed from a five-foot-high stone wall.³ Other springs, which had been frequented by Native Americans for generations, were also present in the area, a fact that probably is the reason why the neighborhood was at times referred to in the plural, “Cold Springs.”⁴

In the early nineteenth century, the area was well beyond the boundary of the city of Buffalo, which when the city was incorporated in 1832 was fixed at North Street. Originally, the area was part of the Holland Land Company’s 1797 purchase of much of Western New York from the Six Nations. The Treaty of Big Tree of that year deeded the land to the Dutch investors except for 200,000 acres which the local Senecas reserved for themselves south of the village of Buffalo. Joseph Ellicott, the surveyor for the Holland Land Company, linked the small waterfront village, then known as New Amsterdam, with the inland village of Williamsville some six miles away by laying out the Williamsville Road (the present Main Street). Ellicott generally followed the route of the former Central Trail to Albany but made a special point of

---

⁴ William Hodge mentions some of these other springs when he states that “the Indians would come to the "Cold Spring," to the spring on the Staley lot 58, or to the Jubilee spring, on lot 62, and thence to the springs along Conjockey's Creek. One of the latter springs was on the south side of the creek, near the old fording-place; one was reached immediately after crossing, northward; a third was about fifty rods farther on, upon the east side of "John's Meadow" (now covered by the beautiful lake in the Park), and perhaps thirty rods north of the creek, and still another near the north side of this meadow, and near the line between the Granger and Chapin farms.” “William Hodge Papers,” 190.
having it pass by the Cold Spring. This resulted in a marked bend in the road which is preserved in the present route of Main Street where it meets Ferry Street. “It was a considerate and wise act of Joseph Ellicott as agent and surveyor for the Holland Land Company,” stated William Hodge Jr., who came to live near the spring in the early 1800s, “to lay out and establish the road connecting The East and The West through Buffalo so as to take the large and noble ‘Cold Spring’ in its course, for the public benefit.” Hodge had vivid memories of his life here as a youngster in the first years of the nineteenth century, when the road (known to early settlers as the Main Street-Williamsville Road) outside the door of the family log house had only recently been cut through the wilderness. It was “full of stumps, logs and brush,” Hodge remembered, “many of the native forest trees [were] still standing round about.”

Further east along the road, at Flint Hill and the Buffalo Plains, were farms of early settlers such as Erastus Granger, Nathaniel Russell, Barton Atkins, and Dr. Daniel Chapin. Until the opening of the Erie Canal in 1825, the road was a small portion of the main route between Buffalo and Albany. Young William Hodge often saw pass by the Cold Spring “large ‘Pennsylvania wagons,’ painted blue and having white tow cloth covers and wheel-tires six or eight inches in width, the teams drawing them consisting of five, six or seven horses,” on their arduous journey transporting merchandise.

The earliest white settlers in the area constructed simple log houses, none of which have survived. William Hodge Sr. and his family lived in one such structure when they first arrived in the area. His son, William Hodge Jr., described it as a “double log house,” by which he meant that the logs were hewn on two sides. It was located at the northeast corner of Main and East Utica Streets, where the present Utica Street Metro station is today.

William Hodge Sr. was a man of great energy and ambition who quickly improved the lodging of his family. By the fall of 1805, he had moved into a second log house that stood at the northeast corner of Main and East Utica Streets. He remained there until the following June when he relocated to another log house on the corner of Main and East Ferry Streets. The family

---

6 “William Hodge Papers,” loc. cit., 234. Once the street was macadamized in 1839, it was also occasionally referred to as the Macadam Road. After the Cold Spring area became incorporated into the city of Buffalo in 1853, Main Street became the official dividing line in North Buffalo between East and West addresses.
remained there until 1812. In later years, this was the site of the Cold Spring Tavern, which was built in 1820 and stood until 1890. For Hodge, as well as for other earlier settlers, the dense forests that covered the area were a constant source of building materials. “When an addition to his house was wanted,” Hodge said of his enterprising father, “he took his oxen, went to the woods, and cut and hauled up logs. . . . When there was a portion of his farm to be enclosed, he cut and split the oak and chestnut rails, and made the fences.”

During these years, Hodge, who was a sort of jack of all trades (he also made furniture and coffins), began to take in travelers passing by on the Williamsville Road and eventually maintained a full fledged tavern and inn in his home. Business prospered, and he soon had to build a log addition to the house as well as a log stable nearby. In lieu of any visual record of the early log dwellings in the Cold Spring area, we have a good written description, penned by William Hodge Jr., of the interior arrangements of this early home-become-inn.

*This noble mansion consisted of two rooms on the lower floor, with a wide hall between them. It had battened doors, naked peeled beams, and windows of 7 x 9 glass. The north room was used as a parlor, sitting-room, main kitchen and dining-room. The south room was the more public one. . . . This room also contained the bar, which was partitioned off in one corner . . . The fire-place in this bar-room and that in the north room were without ‘jambs’—the chimneys being built with split sticks and plastered. That in the north room was furnished with a ‘trammel-pole,’ and ‘trammel’ with hooks to match, for hanging kettles, etc. over the fire. The hearths were made of stones gathered from the fields. The chamber rooms were used for sleeping purposes. An addition built on the east side of the bar-room was used as a back kitchen and wash-room. The fire-place*

---

7 Ibid. 172.
8 Ibid. 175.
was built in one corner of it, and the chimney and hearth were of the same materials as those in the other rooms.\textsuperscript{10}

During the first years of the nineteenth century, a number of these simple homes could be found in the woods around the Cold Spring. William Hodge mentions several occupants he knew—and whose memory has long since faded into history. Michael Hunt, lived in a log house that was removed to make way for the Hodge’s brick house; Thomas Forth, lived in a log house on farm lot 35; Christjohn Staley, who owned lot 58; and William De Shay and David Rose had log houses on the future site of Spring Abbey picnic grounds.\textsuperscript{11} And two small log houses stood near the Cold Spring. This pattern of early settlement had been repeated many times before and would continue to be repeated as the tide of continental settlement moved westward. “On the frontier the log cabin,” writes architectural historian Marcus Whiffen, . . . “was an ideal building, as it needed no nails and not much skill with an axe than would normally be acquired in clearing a forest site. For two centuries, wherever wood was available, it was the frontiersman’s first permanent dwelling.”\textsuperscript{12}

\begin{figure}[h]
\centering
\includegraphics[width=\textwidth]{coldspring_school_demolished.jpg}
\caption{The Cold Spring School (demolished) was typical of the early dwellings that would have been found in the Cold Spring neighborhood. It stood on the east side of Main Street, south of Ferry Street.}
\end{figure}

\textsuperscript{10} Ibid., 188-189.
\textsuperscript{11} William Hodge Memoirs,” 202-203.
As Hodge Sr. prospered, he began to expand his horizons. Around 1810, he purchased about 60 acres at the corner of Main and Utica where the previous owner had already planted a young apple orchard. Over the next two decades, Hodge became the successful proprietor of what was surely the first nursery in Western New York. His son claimed that the “greater part of the apple orchards in this part of Western New York originated from Mr. Hodge’s nursery.”

In 1811, Hodge Sr. decided to erect a more commodious dwelling for his family. He purchased the site at the southwest corner of Main and West Utica Streets and began to erect “large and commodious” brick building that would be both inn and home. It was the first brick house built in Buffalo. The two story 30 x 40 foot house was not yet finished when war broke out in June 1812 between the United States and Great Britain. Young Hodge remembers troops from Pennsylvania camping in front of his and other houses in the area. The family was able to leave the log house it had occupied for six years and move into its new more spacious and comfortable quarters in December 1812. Hodge began to receive a steady stream of guests, mostly soldiers in the ground floor tavern, which came to be known as “The Brick Tavern on the Hill.” “While the war continued the ‘Brick Tavern’ was quite a central place,” recalled Hodge’s son, “for a company of horsemen belonging to the army was stationed there and a ‘twenty-four pounder’ was placed on the hill in front, which was discharged regularly, about the break of day, as the signal gun.”

The atmosphere of security that reigned in the Cold Spring area for a year and a half after the war had begun evaporated on December 30, 1813, when British and Canadian troops crossed the Niagara River from Canada and attacked the small lakeside village of Buffalo.

At the southeast corner of Main Street and East Ferry Street, across from the Cold Spring, was located the well known Cold Spring Tavern. In existence as early as 1808, it was one of the earliest structures in Western New York. While under the management of Major Frederick Miller, it became a meeting place for American officers during the War of 1812. During this time, a famous duel took place of which William Hodge gave a vivid account:

13 Ibid. 178.
14 Ibid., 178.
A duel with pistols, between two of our army officers, was fought . . . at the foot of the Cold Spring farm-lot (No. 36), at the little "run" near the corner of Ferry and Jefferson streets. The officers' names, I am sorry to say, I do not recollect. I remember, however, that one of them was a surgeon. The surgeon, an expert duelist and a bully, saw fit to challenge the other, though he was an inexperienced officer,—inexperienced, at least, in the use of pistols,—for the purpose and with the intention of getting him out of the way. The challenge was of course accepted, as in those warring times no honorable man when challenged would refuse to fight a duel. The challenged man expected to be killed, and so he chose as positions that the two should stand side by side, each to take hold of the same handkerchief with the left hand and hold his pistol in his right hand, and both were to fire on the command, "Ready, fire!" The experienced duelist, presenting the narrowest part of himself to his antagonist, received his ball in his right side and fell and died immediately. The other, not thinking of the policy of exposing the smallest possible front to his enemy, stood squarely facing him. He received the ball in front, and it passed through his breast, not touching any vital part. He survived, and lived many years afterwards.¹⁵

The tavern figured in the tragic history of the burning of Buffalo by British troops on December 30, 1813. William Hodge Jr. was nine years old at the time and distinctly remembered the terrifying events of that period of his life. His family home was burned by the invaders who came from across the river from Canada and had torched the fledgling community of Buffalo some two miles distant. At the Cold Spring Tavern, some militia leaders tried to rally their fellows fleeing the lakeside village, but attempts to have the Americans turn around and counter attack the British regulars were to no avail, remembered Hodge.

*The fact is [he said], “all had their faces turned the other way, and seemed to be moving on in a great hurry. Indeed, our men had broken ranks and commenced to run. There was no such thing as stopping them. After getting through the woods, our ‘gallant’ soldiery covered the fields between the Guide-board road

¹⁵ "William Hodge Papers," loc. cit., 194
[Delaware Avenue] and Cold Spring . . . Then there was a feeble effort made to rally the men at Cold Spring; but they could no more be stopped then a flock of sheep when it has once started to go by you. . . . In truth, our militia army and most of the officers went far ahead of the inhabitants in fleeing before the enemy that morning.\(^\text{16}\)

With the revival of Buffalo in the 1820s, the Cold Spring area became a popular destination for day trips to the country for citizens of Buffalo. As early as the 1840s, two omnibuses (stage coaches) ran twice a day from the foot of Main Street to the Cold Spring Tavern behind which was a barn where the horse drawn vehicles were kept overnight. “Under the shelves of the bar in the Cold Spring Tavern stood the whiskey and cider barrels, and on them smaller kegs of brandy, rum, gin, and Madeira wines, as well as peppermint cordial,” wrote local historian Roy Nagle. And the drinks, he said, “were always measured out in the wine glass and gill cup. Cider was sold by the pint or the quart.”\(^\text{17}\) People came from miles around to the welcoming inn—some winter days there were one hundred sleighs parked outside—to dance jigs and quadrilles and enjoy themselves. “What do you think of the way Buckland flirted with Miss Snow?” asked a local gossip columnist in the heyday of the famous tavern. “Did you know they drove out to the Cold Spring Tavern last night?”\(^\text{18}\) Ironically, the tavern, which was also a favored haunt of Red Jacket, the Seneca chieftan, who used to meet his friend Millard Fillmore (later President of the United States) here, was apparently destroyed by fire in September 1849 when, due to a scarcity of water, the fire department was unable to put out the flames.\(^\text{19}\) Rebuilt as Garret Marshall’s Cold Spring Hotel (also known as the Cold Spring House), the imposing three-story, unadorned Greek Revival building stood on the site of the original Cold Spring Tavern until it was demolished in 1890. Other hotels that located here after the tavern included the Markeen Hotel (northeast corner of Main and Utica, where the present Metro Station now stands and where in 1805-1806 William Hodge Sr. lived in a log house).

\(^{16}\) William Hodge Jr. \textit{A Memoir}, 51.
\(^{17}\) Roy W. Nagle, “Red Jacket Frequent Visitor to Cold Spring Tavern at Main and Ferry Streets,” \textit{Kenston-Topics}, August 31, 1944, 1.
\(^{18}\) Ibid.
\(^{19}\) “Fire and Loss of Life,” \textit{Buffalo Daily Courier}, September 14, 1849.
In 1850, two doctors, R. M. and G. W. Davis, opened a thermal establishment at the spring which they called the Cold Spring Water Cure. In a notice dated November 18, 1850, they stated that the establishment

is now open for the reception of patients, and is in full operation. It is situated near the celebrated Cold Spring, a little north of the city of Buffalo.

Its arrangements for the comfort and accommodation of patients and the successful application of the Water treatment are complete to the minutest detail, and are believed to be unsurpassed by those of any other establishment in the country.

The very best Medical and other assistance, both male and female, has been secured and patients may rely upon having every attention which their situation may require.

A line of Omnibuses is constantly running between the city of Buffalo and Cold Spring, affording the most ample facilities for going to and returning from the establishment.\(^\text{20}\)

Horse car service came to the survey area probably before the Civil War, and by the mid 1870s, trolley service reached the area from the center city. By the 1870s, car barns were erected just outside the survey area at Main and Michigan. These now-demolished brick structures, which became the focus of a major transportation strike in 1877, served as terminal sheds for one of the city’s first streetcar lines. City-wide improvements to urban transportation continued to be made. In his inaugural address as on January 13, 1890, Mayor Charles Bishop was proud to inform his fellow citizens that Cold Spring was now an important link in the new electric trolley transportation system that took people from the south to Delaware Park.

During the last season the number of visitors to the main park by the street cars was perhaps nearly doubled by the largely increased facilities for cheap and convenient conveyance by five distinct routes. In June, the Elmwood Avenue line

was opened and the Jefferson Street line was extended to Cold Spring, where passengers were transferred free to the new electric line from Main Street to the Park. On the electric line, four cars were equipped on the overhead wire and 'trolley' system.

Henry M. Watson, president of the Buffalo Street Railway Company was happy to proclaim: “No city in the world gives such a service to its park.”

The Markeen Hotel (1896, Strong & Wilby, architects; demolished). The hotel stood on the northeast corner of Main and Utica Streets.

Another early important structure in the Cold Spring neighborhood was the Cold Spring School. Like most of the earliest buildings, the school was a log structure and constructed in the first decade of the nineteenth century. When it was destroyed by fire in 1822, it was replaced by a more “modern” frame structure. One of the pupils in the first class to attend the rebuilt school house was William Hodge. A teacher he remembered with respect and affection was an

21 “100 Miles an Hour,” Buffalo News, August 3, 1889.
illegitimate son of Alexander Hamilton. He stayed for only two years but left a lasting impression on Hodge who can never trace where he went when he left Buffalo. Another early teacher of Hodge, whose future would be widely known, was young Millard Fillmore. "He proved and excellent teacher," remembered Hodge, "and was very gentlemanly. Fillmore boarded at Hodge’s father’s tavern and from time to time there was “frolicking going on between him and my sisters,” Hodge recalled. After Fillmore abandoned the teaching profession at the Cold Spring School, he went on to study law in Buffalo after which he entered politics.

The tavern and the pure water of the nearby spring were also associated with the founding of one of Buffalo’s first breweries. In 1826, Rudolph Barr bought the tavern and with his two sons, Charles and Augustus managed the business until the fire in 1849. Soon after purchasing the tavern, Barr, who soon built a home nearby, and a partner hired a carpenter to erect a brewery near the spring. “As soon as the building was ready they began to make what they called ‘strong’ beer,” reports William Hodge, “—the name "lager" was not then used here,—the first strong beer made in Buffalo. This was better and more pure than the beer now made here, and was not stupefying as most of this is.”23 Another early brewery, Schanzlin’s, had its offices at Main and Ferry Streets; however, the brewery itself was outside the survey area at Main and East Delevan Streets.

Recreation and Sports

As transportation improved and the Cold Spring area became more accessible to people from other parts of town, the area became identified with recreation and sports. One of the first proposals for a public park in the city focused on the land in the survey area. In 1856, a petition was presented to the Common Council to lay out a park between Main, Michigan, and East Ferry Streets. However, like other attempts to create a public park in Buffalo before the Civil War,

22 William Hodge Jr., *A memoir of the Late William Hodge, Sen., and Illustrative Miscellanies* (Buffalo: Bigelow Brothers, 1885), 98.
nothing ever came of the scheme. Before the establishment of the public park system in the late 1860s, people often frequented private picnic groves for recreation. One of the most popular was Spring Abbey, later known as Spring Grove, which was located on the west side of Main Street just south of the intersection of West Ferry Street. According to a contemporary description, the place offered a number of indoor and outdoor enticements, including what must have been one of the earliest art galleries in Buffalo. “The attractions of Spring Abbey are unsurpassed,” began a newspaper description of the place, which went on to enumerate what one would be expected to find there, free of charge:

*Beautiful Grounds—Delightful Shade Trees—Cool Walks. In addition to those out-of-door amusement, we noticed in doors large sized Paintings of Galileo the Great in his prison cell,—Virginius in Court, in the act of slaying his daughter to preserve her honor,—the King of Persia’s Daughter demanding the sword of the Grecian warrior, at the Battle of Thermopylae—Daniel in the Lion’s Den, Napoleon the First at his encampment at Toulon,—the White slave, Panoramic Views of Napoleon, from the Battle of Waterloo to his death at St. Helena, [and][Lifelike statues of Washington and Martha. Wax figures of the smallest man in the world and his wife. Then we have swings, including great Revolving Swing, with 8 boxes. The ascent and descent in these Swings creates the most exciting and beautiful sensations. Refreshments of all kinds in abundance. . . . A police station is near the grounds, and perfect order will positively be maintained. Ladies, children and others may be assured of order and decorum.*

The picnic grove also became a sort of official site for the city’s Fourth of July celebrations. “It is gratifying for us to learn that the approaching National Anniversary will be commemorated with appropriate ceremonies” at Spring Abbey, noted the *Buffalo Daily Courier* on July 4, 1866. For an entrance fee of twenty-five cents, people could enjoy “a grand picnic . . . during the day, while as an additional attraction, the young American Blondin, will make ascensions on the tight rope at 5 o’clock in the afternoon, and also in the evening at nine.”

24 See Index to records of Streets, Public Grounds, Waterways . . . etc. of the City of Buffalo from 1814 to 1896. (Buffalo: City Clerk’s office, 1896), 502.
Moreover, we are told that “an efficient band will dispense the music during the day.” The “now popular resort” could be reached by “cars on the Main street road” that would reach the entrance every six minutes, while those fortunate enough to have a carriage of their own could enjoy “convenient egress and ingress through Linwood Avenue.” The grounds included a restaurant and bar where liquor was served. Unfortunately, fire in December 1867 destroyed the first building at Spring Abbey. Only “some of the furniture and liquor in the lower part of the house” was saved. The following year, however, what had become a Buffalo institution was reconstituted on an even grander scale by George Weber, the owner of another picnic grove on Jefferson Street. Weber erected “a ball-room and other necessary buildings” and reopened the grounds in May 1868. One of the most memorable events of the enhanced amusement park was the staging there of the first annual Scottish games in 1870. Athletes from all over America as well as a few from Scotland came to Spring Abbey to compete, an event that was repeated for many years thereafter in other locations.

A few years later, the popular summer resort, which must have been feeling competition from the new city parks, changed its name to Spring Grove and boasted a number of improvements, including “gas being introduced throughout.” However, decline had begun to set in, and by 1880, a visitor lamented the “almost faded beauties,” the “listless trees,” and “uncared-for walks and dilapidated surroundings.” Soon after, Spring Grove closed its doors. “No more will the night be filled with music round the shady grove of Spring Abbey,” reported a local newspaper, “no more will the giddy youths of Buffalo and vicinity picnic, drink beer, or trip the light fantastic till daylight at this once gay resort.” In 1885, the Abbey was transformed into the Home for the Friendless, “a quiet retreat for the aged and indigent.” The new residents would be able to enjoy a “night’s repose without having their dreams rudely interrupted by the sounds of revelry.” The transformation, nonetheless, preserved some of the physical presence of the former Spring Abbey. The former dance hall, for example, was remodelled as the home’s new dining room. Furthermore, William McMillan, the parks superintendent, took charge of

27 “Spring Abbey<” Buffalo Daily Courier, April 13, 1882.
28 “Forty-First Scottish Games,” Buffalo Illustrated Express, August 31, 1911, 27.
31 “A Transformation,” Buffalo Courier, June 14, 1885, 2.
landscaping the grounds. 32 Today, the building still serves the needs of older women as The Bristol Home.

Another picnic grove in the vicinity, one that was especially popular with the German community, was known as Westphal’s Garden and later Ziegele’s. It was located outside the survey area in the vicinity of Delaware Avenue and West Delavan Street, just south of Forest Lawn Cemetery. In the nineteenth century, this location was considered part of the Cold Spring district. It was at Westphal’s in the early 1850s that the annual German St. John’s festival began to be celebrated each June 24th. Later in the century, when the private picnic grove was run by brewer Albert Ziegele, it was the scene of the Orpheus Festival, a joyful summertime event involving dancing and music that drew people to the neighborhood from all parts of town. “Last evening the Orpheus Society held their Summer Night’s Festival on the grounds of Mr. Albert Ziegele at Cold Spring,” reported the Evening Republic on August 24, 1880. “At the main entrance on Bouck Avenue [present Lafayette Avenue] there was a locomotive light, which illuminated far down the avenue. From the trees in various parts of the grounds Chinese lanterns were hung in profusion, and around the many flower-beds were small flower-pots filled with tallow, with a lighted wick placed in them, presenting a very picturesque and unique appearance.”

The Cold Spring neighborhood also occupies an important place in the history of baseball in Buffalo. The game was popular here since before the Civil War and was played at various locations around the city. One popular location at the end of the 1870s was on Richmond Avenue and Sumer Street. In 1884, the owner of that property, Alexander Culbert, decided to erect a more permanent stadium in the Cold Spring district within the block bounded by Woodlawn Avenue on the south, Michigan Avenue on the east, East Ferry Street o the North and Masten Avenue on the west. This field, which opened in 1888 and was apparently built from wood taken from a previous stadium, was called Olympic Park. It was the home of the minor league Buffalo Bisons which emerged as the city’s most important local team. This stadium remained in use until 1924 when a new stadium, with much expanded seating along two sides of the lot, was built on the same site. This 14,000 seat stadium was known as Bison Stadium or the Buffalo International Baseball Park. In 1935, it was renamed Offerman Stadium in honor of Frank Offerman, long time owner of the team and a prime promoter of the game of baseball in Buffalo. According to Buffalo sports historian Joseph Overfield, residents of Woodlawn Avenue would often watch the game from roof of their porches, staying alert for home run balls that would occasionally come their way. “The left field fence,” remarked Overfield, “12 feet high at the beginning but increased to 32 feet in later years, was bounded by the back yards and garages of the houses that fronted on Masten Avenue to the east. Some of these residents erected bootleg bleaches on their garage roofs, attracting many fans who could not afford to pay their way into the park.”

Offerman field was in use for thirty-six seasons before a new stadium was erected outside of the survey area. The site of Offerman Stadium is presently occupied by a public school.

Offerman Stadium (Bison Stadium) from the 1926 Sanborn Atlas of Buffalo

Offerman Stadium from an old postcard

A third popular sports venue in the Cold Spring neighborhood was the Buffalo Driving Park. Opened in 1869, it was the center of horse racing in the city. It was also open to the public pleasure riding and was linked to the Buffalo park and parkway system by Humboldt Parkway, which ran along its western border. Located just beyond the border of the survey area at
Jefferson Avenue and East Ferry Street, it nonetheless influenced the character and development of the survey area, especially the eastern portion and commercial development along Jefferson Avenue.

**The Area Develops as a Residential Neighborhood of German Middle-Class Families**

Main Street defines the western border of the Cold Spring neighborhood and is the traditional dividing line between the West Side and the East Side of town. In the later nineteenth century, the division was an ethnic divide as much as a geographical one. The West Side was home mostly to white, Anglo-Saxon families while the East Side was home to ethnic populations. From the early nineteenth century most of the East Side was German, with a small enclave of African Americans. The makeup of the Cold Spring neighborhood as it developed into an urban residential neighborhood after the Civil War was primarily German. By 1900, the German community had dispersed, however, and soon became absorbed into the general life of the city. Much of the former German East Side had become home to Polish immigrants and their descendents.

Other important streets in the Cold Spring neighborhood are East Ferry, which defines the northern border of the district, East Utica, which defines the southern border, and Jefferson, which defines the western border. Ferry Street, as its name implies, gave access from the neighborhood to Black Rock and the Niagara River ferry to Canada. By the end of the nineteenth century, it was a major east-west city thoroughfare, which it remains to this day. Jefferson Avenue had been an important route north form the center city since the middle of the nineteenth century. In his original plan for the Buffalo park and parkway system of 1868, Frederick Law Olmsted had proposed that it be upgraded to a two-hundred-foot wide parkway. Olmsted and his partner Calvert Vaux envisioned a Jefferson Avenue as a wide “strip” of green connecting an East Side park on High Street on the south with the main park (the present Delaware Park) on the north. “Through these strips,” they wrote in their preliminary report, “a series of roads and walks adapted exclusively for pleasure travel should eventually be formed and outside of them roadways to answer the purpose of streets, for ordinary traffic, which could
thus be disassociated from the movement to and from the park. So much of these strips as would not be wanted for passage-ways should be occupied by turf, trees, shrubs and flowers. . . .”\textsuperscript{34}

This idea was never realized because in their final plan for the park system Olmsted and Vaux located the East Side park further east, at Genesee and Best Streets (the present Martin Luther King Jr. Park) and connected it to the northern park by an entirely new street, Humboldt Parkway. Thus, instead of becoming a part of the park system, Jefferson Avenue evolved into an important commercial street.

\textit{Survey area neighborhood, 1894 Buffalo City Atlas.}

As Buffalo developed into a major transportation center and later an industrial city, various immigrant groups came to live here. With jobs readily available, the East Side soon developed into a working-class district, a place where home ownership was within reach of many who toiled in the city’s factories and along its busy waterfront. Within the ten years between 1845 and 1855, the city’s population doubled, a trend that would continue throughout the nineteenth century. Already in the 1830s, and especially after 1848, many of the foreign

\textsuperscript{34} Olmsted, Vaux & Co. \textit{Preliminary Report Respecting a Public Park in Buffalo} (Buffalo: City of Buffalo. Park Commission, 1868) reprinted in \textit{The Papers of Frederick Law Olmsted}, suppl series vol 1, C. Beveridge, ed. (Baltimore: Johns Hopkins University Press, 1997), 166
immigrants came from many German principalities. They may have settled elsewhere in American before coming to Buffalo. By the 1860s, half of the city’s population was German, many of whom built small single family frame “cottages” in the lower East Side. Such streets as Genesee, Sycamore and Michigan, were, for all intents and purposes, German speaking thoroughfares, home to a close knit, literate community of tradesmen, tailors, and various types of skilled workers. During the last quarter of the nineteenth century, the German of the East Side began to move northward into the Fruit Belt and Cold Spring areas. German speaking families were the first to take up residence here in single and double family frame houses. By the end of the nineteenth century, the area had become part of the East Side Germania.

Urban migration to the Cold Spring area was aided by several factors. One was the establishment in 1869 of the Buffalo park and parkway system that on land formerly on the outskirts of the city encouraged the growth and development of middle-class residential neighborhoods. During the street railway strike that took place in the spring of 1877, a riot broke out at the intersection of Jefferson and East Utica Streets. Angry strikers had tried to stop all service on East Side trolley routes by destroying the switch at this important intersection.\textsuperscript{35} The construction of the Belt Line Railroad in 1883 and improved public transportation, generally, accelerated this trend. The major transit depot and repair shops constructed in the 1880s (when the trolley line on Main Street was electrified), just north of the survey area at Main and Michigan surely had particularly important consequence for the local Cold Spring neighborhood. By 1890, there were 2500 workers employed at the car barns, many of whom, one assumes, must have wished to live nearby. The International Industrial Fair held in 1888 on the grounds of the Buffalo Driving Park (see above), located just outside the northeast boundary of the survey area, also spurred construction in the area beyond East Utica Street. By World War I, the Cold Spring neighborhood had evolved physically from a woodland wilderness to pleasant farmland and into a representative middle-class urban residential neighborhood.

\textsuperscript{35} “Not a Wheel Turned,” \textit{Buffalo Express}, April 8, 1913, 1. The disturbances affected western part of the survey area as well. The same front-page article reported that men from all over town thronged the car barns at Main and Michigan. “The crowd . . . was thickest at Cold Spring,” said the \textit{Express}, “around the barns of the Main Street line. The police had a lot of trouble there mostly from the half-green hoodlums that swarmed from all sections.”
The transformation from farmland to cityscape was relatively rapid and mirrored developments in other parts of the city, indeed in virtually all American cities of the time. By the mid nineteenth century, most of the survey area had been deforested and transformed into a rural landscape. The largest farm was that of Alvin Leonard Dodge (1806-1881) whose holdings extended from Main to Jefferson and East Ferry to Best Streets. A gift from his father in 1830, the land was mostly forested when Dodge began to clear it for farming. Gradually, he also sought to develop much of the property for home sites so that by the 1880s most of his holdings had been laid out in dwelling lots. But the primary developer of the Cold Spring district was the Rice family. Benjamin Rice (d. 1895) was a land speculator who moved to Buffalo from Detroit.
in the mid 1870s. Together with his sons Gerritt and Samuel and their partner Warren Granger, they acted as real estate agents, builders, and land developers to the area from the 1890s to the early years of the twentieth century. They were the masters of speculative residential architecture in the neighborhood during this period. It was the Rice family who laid out Emerson Place in the early 1890s and erected a row of frame single-family houses there at numbers 33-61 in 1893 (the group was listed in the National Register in 1986 and now demolished).

33-45 Emerson Place (1893)

In 1900, the Rices built a second group of frame row dwellings at 17-21 Emerson Place (listed in the National Register in 1983). The family also built other groups of row houses in the survey area, but none of these have survived. Nonetheless, these experiments with a more Eastern pattern of urban residential architecture failed to take hold in Buffalo where the availability of large areas of cheap land fostered individual, detached single-family home building. Both immigrant and native families alike came to prefer and were able to afford their own home surrounded by a plot of land they could call their own. The row houses that the Rices built intending to rent them to German working-class families were architecturally interesting—they were designed with Eastlake and Neo-Classical details common to more expensive buildings that surely intended to distinguish these dwellings from insalubrious “tenement”
construction—but remained an isolated phenomenon in the advance of residential architecture in North Buffalo.

A number of individual family homes survive in the survey area to recall the days when the German part of Buffalo was referred to as the “cottage district.” These are generally vernacular buildings, often with later rear additions. Frequently they display modest architectural details that reflect “high style” architecture of the day, such as Eastlake, Gothic, or Neo-Classical trends. The house at 82 Chester Street (c.1880), with its Eastlake detailing in the gable and around second floor windows, and the house at 102 Purdy Street, which preserves its original round-arched windows, are good examples of the type of two-story frame house that appeared on many streets in Buffalo in the last half of the nineteenth century.

From time to time, one comes across larger individual family homes in the survey area. The frame house at 393 Masten, despite its run down condition, is a noteworthy Queen Anne dwelling that is the best example of a design that was repeated with minor variations on other streets in the survey area. The substantial brick house at 47 East Utica Street and the sizeable frame dwelling at 51 East Utica, which has a nice Classical entrance, are reminders of the onetime presence of more well to do residents. These houses suggest that this section of this important east-west thoroughfare close to Main Street (where formally stood the grand Markeen Hotel) was once a more desirable address than other streets in the survey area. The large Queen Anne style house at 212 Woodlawn, one of the older buildings in the survey area—the design
was probably drawn from a pattern book—is another reminder of a late-nineteenth-century affluent family.

More typical housing in the survey area was the type of home that housed two families. Along East Utica Street there exist an impressive group of late nineteenth-century side-by-side duplex dwellings. These, however, are rare in the survey area.
The most common type of multiple family dwelling, as elsewhere in working class and middle 
class neighborhoods the city, was the” double,” a house type that consisted of an upper and lower 
“flat.” The example at 26 Emerson Place is one of the older survivors, probably dating from the 
last decade of the nineteenth century. Early twentieth-century examples are numerous. Those at 
19 Woodlawn, 30 East Utica, and 20 Emerson Place are representative.

There are also a few buildings in the survey area that combine commercial space on the 
ground floor with apartments above on the second level. Buildings at 257 East Ferry, 85 East 
Utica (one of the oldest buildings in the area), and 172-174 East Ferry are good examples of the 
type of buildings that housed “mom and pop” or “over the tavern” businesses in older 
neighborhoods throughout the city.
Finally, several multi-story apartment houses, often with ground floor commercial space were constructed in the survey area, mostly along the more important thoroughfares of Ferry, Utica, and Main. The most important of these is at 169 East Ferry Street. This three-story brick and stone building with cast iron store fronts made in Buffalo by the Washington iron Works was erected c. 1890. This fine example of a vernacular style late nineteenth-century business block with flats commercial building has been listed in 2010 as one of Seven To Save by the Preservation League of New York State and is currently being nominated to the National Register of Historic Places. The Preservation League has made the following statement concerning the significance of the building: “Built of brick and stone, it retains considerable architectural integrity on the exterior and in the interior commercial spaces, stairwells and layout of multiple residential units. Always a mixed use building, it is well known in the neighborhood as the home of Harris Hardware, the first hardware store in Buffalo owned by an African-American family and in continuous operation for 40 years. Today, owner Glenn Banks is locally regarded as a hardware and window repair specialist, serving his almost exclusively pedestrian clientele.” Another brick building of the same type in a simple Neo-Classical style was built in 1913 at 17-19 East Ferry Street.

![169 East Ferry Street, c. 1888](image1)  ![17-19 East Utica Street, 1913](image2)

Dunning & Dunning, architects

Although the majority of historic buildings erected in the survey area were either residential or commercial, isolated examples of institutional, religious and other building types exist as well. Until the 2010 academic year, City Honors High School was housed temporarily in the building formerly used by Masten Park High School at 165 East Utica Street. The best
example of early-twentieth-century Neo-Classical design in the survey area, the colonnade-fronted building was erected in 1919 to designs of Buffalo architect Edgar E. Joralemon. The Odd Fellows Hall at 248 East Utica, built around 1895, represents the former presence in the neighborhood of this national social and philanthropic club. The Bethel AME Church at 45 East Ferry is a good example of Neo-Gothic church design. The church, the tower of which emphasizes this important neighborhood intersection, was designed by Buffalo architect H. Osgood Holland in 1902 as the Church of the Covenant.

*Former Public School No. 8, 165 East Utica Street, 1919. Edgar E. Joralemon, architect.*

*Former Odd Fellows Hall, 248 East Utica Street, c. 1895*

*Bethel AME Church (built as Church of the Covenant), 45 East Ferry, 1902. H. Osgood Holland, architect.*
Among the older buildings along Main Street are two impressive three-story brick commercial buildings by architect George Metzger at 1526 and 1540 Main. They both date from 1884 and feature ground floor commercial space with two levels of apartments above.

1526 (left) and 1540 (right) Main St., both designed in 1884 by prominent local architect George J. Metzger.

The smaller brick commercial building at 1524 is another survivor from the early years of Main Street commerce. Together with Engine Company No. 16 building (1884) and 1410-1414 Main, these buildings are reminders of how the streetscape of Main Street further downtown appeared in the last years of the nineteenth century.

The wave of Neo-Classicism that sought to impart a more monumental and dignified appearance to America’s Main Streets in the early twentieth century is well represented by three buildings in this stretch of Main Street. The grandest is the temple-fronted former branch of Marine trust Company’s Cold Spring branch that was erected in 1919-1920 to designs by Buffalo architects Mann & Cook. The more modest Renaissance-inspired auto mobile showroom (this part of Main was once part of “automobile row,” so called because of the numerous new car showrooms located on the street between North Street and Fillmore Avenue) went up also in 1919. It was designed by Lansing, Bley & Lyman, one of the leading architectural firms in the city at the time. Finally, the present Churchill Evangelistic tabernacle at 1420-1428 Main occupies a fine Palladian-inspired building constructed in 1924 (architect unknown).
The tallest commercial building on Main Street in the survey area, the Diamond Moving and Storage building was also erected in 1919. It is graced by a Classical cornice and small gable on its façade. Otherwise, it is a fine example of concrete frame construction used in the early twentieth century for “daylight factories” and other utilitarian buildings. The M. Wile building (NR listed) and the Ailing and Cory building (NR listed) in downtown Buffalo are two examples of this building type that have undergone adaptive reuse in recent years.

Jefferson Avenue commercial buildings are smaller in scale than those on Main Street and have fewer architectural pretensions. Undoubtedly, the most noteworthy older building along the street in the neighborhood is the two-story brick commercial building at 1360-1362 Jefferson, erected in 1940. It is the best example of the Art Moderne style in the survey area. More typical is the signed-overburdened commercial structure at 1451-1453 Jefferson, which
went up at a busy corner in 1915. In some instances, former houses were remodeled for commercial use by the construction of a shop at the front of the house, a practice common on other residential streets once the neighborhood turned commercial. A good example is the frame dwelling at 1387-1389 Jefferson. Built in 1906 as a residence, it had a two-story brick shop added to its front around 1925.

Few people who lived or worked in the neighborhood when the buildings surveyed were new have written about their life here. One who did was the long term German resident, Charles Goetz, who ran a grocery store on Main Street near Ferry for twenty-eight years in the early twentieth century. Interviewed by newspaperman Roy Nagle in 1928, Goetz, whose nephew, Phillip Becker, was the first mayor of Buffalo of German background, shared vivid memories of the neighborhood. “It is known to very few people of Buffalo,” he told Nagle,

That the spring from which Cold Spring got its name is now covered with tile in the basement of the building at the southeast corner of Main and Ferry streets.

There are two branches of the spring still in use, one on Michigan avenue opposite the entrance to the ball park [Offerman Stadium] and the other on Purdy street. Water is pumped from these streams every day and bottled and sold to Buffalonians.

We boys used to have great sport with our sleds on the hill which began where Delaware avenue now intersects Ferry street. It was a long hill and an excellent one for sledding.

From where Jefferson avenue is now, north and east as far as you could see was all woods. The trees consisted mainly of beech, maple, elm and other hard woods. East of Michigan avenue was Bullymore’s cow pasture.\(^{36}\)

Large scale commercial architecture is found primarily along Main Street and Jefferson Avenues. Main Street in the survey area was part of a long corridor of commerce that stretched from downtown to Humboldt Parkway. Jefferson Avenue stores served primarily a neighborhood clientele. The architecture of these two streets in the

survey area reflects this difference. Buildings along Main Street generally are larger and
more architecturally distinguished than those along Jefferson Avenue.

The Post World War II Period: An African-American Neighborhood

After 1940, the ethnic makeup of the Cold Spring neighborhood changed from predominately
German to predominantly African American. Although there had been an African American
presence in the survey area since the nineteenth century, it had not been large. In 1905, notes
historian Lillian Secreze Williams, two-thirds of African American families lived near the
downtown commercial district; the other third were scattered throughout the other wards of the
city, including the Cold Spring district. Ten years later, only 146 blacks lived in the area that
included the survey area. “By 1937,” Williams states, “the African American population [of
Buffalo] reached its highest density levels. They increasingly located in the Cold Spring section
near downtown, where 12,000 of the estimated 13,000 black population resided.”

This was on the eve of a dramatic increase in the local African American population. “Most of Buffalo’s
Black population came to the city in the 1940-1970 period,” states Henry Louis Taylor Jr. who
authored an excellent study of the phenomenon. He saw this as the peak period in the Second
Great Migration of African Americans from the American South. By 1970, Buffalo saw an
influx of more than 75,000 blacks, a number that increased the African American sector of the
overall population from two percent to over twenty percent. As many of the former residents of
the Cold Spring neighborhood, which by this time was regarded as part of the Upper Lower East
Side, moved to the suburbs—during this time 198,000 whites left Buffalo—black families,
many of whom had been residents of the city’s Ellicott District, took their place. The 1940
census tract map indicates that the survey area, which was part of census tract 32, was one of five
tracts that had significant concentrations of black residents. In 1956, the head of the local
chapter of the National Association for the Advancement of Colored People, the Rev. Kenneth
Bowen, observed that the “movement of second-generation middle-class Negroes from the

37 Lillian Secreze Williams, Strangers in the Land of Paradise: The Creation of an African American Community, Buffalo, New York, 1900-1940 (Bloomington, IN: Indian University Press, 1999), 3.
38 Henry Louis Taylor Jr. African Americans and the Rise of Buffalo’s Post-Industrial City, 1940 to Present (Buffalo: Buffalo Urban League, 1990), vol. s, 8.
Ellicott District to the Cold Springs and Humboldt park section has been steady, smooth and successful, devoid of friction.” In the words of historian Mark Goldman, “the white exodus was a blessing" for rising African-American families who were now able “to escape the deterioration of the old Ellicott District where worsening conditions created growing concern.” From this time forward. Jefferson Street, which runs from Best Street on the south to Delavan on the north (below Utica, it is not part of the survey area) has been identified as the major thoroughfare of the black community, Buffalo’s version of Harlem’s 125th Street.39

Unfortunately, the migration to Buffalo did not in most cases improve the economic lot of those who came seeking a better way of life. The influx of black workers from the rural South coincided with the beginning of the decline of industrial production in cities like Buffalo. “Poverty in the African American community,” wrote Taylor in 1990, is growing. In 1970 only two East Side census tracts had 30 to 29 percent of their population living in poverty. By 1980 there were six.” The low income of area residents has taken its toll on the neighborhood housing stock, most of which was built around the turn of the twentieth century. “Over time most blacks lived in the oldest and most dilapidated housing in Buffalo,” observes Taylor, who went on to state:

While age is not necessarily a predictor of housing condition among African Americans, it is an important variable. The upkeep of older housing is very expensive and low-income blacks typically do not have the economic resources to maintain them. A microscopic view of housing in the Masten district of Buffalo verifies the point. A 1983 study of every parcel of residential property in the Masten district showed that most of the housing was ‘substandard’ or ‘deteriorated.’ Half of the owner-occupied structures were in ‘substandard’ or ‘deteriorated’ conditions, and over 70 percent of the absentee-owned one-and-two-family structures fell into these categories. In other words, only one-third of the housing in the Masten district was in average or good condition. The incomes of Masten district residents exacerbate the problem. Most Masten residents are

low-wage workers. They cannot afford to improve their dwellings. The scenario holds true in most sections of the East Side.⁴⁰

When, in 1967, civil unrest broke out within the African American community as a result of frustrated hopes and unsatisfied demands for social justice, Jefferson Avenue and East Utica Street was the central point of the riots. Today, the junction is home to the modern Frank E. Merriweather Jr. Library (2006) at 1324 Jefferson Avenue. The library houses the William A. Miles Center for African and African-American Studies, the largest resource center in Western New York for information on African American history. The building is named for the publisher of The Criterion, the oldest minority newspaper in Western New York. At a future date, it will surely be eligible for landmark status. Designed by local architect Robert Traynham Coles, a well-known member of Buffalo’s African American community,⁴¹ it is the most distinguished example of Post-Modern architecture in the survey area and one of the best examples of modern architecture in the city.

⁴¹ For current statistical profile of the neighborhood, see Cold Spring Neighborhood in Buffalo, New York (NY), 14208, 14209 Detailed Profile at www.city-data.com/neighborhood/Cold-Spring-Buffalo-NY.html
RECOMMENDATIONS

• The remainder of the Masten Planning District (the southern half) should be surveyed.

• The National Register Listed Emerson Place Row Houses should be renovated, possibly reducing the density of the units to the original arrangement. This work would be eligible for investment tax credits for historic buildings.

• While loss of building density and lack of integrity precludes designating a national or state historic district in the survey area, the neighborhood’s older residential and commercial buildings, especially between Main and Michigan Streets, should still be looked upon as a community resource and should be the focus of community and neighborhood renewal. The survey area is a central location, close to good public transportation, with a recently reconstructed public school.

• A mothballing strategy will be needed while a plan for the neighborhood is developed. Continued demolitions, largely by the city, will be detrimental to the area’s future viability. Consideration should be given to moving frame houses from the area east of Michigan Avenue to vacant lots west of Michigan Avenue, to infill spaces in the more intact and economically viable portion of the survey area. This area is just east of the Linwood-Delaware Historic District, and just north of the area along Main Street where considerable investment is being made around the Artspace project. The area east of Michigan Avenue could be considered for urban farmland.

• A number of commercial properties in the survey area have been determined to be eligible for listing on the National Register of Historic Places. Owners of these properties should be encouraged to pursue listing so that they can become eligible for the investment tax credits for historic buildings.

• Workshops or other public meetings should be held to inform local residents and building owners of the existence of the survey and of the advantages of having properties listed on the National Register of Historic Places or designated as local landmarks.

• Belmont Housing could be approached to work in this area, or a community group like PUSH should be developed for this area.
Property owners should be educated and encouraged to renovate and rehabilitate their properties in a way that retain and repair as much of the original fabric of the building as possible, rather than replace older, superior materials with inferior modern materials. An excellent example are old wood windows, which when properly renovated and maintained, are just as energy efficient as new windows, but will far outlast those replacement windows.

Copies of the survey should be placed in the Merriweather Library and elsewhere so that they may be easy consulted by the general public.

Area homeowners and building owners should be informed of the value of retaining historic elements when renovating their properties. This is especially important for properties on the annotated list so that they will maintain their historic integrity and continue to be eligible for listing on the National Register or for designation as a local landmark.
Bibliography

Atlas of the City of Buffalo. 1872, 1884, 1891, 1894, and 1915.


Buffalo's Foreign Population scrapbook, Buffalo and Erie County Public Library.

Building Permits Department records, City Hall, Buffalo, New York.


City of Buffalo Building Permits and Directories. Erie County Clerk’s Office, Buffalo, NY


Cold Spring Neighborhood in Buffalo, New York (NY), 14208, 14209 Detailed Profile at www.city-data.com/neighborhood/Cold-Spring-Buffalo-NY.html


“Forty-First Scottish Games,” Buffalo Illustrated Express, August 31, 1911, 27.


“Home for the Friendless” *Buffalo Express*, May 11, 1886, 5.

*Homes in Buffalo* scrapbook, Buffalo and Erie County Public Library.


“Legal Notices. Glorious Fourth at Spring Abbey; Correspondence—Spring Abbey,” *Courier*, July 4, 1866, 2.


_____. “Red Jacket Frequent Visitor to Cold Spring Tavern at Main and Ferry Streets,” *Kensington-Topics*, August 31, 1944, 1.


“Saturday Night,” *Courier & Republic*, June 13, 1874, 3.


“Social Topics,” *Courier,* September 26, 1886, 2.

“Spring Abbey,” *Courier,* April 13, 1868, 2.

“Spring Abbey House Destroyed by Fire,” *Courier,* December 18, 1867, 3.


“Visions Many Changes in 50 years,” *Buffalo Express,* November 7, 1922, 4.


28 Chester St.  c. 1895
Two-and-a-half story stone and frame vernacular house, unusual for its stone first story, unique in the survey area.
USN 02940.016054

29 Chester St.  c. 1900
Two-and-a-half story frame vernacular house that remains largely original.
Previously inventoried in 1981
USN 02940.004324

82 Chester St.  c. 1880
Two-and-a-half story frame vernacular housed with a considerable amount of its original Eastlake exterior details. It was enlarged in 1902
USN 02940.016184

20 Emerson Pl.  1914
Two-and-a-half story frame vernacular house, built for Andrew Kelleher. A largely intact example.
Previously inventoried in 1981
USN 02940.004203
26 Emerson Pl.  c. 1890

Two-and-a-half story frame vernacular house, an excellent and well-preserved example.

Previously inventoried in 1981

USN 02940.004205

27 Emerson Pl.  1911

Two-and-a-half story frame vernacular house, a largely intact example.

Previously inventoried in 1981

USN 02940.004206

33-45 Emerson Pl.  1893

A group of seven two-story frame row houses, built concurrently with 49-61 Emerson Place for the Rice Brothers. Their restoration in the 1980s was an important preservation success in the city.

National Register listed 1983

USN 02940.004207 (L)

46 Emerson Pl.  1904

Two-and-a-half story frame vernacular house, built for George J. Blake. A largely intact example.

USN 02940.016042
49-61 Emerson Pl.  1893

A group of seven two-story frame row houses, built concurrently with 33-45 Emerson Place for the Rice Brothers. Their restoration in the 1980s was an important preservation success in the city.

National Register listed 1983 (L)
USN 02940.004208

30 East Ferry St.  c. 1890

One-story brick natural gas regulator house, notable despite the bricking-in of the fenestration.

No USN

45 East Ferry St.  1902

H. Osgood Holland, architect

Brick Gothic style church originally built as the Church of the Covenant (Episcopal). The school building to the rear was added in the early 20th Century.

USN 02940.016176 (I)

78-86 East Ferry St.  1928

One-story brick and stone storage building built for the R. W. Jones dairy. The other dairy buildings were removed after 1981.

USN 02940.016293
134 East Ferry St.  1896

John G. Balsam, architect

Three-story brick store and apartment building built for S. W. Barrett. The brick and terra cotta detail is exceptional. In 1902, a coal dealer and a meat market occupied the first floor.

Previously inventoried in 1981

USN 02940.004055

169-173 East Ferry St.  c. 1888

Three-story brick store and apartment building with much of its excellent original detailing intact. In 1902, a dry goods store and a hardware store occupied the first floor; the hardware remains in business today. In 2010, this building was named one of the seven most endangered places in the state by the Preservation League of New York

Previously inventoried in 1981

USN 02940.004305 (I)

172-174 East Ferry St.  1904

Two-story brick store and apartment building built for E. F. Smith. It is notable, despite considerable deterioration, as one of the last remaining examples of its type in this vicinity.

USN 02940.016406

DEMOLISHED

257 East Ferry St.  1913

Two-story brick store and loft building built for Constant Gerber. Recently renovated.

USN 02940.016262
23 Glenwood Ave.  c. 1886
Two-and-a-half story brick vernacular house, a once-common type in the survey area. This example has stone sills and lintels.
USN 02940.015881

29 Glenwood Ave.  c. 1875
Two-story frame vernacular house that retains notable exterior details.
USN 02940.015882

30 Glenwood Ave.  c. 1880
Two-and-a-half story frame vernacular house with a largely original exterior.
Previously inventoried in 1981
USN 02940.004063

31 Glenwood Ave.  c. 1880
Two-story frame vernacular house that retains its original Eastlake style side porch.
USN 02940.015883
<table>
<thead>
<tr>
<th>Address</th>
<th>Year</th>
<th>Description</th>
<th>Identification</th>
</tr>
</thead>
<tbody>
<tr>
<td>32 Glenwood Ave.</td>
<td>c. 1875</td>
<td>Two-story frame vernacular house with pedimented window lintels.</td>
<td>USN 02940.016015</td>
</tr>
<tr>
<td>34 Glenwood Ave.</td>
<td>1915</td>
<td>Two-and-a-half story frame Craftsman style house built for Thomas Welch. A very well preserved example of the period.</td>
<td>USN 02940.004064</td>
</tr>
<tr>
<td>35 Glenwood Ave.</td>
<td>c. 1875</td>
<td>Two-and-a-half story brick Italianate style house with round arched windows and a high stone basement.</td>
<td>USN 02940.015884</td>
</tr>
<tr>
<td>39 Glenwood Ave.</td>
<td>1949</td>
<td>Richard White, designer Two-and-a-half story brick vernacular house built for Dr. C. J. Berrick. An unusual post-World War II example in the survey area.</td>
<td>USN 02940.015885</td>
</tr>
</tbody>
</table>
50 Glenwood Ave.  c. 1870

One-and-a-half story frame vernacular house, one of the oldest remaining in the survey area.

USN 02940.016011

58 Glenwood Ave.  1904

Two-and-a-half story frame vernacular house, a good intact example.

USN 02940.016009

66 Glenwood Ave.  c. 1880

Two-story frame vernacular house with a largely original exterior. The vine ornamentation on the porch is unusual.

Previously inventoried in 1981

USN 02940.004065

69 Glenwood Ave.  c. 1880

Two-story frame vernacular house with segmental arch windows and exceptionally fine brackets in the gable.

USN 02940.015889
91 Glenwood Ave.  1910
Two-and-a-half story frame vernacular house, largely intact. Built for James E. Kellar, along with 93 and 95 Glenwood.
USN 02940.015903

92 Glenwood Ave.  c. 1870
Two-and-a-half story brick Italianate style house, typical of those which once lined the north side of this block.
USN 02940.016028

93 Glenwood Ave.  1910
Two-and-a-half story frame vernacular house, largely intact. Built for James E. Kellar, along with 91 and 95 Glenwood.
USN 02940.015904

114 Glenwood Ave.  c. 1875
Two-story brick vernacular house with unusually heavy window lintels on the first floor, similar to those at 136 Glenwood.
USN 02940.016022
115 Glenwood Ave.  1938

One-and-a-half story brick and frame vernacular house built for the Lutheran Hospice, whose building stands at the rear of the lot.

USN 02940.015906

117 Glenwood Ave.  1914-1915

James Walker, architect

Three-story brick retirement home built for the Lutheran Children’s Friend & Hospice Society. A colossal portico on the building’s façade was removed after 1981.

Previously inventoried in 1981

USN 02940.004068

119 Glenwood Ave.  c. 1875

Two-story frame vernacular house, still largely original.

USN 02940.015907

136 Glenwood Ave.  c. 1875

Two-story brick vernacular house with unusually heavy window lintels on the upper façade, similar to those at 114 Glenwood.

Previously inventoried in 1981

USN 02940.004069
138 Glenwood Ave.  c. 1875

Two-story brick vernacular house that was likely similar in appearance to the house at 136 Glenwood. It received a Queen Anne style makeover c. 1890 that included the large corner tower with a bell curve roof.

USN 02940.016021

162 Glenwood Ave.  1895

Two-and-a-half story frame Queen Anne style house, built for C. W. Wardell, together with 381 Masten Ave. Despite alterations, an excellent example of the style.

Previously inventoried in 1981

USN 02940.004071

165 Glenwood Ave.  c. 1875

Two-story frame vernacular house, an unusually well-preserved example of the period for this survey area.

Previously inventoried in 1981

USN 02940.004072

168 Glenwood Ave.  c. 1890

Two-and-a-half story frame vernacular house, an exceptional design that is largely intact, despite the later siding. There are several examples of this design in the survey area, including 393 Masten.

USN 02940.016062
183 Glenwood Ave.  c. 1890

Two-story frame vernacular house, a well-preserved example.

Previously inventoried in 1981

USN 02940.004074

205 Glenwood Ave.  c. 1895

Two-and-a-half story frame vernacular house, a substantial example that is notable despite the recent siding.

Previously inventoried in 1981

USN 02940.004078

240 Glenwood Ave.  1880

Gothic style stone church, originally built for

Previously inventoried in 1981

USN 02940.004080 (I)

268 Glenwood Ave.  c. 1905

Two-and-a-half story frame vernacular house with a largely intact exterior.

USN 02940.016119
272 Glenwood Ave.  1905

Two-and-a-half story frame vernacular house that retains its original two-story porch.

USN 02940.016118

1339 Jefferson Ave.  1924

Two-story brick store and apartment building, built to house the Margaret Jacobs beauty shop. One of the best preserved examples remaining in the survey area.

No USN

1360-62 Jefferson Ave.  1940

One-story brick store building built for J. J. Butler. An unusual and well-preserved example of the Art Moderne style, well adapted to its corner location.

USN 02940.015977

1387-89 Jefferson Ave.  1906

[ Bernard N. Schmidt, builder ]

Two-and-a-half story frame Queen Anne style house, a good, substantial example. Built for Oscar W. Gorenflo. The fine two-story storefront, with richly varied brickwork, was added c. 1925.

No USN
1395 Jefferson Ave.  c. 1890

Two-and-a-half story frame vernacular house with a largely intact exterior. The one-story brick storefront addition probably dates to c. 1930.

No USN

1440 Jefferson Ave.  1925

Two-story brick store and apartment building built for the Finmore Realty Co. One of the best remaining examples of its type in the survey area.

No USN

1451-53 Jefferson Ave.  1915

Two-story brick store and apartment building built for John F. Boehm. A well-designed and largely intact commercial building on a prominent intersection.

No USN

1373-81 Main St.  1909

G. Morton Wolfe, architect

Two-story brick store and office building, built for Jacob C. Henkel, who also commissioned the adjacent store buildings at 11-13 and 17-19 East Utica St.

USN 02940.024363 (I)
1404 Main St.  1919-1920
Mann & Cook, architects
Two-story brick bank building with an imposing colossal portico. Built as the Cold Spring branch bank of the Marine Trust Co., and designed by the leading bank architects in Buffalo.
USN 02940.001822 (I)

1410-14 Main St.  c. 1886
Three-story brick store and apartment building with prominent stone lintels and a very well-preserved original cast iron storefront. In 1902, a grocery occupied the first floor.
USN 02940.001821 (I)

1416-18 Main St.  1884
Two-story brick former fire station, built to house Fire Engine Co. No. 16 of the Buffalo Fire Department. Most of the original exterior detailing is intact. Now used for offices and expanded to the rear.
USN 02940.005954 (I)
USN 02940.008885

1420-28 Main St.  1924
William J. Baynes, builder
Two-story brick church, built for the Churchill Evangelistic Tabernacle. It succeeded a smaller building at 209 Lafayette Ave. built in 1922. Now used as offices, it housed a radio and television station for many years.
USN 02940.008884 (I)
1435 Main St.  1929

One-story brick store building built for the Gerhard Lang Brewery. It was first occupied by a tire store.

No USN

1440-42 Main St.  1919

G. Morton Wolfe, architect

Seven-story concrete frame warehouse built as an addition to the Cold Spring Storage Co. (1905), which stood to the south and has since been demolished. The concrete frame exterior on three sides is now covered by metal siding.

USN 02940.001820

1444 Main St.  1960

One-story brick building built to house Police Precinct No. 6, replacing an earlier police station. An unusual example of modern design in the survey area.

No USN

1462-66 Main St.  1908

Two-story brick store building built for James N. Adam, a former department store owner. Although altered, it is notable as the longtime home of the Flexlume neon sign business, heralded by a large, and increasingly rare, neon sign.

USN 02940.008882
1476 Main St.  1911

George A. Setter, architect

Two-story brick store and dwelling built for Charles C. Ryan. The brick and stone detailing at the top of the façade is particularly fine.

USN 02940.008880

1487 Main St.  1919

Lansing, Bley & Lyman, architects

One-story brick automobile salesroom built for H. D. Williams. Although the fenestration is now largely covered, it is significant as a largely intact showroom from the earliest days of “Automobile Row,” designed by one of the leading architectural firms of the period.

No USN

1499-1505 Main St.  1917, 1922

H. L. Stokes, builder

Two-story brick store and office building built for James Hanrahan in two stages. The plan is U-shaped and features a central courtyard.

USN 02940.016138

1500 Main St.  1868

Three-and-a-half-story brick Second Empire style, built as Spring Abbey, a summer resort and entertainment venue. In 1884 it was altered and enlarged by local architect Cyrus K. Porter as the Home of the Friendless, a retirement home; it still serves that purpose today.

USN 02940.001819 (I)
1524 Main St.  c. 1886
Two-story brick store and apartment building with keystones above the windows and a cast iron storefront. In 1902, occupied by a confectionary.
USN 02940.001817 (I)

1526-34 Main St.  1884
George J. Metzger, architect
Three-story brick store and apartment building built for L. Zurbucher, a well-preserved example designed by an important local architect. In 1902, occupied by a grocer and a dry goods store.
USN 02940.001816 (I)

1540-42 Main St.  1884
George J. Metzger, architect
Three-story brick store and apartment building built for Mrs. C. C. Moore, a well-preserved example designed by an important local architect. In 1902, occupied by a confectioner and a drug store.
USN 02940.003285 (I)

381 Masten Ave.  1895
Two-and-a-half story frame vernacular house, built for C. W. Wardell, together with 162 Glenwood Ave. Despite alterations, still largely original.
USN 02940.004182
387 Masten Ave.  c. 1885

Two-story frame vernacular house, a good early example in the survey area.

USN 02940.016049

393 Masten Ave.  c. 1885

Two-story frame Queen Anne style house, an excellent and largely intact example, despite the inappropriate attached metal garage. There are several examples of this well detailed design in the survey area; this is the best preserved. Another example is at 168 Glenwood.

No USN

414 Masten Ave.  c. 1890

Two-and-a-half story frame Queen Anne style house, a well-detailed and largely well-preserved example.

USN 02940.016040

1436-38 Michigan Ave.  c. 1890

Two two-and-a-half story frame vernacular store and apartment buildings. In 1902, 1436 housed a grocery, 1438 a saloon. The two buildings now appear as one property.

USN 02940.016007 [1436]
USN 02940.016006 [1438]
<table>
<thead>
<tr>
<th>Address</th>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1450 Michigan Ave.</td>
<td>1930</td>
<td>One and two-story brick and tile factory buildings built for the Felton Construction company. It also housed an automobile spring manufactory.</td>
</tr>
<tr>
<td>6 Otis Pl.</td>
<td>c. 1910</td>
<td>Two-and-a-half story frame vernacular house, largely intact.</td>
</tr>
<tr>
<td>10 Otis Pl.</td>
<td>c. 1910</td>
<td>Two-and-a-half story frame vernacular house, a notable intact example despite the enclosed front porch.</td>
</tr>
<tr>
<td>13 Otis Pl.</td>
<td>c. 1910</td>
<td>Two-and-a-half story frame vernacular house, a very well preserved example that even retains the wood storm windows on the front porch.</td>
</tr>
</tbody>
</table>

USN 02940.016005

USN 02940.015994

USN 02940.015993

USN 02940.004322
53 Otis Pl.  1913

Two-and-a-half story frame vernacular house, largely intact despite later siding. Built for James W. Nicholson, who commissioned many of the houses nearby on Woodlawn Ave.

USN 02940.016152

70 Otis Pl.  c. 1890

Two-and-a-half story frame vernacular house that is still largely original.

USN 02940.016143

98 Purdy St.  c. 1880

Two-story frame vernacular house; although sided, it retains its excellent original window trim.

USN 02940.016080

100 Purdy St.  c. 1880

One-and-a-half story frame vernacular house, an excellent and well-preserved example of a typical worker’s cottage, once prevalent in the survey area.

USN 02940.004301
102 Purdy St.  c. 1875
Two-and-a-half story frame Italianate style house that retains much original detailing despite later siding.
No USN
DEMOLISHED

106 Purdy St.  1901
Two-and-a-half story frame vernacular house, a largely intact example. Built for George Dietrich.
USN 02940.004303

107 Purdy St.  c. 1890
Two-and-a-half story frame vernacular house, with a largely original exterior.
USN 02940.016082

118 Purdy St.  1897
Two-and-a-half story frame vernacular house, a good example in the survey area. Built for Thomas P. Thompson.
USN 02940.016078
119 Purdy St.  c. 1880
Two-and-a-half story frame vernacular house that retains its original Eastlake window trim.
USN 02940.016085

123 Purdy St.  c. 1900
Two-and-a-half story frame vernacular house, largely intact.
USN 02940.004029

125 Purdy St.  1909
Two-and-a-half story frame vernacular house, a largely original example. Built for Herbert H. Sherry.
USN 02940.004304

170 Purdy St.  c. 1890
Two-and-a-half story frame vernacular house. Although sided, it retains original details, such as an unusual second-floor sleeping porch.
USN 02940.016208
### BUILDINGS IN THE SURVEY AREA INVENTORIED IN 1979-1981 BUT NOT INCLUDED IN THIS SURVEY DUE TO SIGNIFICANT ALTERATION OR DEMOLITION

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>STATUS</th>
<th>ADDRESS</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>22 Chester St.</td>
<td>Demolished</td>
<td>4 Otis Pl.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>86 Chester St.</td>
<td>Significantly altered</td>
<td>7 Otis Pl.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>17-21 Emerson Pl.</td>
<td>Demolished</td>
<td>53 Purdy St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>18 Emerson Pl.</td>
<td>Demolished</td>
<td>103 Purdy St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>21 Emerson Pl.</td>
<td>Demolished</td>
<td>43 E. Utica St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>52 Emerson Pl.</td>
<td>Significantly altered</td>
<td>108 E. Utica St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>102 E. Ferry St.</td>
<td>Demolished</td>
<td>109 E. Utica St.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>191 E. Ferry St.</td>
<td>Demolished</td>
<td>128 E. Utica St.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>104 Glenwood Ave.</td>
<td>Demolished</td>
<td>131 E. Utica St.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>106 Glenwood Ave.</td>
<td>Demolished</td>
<td>152-154 E. Utica St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>141 Glenwood Ave.</td>
<td>Demolished</td>
<td>186 E. Utica St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>179 Glenwood Ave.</td>
<td>Significantly altered</td>
<td>194 E. Utica St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>188 Glenwood Ave.</td>
<td>Significantly deteriorated</td>
<td>265 E. Utica St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>195 Glenwood Ave.</td>
<td>Significantly altered</td>
<td>277 E. Utica St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>198 Glenwood Ave.</td>
<td>Demolished</td>
<td>281 E. Utica St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>208-218 Glenwood Ave.</td>
<td>Demolished</td>
<td>296 E. Utica St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>248 Glenwood Ave.</td>
<td>Significantly altered</td>
<td>298 E. Utica St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>276 Glenwood Ave.</td>
<td>Demolished</td>
<td>11 Verplanck St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>288 Glenwood Ave.</td>
<td>Demolished</td>
<td>29 Verplanck St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>298 Glenwood Ave.</td>
<td>Demolished</td>
<td>72 Verplanck St.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>1400 Main St.</td>
<td>Demolished</td>
<td>106 Verplanck St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>1405 Main St.</td>
<td>Demolished</td>
<td>140 Verplanck St.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>1516 Main St.</td>
<td>Demolished</td>
<td>23 Waverly St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>407 Masten Ave.</td>
<td>Significantly altered</td>
<td>18 Welker St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>409 Masten Ave.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ADDRESS</td>
<td>STATUS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22 Welker St.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>62 Welker St.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>65 Welker St.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>68 Welker St.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>72 Welker St.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>87 Welker St.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25 Woodlawn Ave.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>48 Woodlawn Ave.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>51 Woodlawn Ave.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>56 Woodlawn Ave.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>127 Woodlawn Ave.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>131 Woodlawn Ave.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>160 Woodlawn Ave.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>210 Woodlawn Ave.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>251 Woodlawn Ave.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>253 Woodlawn Ave.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>