CULTURAL RESOURCE SURVEY
NORTH PROSPECT HILL 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 Resource Survey
North Prospect Hill Neighborhood
Buffalo, Erie County, New York

October 2009

Prepared under contract to

Preservation Buffalo Niagara
617 Main Street
Buffalo, NY 14203
www.preservationbuffaloniagara.org

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 Wachadol
368 West Avenue
Buffalo, NY 14201
The North Prospect Hill Neighborhood in Buffalo

The survey area was originally part of the upper Village of Black Rock, a community that predated the present city of Buffalo, and was situated on Prospect Hill. North Street and Porter Avenue were laid out along the ridge of Prospect Hill, which terminates at the bluff above the beginning of the Niagara River, now the location of Front Park. The survey area is north of the Prospect Hill ridge. The boundaries are Niagara Street and Prospect Avenue on the west; Porter Avenue and York Street on the south; Fifteenth Street on the east; and Albany and Hampshire Streets on the north. Buildings located on Albany Street and on Hampshire Street north of Albany Street that were included in the Grant-Ferry-Forest Cultural Resources Survey of 2005 are not included in this survey. The area west of Prospect Avenue was surveyed in 2004 and 2007 as part of the Peace Bridge Plaza expansion study.
Table of Contents

Part I: Neighborhood History and Architecture

Description of Project .............................................................................................................. 6
Methodology .......................................................................................................................... 9
1800-1860s. The War of 1812 and Arrival of the Erie Canal .......... 11
1860s-1890s: Early Development as an Urban Neighborhood .......... 19
1890s to 1950s: Connecticut Street Becomes a Commercial Thoroughfare and the Area Becomes a Neighborhood of Middle Class Italian-American Home Owners .................................................. 29
Recommendations ............................................................................................................... 37
Bibliography ....................................................................................................................... 39

Part II: Annotated List of Properties

Annotated List of Properties................................................................................................. 42
List of Previously Inventoried Properties Not Included ......................... 101

Part III: Project Area Maps

North Prospect Hill Survey Area ......................................................................................... 103
West Side Preservation Surveys .......................................................................................... 104
North Prospect Hill Lot Usage Map .................................................................................. 105
Description of the Project

The project seeks to identify buildings, structures, and landscapes that are historic resources in the North Prospect Hill neighborhood on the Upper West Side of Buffalo, New York, and to outline the historical context of these resources. The project sponsors (Preservation League of New York State and Preservation Buffalo Niagara) considered the area vulnerable to loss of historic resources due to development pressures, especially from an expanding D’Youville College.

The survey area was originally part of the upper Village of Black Rock, a community that predated the present city of Buffalo, and was situated on Prospect Hill, which was the historic name of the neighborhood in the nineteenth century. North Street and Porter Avenue were laid out along the ridge of Prospect Hill, which terminates at the bluff above the beginning of the Niagara River, now the location of Front Park. The survey area is north of the Prospect Hill ridge, thus the consultants’ designation of North Prospect Hill. The boundaries are Niagara Street and Prospect Avenue on the west (the eastern boundary of the Peace Bridge Expansion Project Survey of 2007, which is the westernmost portion of Prospect Hill); Albany and Hampshire Streets on the north (the southern boundary of the Grant-Ferry-Forest Survey of 2005); and Porter Avenue and York Street on the south (surveyed for NYSDOT in 2006). Fifteenth Street was chosen as the eastern boundary because it is a convenient demarcation between the distressed areas to the west and reviving areas to the east.

The resulting study is a hybrid, combining elements of reconnaissance and intensive level surveys: intensive research was undertaken, individual properties were photographed and described in an annotated list, but no “blue forms” are provided. The period of significance has been determined to be circa 1850 to circa 1930. Within this period the themes are the expansion of Buffalo after the annexation of Black Rock, late nineteenth and early twentieth century residential, commercial and ecclesiastical architecture, and Italian ethnic heritage.
The consultants have identified approximately 192 properties that appear to have potential for listing on the National Register of Historic Places and/or for designation by the Buffalo Preservation Board as local landmarks. The cultural resource 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 future plans for development and revitalization in the North Prospect Hill 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.

Many of the properties in the survey area have small houses located in the rear of the lots behind the principal houses; these dwellings, while important (some are among the oldest in the survey area), were generally not discussed or photographed because they are on private property and therefore inaccessible. Some of these rear houses could be moved onto adjacent vacant lots and renovated to restore the continuity of the streetscape.

An important objective of this survey was to update and amend where necessary the city of Buffalo’s first historic building survey undertaken between 1978 and 1984 and which resulted in the creation of many Building Structure Inventory forms (a.k.a. “blue forms”) for buildings in the area. Unfortunately, a number of buildings for which blue forms were made have been demolished or so greatly altered as to lack historic integrity. No stand-alone potential National Register historic districts were identified; however, York Street east of Fourteenth Street and much of the southernmost block of Fifteenth Street could become part of a potential National Register district that encompasses the area immediately south and east of the survey area.

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. 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.
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, although the southernmost block of Fifteenth Street and York Street between Fourteenth and Fifteenth Streets might be eligible to become part of a future district containing properties to the south and east.

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 or not 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 current survey considered only above ground historic resources. Prehistoric and historic archaeological sites lay 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.
1800-1860s: The War of 1812 and Arrival of the Erie Canal

The Creation of the Village of Black Rock

The North Prospect Hill neighborhood of the city of Buffalo had its origins in the former Village of Black Rock. Black Rock got its name from a dark boulder that formerly existed near the western shore of the Niagara River about two miles downstream from Lake Erie. At this short distance from the lake (near the present site of the Peace Bridge), the shoreline of the river provided a good harbor. The village name sake was sacrificed to improved riparian navigation in the early nineteenth century when it was blasted out of existence.

History credits Peter Buell Porter, a lawyer who had come to Western New York from Connecticut, with the earliest fortunes of Black Rock. In the early years of the nineteenth century, Porter purchased the land from the so-called Mile Strip, a mile-wide swath of land bordering the Niagara River from Lake Ontario to Lake Erie. The State of New York sold this land to investors separately from the rest of Western New York. On early maps, this land was labeled the New York State Reservation; on early maps the area appeared as discrete from the tract that in the 1790s became the property of the Holland Land Company. Porter’s acreage was about a mile and a half down river from Lake Erie at a point where the shoreline formed a good natural harbor. Here he hoped to develop a major Great Lakes port, despite the fact that to reach the open waters of Lake Erie, ships would have to buck the swift flowing river waters. Most of the Black Rock docks were located near the upper village of Black Rock, behind the present Squaw Island.

In 1803, as Clerk of Ontario County (which originally encompassed all of Western New York), Porter laid out Black Rock in a series of streets that ran more or less parallel to the river.
An 1836 map of Black Rock\textsuperscript{1} indicates the grid iron pattern of streets that Porter envisioned for the area that comprises the project area. Starting at the water’s edge, the streets were numbered consecutively with the numbers becoming higher as one moved eastward or inland. In the words of architectural historian Peter Reyner Banham, Porter's bent grid of streets paralleling the river and lake fronts, "made sense for the original riverside community, but for that very reason was turned almost at 45 degrees to the cardinal north-south/east-west orientation that made better sense for the lands behind the riparian strip."\textsuperscript{2} Thus, First Street was located at the shore, and Ninth Street (in 1870, the name was changed to Prospect Avenue) was further inland. What would have been Eighth Street, which apparently incorporated part of a preexisting Indian trail leading to the Falls some fourteen miles distant, was called instead Niagara Street. Niagara Street was opened through the area in 1809, but apparently no significant settlement existed at Prospect Hill, as the area was known, until considerably later. To east-west running streets, Porter generally gave names commemorating early states and places associated with the newly formed Republic. In the survey area, names such as Plymouth, Albany, Massachusetts, Hampshire, and Rhode Island preserve the patriotic spirit that Porter flaunted in so many aspects of his life.

Throughout much of early part of his life, Porter worked indefatigably to promote the fortunes both of the young country and of Black Rock. Like so many men of his type, he saw his own fortunes in the same light as he viewed the hoped for success of the new country. Described by historian Roger Whitman as “an intelligent, courageous, and crafty man,” Porter created “political machinery” that became the “bulwark of a number of gubernatorial administrations.”\textsuperscript{3} From a handsome Federal style mansion (no longer standing), Porter, surveyed the progress of the new community and the growth of his own profitable transport business, which included control of Niagara Falls portage. Elected to Congress in 1808 and again in 1810, he used his national influence to spur Black Rock’s development. “He introduced, for example,” observes

\begin{itemize}
  \item \textsuperscript{1} Henry Lovejoy, \textit{Map of the Village of Black Rock} (Black Rock, NY: Black Rock Land and Railroad Co., 1836).
\end{itemize}
historian William Chazanof, “a resolution in Congress to move the customhouse from Buffalo to Black Rock. . . . Thus Peter Porter wanted to make Black Rock, not Buffalo, the key city in western New York. Congress dodged Porter’s resolution and passed it along to Madison [President James Madison] for a decision. . . . Madison compromised by ordering that Black Rock have the port of entry from April 1 to December 1, and Buffalo be used the rest of the year. Porter had really gained his objective because the Great Lakes had little traffic during the winter months.”

Congressman Porter also pursued his desire to see a canal constructed from the Hudson River to Lake Ontario at the village of Oswego. Such a water route would open the interior of the state and country to growth and development and at the same time preserve Porter’s lucrative control of the Niagara portage route from Lake Ontario to Lake Erie via Black Rock. However, no action was taken before the outbreak of the War of 1812. During the hostilities with Britain, Major General Porter (he had declined President Madison’s offer to become commander-in-chief of the Unites States Army) organized local militia troops in a vain effort to invade Canada. Moreover, in December 1813, the original snug harbor town Porter had created was burned by British troops. It was soon rebuilt and by 1821, the year that Erie County was created from Niagara County, it was flourishing again.

After the war, Porter turned his attention once again to Republican politics. In 1817, he lost his bid to run for governor to DeWitt Clinton. The defeat proved to be a turning point in the destiny of Black Rock, for under Governor Clinton the Erie Canal became a reality instead of the Hudson-Oswego-Niagara portage project. Undeterred by the setback, Porter devoted himself to having Black Rock rather than Buffalo made the western terminus of the new canal. “As that village had the only harbor in the vicinity, as not a ship was built at nor sailed from any other American port within a hundred miles, its chances of success appeared good, and it grew even faster than Buffalo,” declared the late-nineteenth-century historian of Erie County, Henry Perry Smith.

Although nothing more than a village at the time, Buffalo, which had been laid out in 1804 by Joseph Ellicott for the Holland Land Company, enjoyed a location directly on Lake

---


5 Henry Perry Smith, *History of the City of Buffalo and Erie County* (Syracuse: Mason & Co., 1884), 1, 191.
Erie. Led by Porter’s rivals, Joseph Ellicott, Benjamin Rathbun and Samuel Wilkeson, Buffalo eventually won out. Black Rock’s fortunes were consigned to the pages of history. Porter eventually moved on to Niagara Falls where he joined his brother Augustus in various new business ventures.

**The Village of New Amsterdam**

Originally called New Amsterdam, Buffalo was located two miles south of Black Rock, at the mouth of the Buffalo Creek on land purchased in the 1790s by the Holland Land Company. In 1804, Joseph Ellicott surveyed the area for the Dutch investors and laid out the city of New Amsterdam, later to be renamed Buffalo, at the mouth of the Niagara River. Despite Ellicott’s rivalry with Porter, he foresaw the eventual merger of the two neighboring towns. Ellicott took pains to align the streets of the village of Buffalo, which radiated from the central point of the present Niagara Square, with the grid of Black Rock streets that, by 1807, was surveyed beyond the present line of North Street and Porter Avenue. (This was more or less the original boundary of the two communities.) Niagara Street, which had been opened in 1809, became the major connecting thoroughfare between the two settlements; on December 30, 1813, after burning Black Rock, British troops proceeding along it to Buffalo, which, on the same day, they also destroyed.

After 1825, Buffalo became the dominant municipality as a result of being designated the western terminus of the Erie Canal. Buffalo’s commercial importance was augmented in the 1840s with the arrival of the first railroad from the Eastern Seaboard. By the 1850s, Buffalo had become an important water and rail inland transportation center and the site of growing industrialization. In April 1853, Black Rock lost its independent status when it was annexed to the City of Buffalo. Henceforth, it became a neighborhood, somewhat isolated from the rest of town because of the incongruity of its street pattern with that of the larger metropolis. “Buffalo continued to engulf the business of the county,” stated Henry Smith, “its streets pushing out in every direction, and its houses overflowing the old city line into the town of Black Rock.”

---

6 Smith, I, 230.
Unfortunately, no buildings from the period before 1850 are known to survive in the survey area. If Henry Smith’s observations are to be trusted, whatever houses were constructed at the time in the vicinity were the simplest vernacular habitations. “Log houses,” he said, “had been the dwelling-places of nearly all the people outside of the village of Buffalo. Even the little villages which had grown up in almost every township were largely composed of this specimen of primeval architecture.”

The First Period of Growth Following the Opening of the Erie Canal in 1825

By the late 1820s, more substantial buildings began to be erected in the survey area. In 1828, the country legislature authorized the construction in Black Rock of two buildings to house the Erie County Alms House and Insane Asylum. The institution, which opened in 1829, occupied land bounded by Porter Avenue, York Street, Plymouth Avenue, Connecticut Street and Fargo Avenue. The two buildings erected to serve the needs of the indigent poor remained in use for their original purpose until 1853 when a new alms house and insane asylum were constructed on 153 acres of land at Main Street near Bailey Avenue, the site of the present South Campus of the University at Buffalo. The larger portion of the survey area, which was mostly vacant land at this time.

In 1852, the alms house buildings and land were purchased from the county in 1852 by the Oblates of Mary Immaculate, an order of Roman Catholic priests founded in France in the early nineteenth century and dedicated to religious teaching. Bishop Timon, the head of the young church in Western New York, invited the order to come from Marseilles to Buffalo to establish a seminary for local priests. The Oblates took over the county buildings renovated them for their use. The former poorhouse became the classroom building and dormitory, and the insane asylum building, located at the corner of West and York Streets, saw new life as the seminary chapel. In 1856, the order commenced construction of a new red brick parish church, the present Holy Angels Church. The parish it served consisted mainly of Irish immigrant

---

7 Ibid, I, 191.
families who lived in the area near the canal, south of Porter Street (former York Street). Completed in 1874, the simple Romanesque style church has undergone several renovations but remains faithful to its original appearance. The parish is still served by the Oblate fathers.

The other significant construction project in the survey area in the mid-nineteenth century was the building of a municipal reservoir on the block bounded by Niagara, Connecticut, Ninth, and Vermont Streets. In 1850, after consulting with W. J. McAlpine, a well-respected engineer from Brooklyn, the city made a contract with the private Buffalo Water Works Company “for supplying the city with water for Public purposes, such as extinguishing fires, for fountains, and for the use of public buildings and markets.” For this, Buffalo would pay $8000 and would bill individual home owners two to ten dollars per year for water service. Construction of the new reservoir was eventually finished by January 1852. The following year, when a French visitor asked a proud local resident if the water works had existed for a long time, he was told “certainly, . . . for more than a year.” The reservoir, was located 88 feet higher than the river and had a capacity of 13,500,000 gallons. Water from the Niagara River was elevated to the reservoir by two force pumps, each with a capacity of 235 gallons, and was distributed to the main part of town through 31 miles of pipe. Excepting the dredging of the Buffalo Creek to create the harbor, the construction of the Prospect Hill reservoir and the 330-foot tunnel to the river was the largest engineering undertaking the city had yet seen.

The survey area is also home to one of the oldest public spaces in the city, Prospect Park. Niagara Street, Seventh Street, Connecticut Street and Porter Avenue bound this rectangle of tree-shaded green space. In 1836, Pascal Pratt, one-time mayor of Buffalo, donated the highest piece of land he owned in the neighborhood for a public square. That twin-city-block parcel was bounded by Prospect, Connecticut, Porter, and Connecticut Streets. In 1870, it was incorporated into the Buffalo park and parkway system created by Olmsted and Vaux. At that time, it was known as Prospect Park and included adjacent Columbus Park. Porter Avenue, an existing thoroughfare upgraded to a parkway, joined it to the city-wide park system. Prospect Park is still

---

a pleasant amenity for survey area residents and is listed in the National Register of Historic Places. (The humdrum modern branch library built in the park in 1957 is designated a non-contributing element.10)

**Early Architecture in the Survey Area**

For the most part, residential development in the survey area would follow the northward movement of the City of Buffalo from Niagara Square. This lower West Side corridor, that had Niagara Street as its main thoroughfare, would bring well-to-do homeowners and later working class residents to the Prospect Hill area. In 1837, Col. MacKay built his so-called castle in the area. The most imposing Gothic Revival residence in Western New York, it indicated the attraction that the Prospect Hill area held for the rising class of home owners. Other vanished mansions included Italianate style dwellings for Nelson Willard (c. 1856) at the corner of Seventh and Vermont Streets, for DeWitt C. Weed (c. 1859) at the corner of Connecticut and Seventh Streets. Although outside the survey area, the homes were nearby and indicate the growing importance of the general area as a residential neighborhood.

By the mid 1850s, modest dwellings had begun to appear on the streets of the survey area. In 1852, for example, property was offered in the area: “Lots on 13th, 14th, Massachusetts and Rhode Island streets, high and pleasant, on Prospect Hill – will be the most pleasant and desirable part of the city.”11 Thus the entire survey area was identified with the name “Prospect Hill” early on. (The abandoned Episcopal church of St. Mary’s-on-the-Hill, 1875 and 1892), just outside the survey area at the corner of Niagara and Vermont Streets, marks the summit of the hill, which was the location of a military skirmish during the war of 1812.) An 1866 map indicates that by the time of its merger with Buffalo, the area (together with the central part of town) was a developing area of the city.12 Today, scant evidence of pre-Civil War dwellings is

---

10 The square west of Niagara Street, is now known as Columbus Park. Originally, it was joined to Prospect Park, but in the early twentieth century the city extended Niagara Street northward through the parcel creating the present two separate public spaces.

11 “To Rent & For Sale.” *Buffalo Daily Courier*, Nov. 9, 1852.

visible, although some present day buildings may have foundations dating from this period. Large areas of the survey area were still open space in the middle of the nineteenth century. In 1853, for example, the land between Niagara Street and Ninth Street north of Rhode Island was a thriving orchard.\textsuperscript{13} Intimations of future urbanization were present, nonetheless, in the opening of Vermont Street for public use in 1839, the opening of Connecticut Street from Niagara Street to the river in 1850, the opening of Fifteenth Street from Vermont Street to Connecticut Street in 1853, and the extending of Niagara Street from Seventh Street to Ninth Street in 1857.

224 Plymouth Avenue (c. 1850). Perhaps the earliest house surviving in the survey area. Also note the two-story barn at rear. The house at right has since been demolished for a D'Youville College parking lot expansion.

\textsuperscript{13} “Desirable City Property to be sold at Auction on Tuesday, Dec. 20\textsuperscript{th}, 1853, by L. K. Plimpton & Co.” Handbill in the Buffalo and Erie County Public Library local history collection.
Residential and commercial development of the survey area was greatly stimulated by the creation of a city-wide system of public transportation. In 1860, a horse car line opened along Niagara Street to Black Rock. By the mid 1880s, the city in general had over eleven miles of “street railways” that provided reliable, inexpensive service. Like other parts of Buffalo, the survey area became a “street car suburb” and home to a growing number of middle class families whose breadwinners worked in the city’s ever increasing number of factories and thriving grain industry. Gas mains, waterlines, and, after the mid 1890s, electricity, all contributed to raise the tide of residential and commercial development in the survey area. On the northern edge of the neighborhood, some industrial structures were also built.

Frederick Law Olmsted and Calvert Vaux’s Buffalo Park and Parkway System, 1868-1876

In 1870, Frederick Law Olmsted and Calvert Vaux developed the open land south of Fort Porter and overlooking the Erie Canal, the lake, and the beginning of the Niagara River—and which had
been used informally for recreation—as one of the new parks they proposed for Buffalo. Named The Front (the present Front Park), it was linked to the city-wide park and parkway system by Porter Avenue and The Bank, a no longer extant circle at the juncture of Massachusetts Avenue and the present Busti Avenue. The construction of the parkway system on the West Side transformed Massachusetts Avenue from a simple neighborhood street into a link between two parkway circles, The Bank on the west overlooking the Niagara River and Lafayette Circle on the east at Richmond Avenue. Olmsted and Vaux’s landmark park and parkway scheme, which occupies a significant place in the history of American urban planning, promoted further residential development in the Prospect Hill area. At the time, local residents who were fighting the city’s plan to install large and noisy machinery at the reservoir, described the neighborhood as “one of the most prominent and beautiful locations in the city.”

14 “The Holly Words,” Buffalo Courier, June 7, 1870, 4.
The importance of the area to the city was confirmed in 1899 when a committee of local experts named the land adjacent to Front Park as the first choice for the site of the Pan-American Exposition, which would be held in Buffalo two years later. Envisioning the north entrance to the exposition grounds at Porter and Busti Avenues, the committee enumerated the advantages of the general locale (which would touch on the survey area) as follows:

It is within easy walking distance of the populated districts. It is accessible by bicycles, carriages, and automobiles through the best paved streets and by all International Traction Company’s trolley lines, from the Falls, Lockport and city. It is served by the New York Central Railroad and all allied lines and by all traffic of lakes, including Canadian and foreign traffic through Welland Canal. . . . [and has the] availability of using The Front with the bandstand, horticultural exhibits, roads, walks, drives and landscape gardening already made.15

**Late Nineteenth-Century Residential Development**

During this period, a number of architect designed homes that were built in the vicinity, especially to the west of the survey area. In the survey area itself, generally modest framed residences went up. Records indicate that the scattered infilling of the neighborhood streets that

---

15 “Report on Sites,” *Buffalo Express*, April 7, 1899, 7. Eventually, the organizers of the exposition chose the area north of Delaware Park for its site.
had begun in the 1860s and 1870s with modest houses gained momentum in the 1880s. By the early 1890s the entire survey area had been substantially built up. According to the 1872 city atlas, of the thirty-seven city blocks in the survey area, eight blocks had no development and most blocks had limited, scattered development; only one block was completely developed, that bounded by Connecticut, Vermont, Twelfth, and Thirteenth Streets. The 1884 city atlas indicates that the majority of lot support frame houses, though many vacant lots remained, and one block was still undeveloped. Nearly all the buildings were of frame construction, the use of brick being largely restricted to large buildings; the 1884 atlas notes only sixteen brick houses in the survey area. The 1894 city atlas shows the the survey area as nearly fully developed as a residential neighborhood.

Architects did not design most of the houses that went up along the streets in the survey area in the last half of the nineteenth century. Rather, they would have been built from builders’ plans or standardized, mail-order designs. “Very few architects ever hear of these buildings on account of arrangements made with the planning mills and contractors for the drawing of plans for nothing,” observed a contemporary Buffalo real estate writer.16 Examples of these types of buildings from the period occur frequently along the streets of the survey area. The simplest form is a one-story, saddle-back roofed wooden cottage common to many streets in immigrant areas of Buffalo and other American cities. “These basic wooden buildings,” write historians of vernacular architecture Thomas Hubka and Judith Kenny, “were neither new urban building types nor imported ethnic creations, but reflected American house forms and technology modified for dense urban environments during the last half of the nineteenth century and early twentieth century.”17 Examples can be seen at 211 14th Street (c. 1880), 637½ West Avenue (c. 1870), and 285 Fargo Avenue (c. 1867). The latter two buildings were moved to the rear of the lot when a larger home was built on the street This, too, was a common practice in American working class neighborhoods. These dwellings have been called “rear houses” by Hubka and Kenny who note that they were “typically constructed on the rear portions of the site usually next

16 H. S. Pickett, “Buffalo,” Architectural Era, 3(September 1889), 195.
to an alley. Often an alley house was an earlier, original cottage that had been moved to the back of the site and placed on a new foundation while a new house was built on the front of the lot."18

637½ West Avenue (c. 1875)

211 Fourteenth Street (c. 1880)

18 Ibid., 42.
Larger, two-story suburban style individual dwellings survive at 180 14th Street (c. 1880), 162 Normal Street (c. 1880), 806 West Avenue (1889), and 399 Fargo Avenue (c. 1880). The house at 354 Fargo Avenue (1889), designed by Marling & Burdett, is an especially fine dwelling. The last Richardsonian Romanesque style residence remaining in the city, it is also of special interest because Burdett had worked in the famed H. H. Richardson’s office in Brookline, Massachusetts. Two family dwellings also started to appear during the late 1890s and could house separate families either one above the other in the “double flat” arrangement or, less commonly, alongside each other in the duplex of semi-detached house. Many such houses were built in the neighborhood in the early twentieth century, and many more existing houses were converted to multiple-family and boarding house use, as in most areas of the city.
399 Fargo Avenue (c.1885)

354 Fargo Avenue (1889, Marling & Burdett, architects) The last remaining example of Richardsonian Romanesque domestic architecture in Buffalo.
Non-Residential Architecture in the Late Nineteenth Century

Also during the last half of the nineteenth century, the neighborhood saw the expansion of the Oblate Father’s complex of religious buildings. By 1875, Holy Angels Church, which Bishop Timon had dedicated in 1859, had been enlarged to its present size, with the addition of transepts and a more imposing sanctuary. In 1894, the order constructed a new school and seminary building at the corner of Porter Avenue and West Street (demolished). And in 1894, the order erected a Romanesque style chapel on Fargo Avenue for its seminarians.

Pierce’s Palace Hotel (1876-77, R. A. Waite), burned in 1881

The largest building in the neighborhood, the 74th Regiment Armory, known locally as the Connecticut Street Armory (NR listed), 184 Connecticut Street, also went up during this period. Occupying the site of the former Prospect Reservoir, which was abandoned in 1894, the armory was constructed between 1898 and 1900 in the Richardsonian Romanesque style. The plans were drawn by the New York State architect, Isaac Perry, and construction was supervised by the Buffalo architectural firm of Lansing & Beierl. The mammoth structure—said at the time to have the largest unobstructed drill floor in the world—does full justice to the expressive power of rusticated masonry (Richardson’s favorite material), in this case, local Medina sandstone. Yet despite its great size, the armory did not drastically change the character of the neighborhood because the site had already been occupied by the massive reservoir. One grand public work simply replaced another. Indeed, the picturesque facade of the armory overlooking Prospect
Park is the dominant element of one of Buffalo’s oldest public squares, a space that despite some unfortunate changes to the streetscape along Prospect Avenue still manages to hold on to its urban charm. Almost diagonally across Prospect Avenue from where the armory would be built was Prospect Hill’s other great architectural landmark: Pierce’s Palace Hotel (1876-77, Richard A. Waite), which was unfortunately destroyed by fire in 1881. It stood on the east side of Prospect Avenue, in the middle of the block (about where the Health Science Building of D’Youville College now stands) overlooking Prospect Park and affording views Lake Erie from its upper floors.

By the end of the nineteenth century, the North Prospect Hill had largely been developed as a working class residential neighborhood. In later years, the pattern of development established during this last half of the century would continue until the neighborhood achieved the character that is has today. Unfortunately, a declining local economy, suburban flight, and an expanding D’Youville College campus, among other factors, have posed serious threats to the health of the area. The result has been an increase in the number of vacant properties, in maintenance being deferred on many dwellings, the demolition of abandoned buildings, and the flattening of numerous homes for parking lots.
1894 City Atlas. The map indicates that by the early 1890s the streets of the survey area were largely filled with frame dwellings.
During the first decades of the twentieth century, the streets of the survey area continued to be filled in with middle class residential architecture. The scale and character of buildings generally followed trends present in the 1890s and modest single and double family homes continued to be erected until the mid-1950s. In addition, apartment buildings, often housing shops on their ground floor, began to appear in the neighborhood. Although few residents commissioned homes by local architects, real estate entrepreneurs did employ their services for these new commercial and apartment buildings.

The shopping needs of area residents were originally met by small businesses housed in frame buildings such as those at 321 Vermont Street (1886) and 400 Fargo Avenue (1888). These were essentially large houses with ground floor storefronts. Often the merchant lived with his family above their establishment. The 1890s saw the construction of considerably larger brick buildings that featured several stores on the ground floor and apartments above. Examples include 236 Massachusetts Avenue (1895), The Buffington, 197 Fifteenth Street (1893) and The Lincoln, 326-336 Fourteenth Street (1896, Eckel & Ackerman).
Connecticut Street as a Commercial Thoroughfare

Although smalls scale commerce was scattered throughout the survey area, in the early twentieth century, Connecticut Street now emerged as the chief shopping thoroughfare of the district. The street soon began to acquire brick commercial buildings beginning with the Zeiler Building at 367-369 (1889, Stephen A. Bishop, arch.) and the heavily altered Thebaud Bros. Building at 334-338 (1892, James R. Kimball, arch.). At five stories, the Zink Block (1896, C. D. Swan, arch.) at 344-348 is the tallest commercial building in the survey area and is one of the best preserved examples of its type remaining in Buffalo. By 1900, yellow brick replaced red as the preferred material for the area’s commercial buildings. The fine store and apartment building built at 356-358 (1903, Louis P. J. Eckel) is illustrative of both the new material and the reuse of existing building stock in the neighborhood. Although much of the street’s former vibrancy is gone, it preserves a number of large buildings with retail space on the ground floor and apartments above that bear testimony to former plain and simple prosperity. In 1902, to provide the lot for his new building, owner Louis C. Huhl moved the existing home at 360 Connecticut to 215 Normal Avenue (where it still stands), and then moved the existing store and dwelling at 356 Connecticut over to 360 (where it stood until being demolished in 2008). Other notable commercial buildings erected on Connecticut Street include those at 406 (1896), Kener’s Hall at 410-414 (1905) and a later example at 389-403 (1923).
By the second decade of the twentieth century, optimistic Connecticut Street businesspersons placed collective advertisements in local papers and touted their street as “this fast-growing business section.”¹⁹ Notable among the businesses that were here during the thoroughfare’s golden age was Meibohm Fine Arts, one of the oldest and most respected commercial art galleries in Buffalo. In 1901, Carl Meibohm, a photographer at the Pan American Exposition, opened a frame shop and gallery at 324. A few years after, he moved into the new building constructed next door at 326. The expanded business remained a Buffalo art institution until 1957 when Carl Meibohm’s heirs moved the enterprise to East Aurora where it continues to operate.

⁰⁶⁶ Connecticut St. (1896, Rudolph M. Gram) Kener’s Hall, 410-414 Connecticut Street, (1905)

**Early Motion Picture Theaters**

The survey area contains two very early motion picture theaters. The Mirror Theater (1909) at 311 Connecticut Street is probably the oldest remaining building in Buffalo that was designed as a cinema. Although it has been used as a restaurant for over seven decades, it retains its architectural integrity. The Frontier Theater (1913) at 148 Rhode Island Street was designed by the prominent local architectural firm of Bethune, Bethune & Fuchs, but unfortunately its metal cornice and marquee were recently removed. A third early theater still stands just east of the survey area at 446 Connecticut Street, but it also has lost much of its architectural integrity.

D’Youville College

Another important development in the neighborhood in the twentieth century was the founding and growth of D’Youville College. Begun as Holy Angels Academy in 1861, the present three-story Second Empire style building was completed in 1873 and extended in the same style to the west (1887) and the east (1899). In 1907, construction began on a fourth section of the building to the west in yellow brick and stone. It was designed by A. O. Von Herbulis of Washington, DC, who was architect for many notable Roman Catholic buildings across the nation, including Holy Angels School at 444 West Avenue, now the D’Youville College library. (The new section was to be the first element of a new building that the institution planned to replace the Second Empire building, but this was not carried out.) Upon completion of the new wing in 1908, the school was rechristened D’Youville College. The campus began to grow again in the 1950s and 1960s when it expanded across Porter Avenue. The college has recently enlarged its campus with the construction of a new building on the north side of Connecticut Street at porter Avenue.
The Survey Area as an Italian American Neighborhood

During the 1920s and 1930s, the survey area became identified as a predominantly middle class Italian American neighborhood. Italians began immigrating to Buffalo in the 1870s and quickly became the third largest ethnic population in the city after the Poles and Germans. Most came from southern Italy and Sicily, the poorest regions of the country at the time. At first, immigrant communities in Buffalo tended to reflect the regional homes from which they came. Those from central southern Italy tended to settle in the Lovejoy-Williams area; those from the Abruzzi (central mountainous region of the peninsula) settled along East Delavan; the Neapolitans immigrants grouped themselves closer to the center of town; Calabrians preferred South Buffalo, and Sicilians moved into the now vanished streets around the terminus of the Erie Canal and on the West Side. “Partly out of necessity, but one suspects, in large part out of choice,” note historians Scott Eberle and Joseph Grande, “Italian-Americans moved into family enterprises. They were particularly successful on the margins of Buffalo’s industrial economy, in selling food, fruits and vegetables, or pasta products, and very occasionally as street musicians. Many later found success as barbers, greengrocers, cobbler and restaurateurs.” It was these types of employment that became many Italian immigrant families “passports to the middle class” and the source of their entry into the North Prospect Hill neighborhood. Many of these Italian American families came from “Little Italy,” the working class community on the lower West Side of Buffalo centered around St. Anthony of Padua Church. “About two-thirds of the entire number of Italians [in Buffalo] live in this west side colony” reported a local newspaper in 1923. A conclusive indicator of the area’s importance within the Italian American community was the Italian Business Mens’ Association’s acquisition in 1922 of a former mansion on nearby Busti Avenue (just outside the survey area) for their city-wide headquarters.

---

22 “Italian Clubhouse Here Called the Most Beautiful in America,” Buffalo Courier, February 26, 1922. In Foreign scrapbook, Buffalo & Erie County Public Library, vol. 1, 149.
For many Italian-Americans in the survey area and elsewhere, title to a private residence was an important life goal. “Neither the immigrant generation nor its children conformed to the American ideal of occupational success,” observes social historian Virginia Yans-McLaughlin, “but they had their own standard of achievement, namely, the acquisition of family property, usually a home.” By the 1920s, states Yans-McLaughlin, many immigrant families in Buffalo owned their own home, a fact that made them feel that they had “reached the promised land.” Italians not only purchased and altered many existing homes in the neighborhood, they also built their own (often doubles), such as those at 260 Fourteenth Street (1925), 303 Plymouth Avenue (1925), 569 West Avenue (1927) and 689 Prospect Avenue (1930). The achievement of this traditional goal of success had often come with a serious drawback, however, for, says Yans-McLaughlin, families often sacrificed “their children’s education and career prospects to do so. Economically pressed Italians had to make this trade-off, and their choice was entirely consistent with their familistic mentality.” Whatever its limitations might have been, the sense of pride in
home and community that these people brought to the North Prospect Hill neighborhood was a major factor in its growth, development, and long term stability.\textsuperscript{23}

Since the early 1990s, the North Prospect Hill area has seen its ethnic mix change. Hispanic Americans have moved into the area in significant numbers. This fact is reflected in several small businesses catering to Spanish speaking customers and the conversion of the 500-seat former Emmanuel Baptist Church, a congregation originally established in the neighborhood in 1872,\textsuperscript{24} at Rhode Island Street and Normal Avenue into the Centro Evangelistico Alcance. African American residents have also grown from a small number to about fifty percent of current residents, while some Asian and Arab American groups are also represented. The Italian American population, remains and still accounts for a significant portion of the inhabitants. However, the recent closing of Our Lady of Loretto Roman Catholic church, a thriving Italian American parish when the church was erected in 1949-1950 is an indicator of the neighborhood’s ongoing transformation. Occupying the site of a former Presbyterian church, the place of worship came into being in 1924 as a mission church to secure for Catholicism the growing Italian population in the North Prospect Hill area. The demise of this large red brick church--Buffalo architect Chester Oakley’s last important commission and one in which he cautiously explored modernism--reflects the diminished number of Italian American families now residing in the area.


\textsuperscript{24} In 1872, the congregation erected a frame chapel at the corner of Prospect Avenue and Rhode Island Street. They moved to the brick Gothic style building at 327 Rhode Island Street in 1922.
Centro Evangelístico Alcance, former Emmanuel Baptist Church (1920-1922), 327 Rhode Island Street. Miller & McNeil, architects.

Our Lady of Loretto RC Church (1949-1950), 158 Fifteenth Street. Chester Oakley, architect.
Recommendations

Despite the existence of individual buildings that appear eligible for landmark and National Register listing, the consultants see no historic district or multiple property nominations within the survey area because of the lack of density of resources in the area. Many of the buildings that have lost integrity nonetheless possess some historic elements and materials. If these are demolished, the consultants recommend that a concerted effort be made to save and reuse these elements rather than have them lost to history. Such organizations as Buffalo reuse should be alerted to potential demolitions.

The consultants observed a number of “back houses” in the neighborhood—older structures that were moved to the back of the lot to make way for a newer and usually larger dwelling at the front of the property. Where feasible, consideration should be given to the possibility of moving these back buildings to the front of vacant lots to serve as infill housing.

Neighborhood civic groups, e.g. PUSH and the Massachusetts Avenue Project, should be made aware of the historic buildings within the survey area and use this information in their future efforts to improve living standards in the area. This would be particularly important in light of the recent success of the rehab of the Dolores Powell House on Massachusetts by the television program Extreme Makeover: Home Edition. This event has sparked interest restoring in additional properties and streetscapes within the survey area. Moreover, the survey area may be targeted for “green” redevelopment under the governor’s Sustainable Neighborhood Initiative. The Local Initiatives Support Group in Buffalo, which is spearheading this project locally, should be aware of the role historic resources could play in this model residential redevelopment project.

Owners of commercial properties that have been designated eligible for National and State Register listing should be made aware of the potential their buildings posses for receiving...
investment tax credits if properly restored. This might be especially effective in revitalizing Connecticut Street, the historic commercial core of the survey area.

Community groups and D’Youville College should be made aware of this survey and encouraged to work together to develop a sensible plan for campus expansion that would respect the historic fabric and residential character and potential of the neighborhood.

The consultants do not see a need for further survey work in this neighborhood.

Copies of this survey should be distributed to local libraries, schools, civic and community organizations.
Bibliography

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


Bingham, Robert W. *Cradle of the Queen City: A History of Buffalo to the Incorporation of the City.* Buffalo: Buffalo Historical Society, 1931.

*Buffalo Old and New: Chronological History of the Queen City of the Lakes.* Buffalo: Buffalo Courier Company, 1901.

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

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


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


Meibohm Fine Arts. www.meibohmfinesarts.com


*Maps and Charts Prepared by the Work Division, Emergency Relief Bureau, on the Slum Area Determination Survey*. Buffalo: Buffalo Municipal Housing Authority, 1934.


Smith, Henry Perry. History of the City of Buffalo and Erie County. 2 vols. Syracuse; Mason & Co., 1884.


The consultants also utilized the files of the Building Permit Department at Buffalo City Hall, the Proceedings of the Common Council of the City of Buffalo, and Sanborn Fire Insurance Maps in constructing this document.
Part II: Annotated List of Properties
184 Connecticut St.  1898-1900
Seventy-fourth Regiment Armory

Isaac Perry, architect; Lansing & Beierl, supervisors

Three-story brick and stone castellated armory. This imposing neighborhood icon is one of the most significant landmarks in Buffalo. Built on the site of the former Prospect Hill reservoir.

USN 02940.003045  National Register Listed

311 Connecticut St.  1909  Mirror Theatre

Fred A. Baynes, builder

This one story brick building is probably the oldest extant purpose-built motion picture theater building in Buffalo. Although it ceased to be used as a nickelodeon in 1916, original features, such as the projection booth, still remain. It has been used as a restaurant for over 70 years.

USN 02940.007551 (U)

319-321 Connecticut St.  c. 1875 / 1905-1907

A three-story brick Second Empire style building that was originally a two-and-a-half-story brick Italianate style house, later occupied by the Hoefer Ice Cream Co. In 1905-07 it received an additional bay and a full third story with Mansard roof, evidently designed by Stephen R. Berry. Unfortunately, the round arch dormers were removed in a recent re-roofing.

USN 02940.002070 (I)  Previously inventoried in 1979

326-8 Connecticut St.  1909  Meibohm Fine Arts

A. Minks & Son, architects

Two-story brick commercial building, store front on first floor with offices above. It was built for Carl A. Meibohm to house his fine art shop, which remained here until 1957; the business still continues in East Aurora.

USN 02940.002195 (I)  Previously inventoried in 1979
344-8 Connecticut St.  1896  Zink Block

Charles D. Swan, architect

This five-story red brick Italian Renaissance style loft building is remarkably intact, with only its storefronts modified. Largest remaining building by Swan, a notable local late nineteenth century architect. Built for William T. Zink to house his furniture business.

USN 02940.002196 (I)  Previously inventoried in 1979

356-8 Connecticut St.  1903

Louis P. J. Eckel, architect

Three-story store and apartment building executed in yellow brick. A highly intact example of a common building type built in the city during this period. Designed by an architect who lived and worked in the neighborhood. Built for Louis C. Huhl

USN 02940.002170 (I)  Previously inventoried in 1979

367-9 Connecticut St.  1889

Stephen A. Bishop, architect

This three story brick Queen Anne style commercial building is an excellent and highly intact example of a typical store and apartment building. Built for real estate dealer George E. Zeiler, whose name appears on the façade.

USN 02940.007617 (I)  Previously inventoried in 1979

389-403 Connecticut St.  1923

This important two-story commercial corner building, built of red brick with artificial stone trim, retains a high degree of integrity. As built, it contained eight stores and five apartments. Built for Solomon Siegel.

USN 02940.002083 (I)

Previously inventoried in 1980
<table>
<thead>
<tr>
<th>Address</th>
<th>Year</th>
<th>Description</th>
<th>Architect/Builder</th>
</tr>
</thead>
<tbody>
<tr>
<td>406 Connecticut St.</td>
<td>1896</td>
<td>Three-story brick Queen Anne style store and apartment building with late Richardsonian Romanesque detailing. Built for George F. Weick, whose shoe store occupied the first floor.</td>
<td>Rudolph M. Gram</td>
</tr>
<tr>
<td>410-4 Connecticut St.</td>
<td>1905</td>
<td>This three-story yellow brick Renaissance style commercial building housed Kener’s hardware store on the first floor, while above were offices and lodge rooms for fraternal organizations. Built for Edward Kener, whose name appears on the façade.</td>
<td>Edward Kener</td>
</tr>
<tr>
<td>233 Fargo Ave.</td>
<td>1894</td>
<td>Two-story brick and stone Romanesque style chapel which presents an imposing façade to the street. The adjacent Second Empire style seminary was demolished in 1984.</td>
<td>Samuel H. Voloshin</td>
</tr>
</tbody>
</table>
281 Fargo Ave.  c. 1885

Two-and-a-half-story frame vernacular house, which still retains much of its exterior, though a picture window was recently installed on the second floor.

USN 02940.002181

Previously inventoried in 1979

283 Fargo Ave.  c. 1880

Two-story frame vernacular house, an earlier house modified with an oriel window and an enclosed porch in the early twentieth century. Occupied in 1896 by J. Schanne.

USN 02940.008169

285 Fargo Ave.  c. 1867

One-and-a-half-story frame Italianate style house that is one of the oldest remaining in the survey area. It still retains the four-over-four window sash in the attic. A typical worker’s cottage, it was built for Carl Frenz; it was moved to the back of its lot in 1904, for the construction of 287 Fargo Ave.

USN 02940.024561 (U)

287 Fargo Ave.  1904

Two-and-a-half-story frame vernacular house. It was built for Carl Frenz, after his earlier house was moved to the rear of the lot (now 285 Fargo Ave.).

USN 02940.008168
293 Fargo Ave.  c. 1880
Two-and-a-half-story frame Italianate style house. Despite window alterations, it still retains much of its original details. Occupied in 1896 by Mrs. Sarah Stockton.
USN 02940.008167

297 Fargo Ave.  c. 1880
Two-and-a-half-story frame Queen Anne style house. Although sided with asbestos, the house retains much of its original trim, including a particularly fine porch. Occupied in 1896 by W. M. Jennings.
USN 02940.008165

307 Fargo Ave.  c. 1880 / 1908
USN 02940.008189

316 Fargo Ave.  c. 1900
Two-and-a-half-story frame Colonial Revival style house with much of its fine detailing intact. Occupied in 1896 by Mrs. W. T. Ferris. The two-story frame dwelling at the rear of the lot was likely moved from the front when the present house was built.
USN 02940.002174
Previously inventoried in 1979
**346 Fargo Ave.  1902**

Two-and-a-half-story frame apartment building. A particularly fine example of the Colonial Revival style as adapted for what was then known as a “tenement,” despite the asbestos siding. Built for John Dickey.

USN 02940.024562

---

**351 Fargo Ave.  c. 1885**

Two-and-a-half-story frame Queen Anne style house that retains much of its original exterior detailing, with the exception of the replacement of the wood porch and columns with wrought iron. Occupied in 1896 by Henry D. Bonney. The rear dwelling may have been built after the front house.

USN 02940.013580 (U)

---

**354 Fargo Ave.  1889**

Marling & Burdett, architects

Two-and-a-half-story brick Richardsonian Romanesque style house, the last such remaining in Buffalo. (Architect Herbert Burdett worked in H. H. Richardson’s office.) It was constructed by building contractor George W. Carter as his own residence

USN 02940.004464 (I)  Previously inventoried in 1980

---

**356 Fargo Ave.  c. 1870**

Two-story brick Italianate style house, one of the rare brick examples in the survey area. Notable despite the window alterations (1954). Owned in 1872 by C. S. Chapin and occupied in 1896 by Marcus Lewin.

USN 02940.004465 (U)

Previously inventoried in 1980
<table>
<thead>
<tr>
<th>Address</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>360 Fargo Ave.</td>
<td>c. 1875</td>
</tr>
<tr>
<td></td>
<td>Two-story brick Italianate style house, one of the rare brick examples in the survey area. Notable despite the window alterations; the picture window installed in 1954. Occupied in 1896 by A. V. Tillman.</td>
</tr>
<tr>
<td>USN 02940.013555</td>
<td></td>
</tr>
<tr>
<td>363 Fargo Ave.</td>
<td>c. 1885</td>
</tr>
<tr>
<td></td>
<td>Two-and-a-half-story frame Queen Anne style house. It still retains much of its original character, despite unfortunate alterations. Occupied in 1896 by M. Florian.</td>
</tr>
<tr>
<td>USN 02940.004466</td>
<td></td>
</tr>
<tr>
<td>365 Fargo Ave.</td>
<td>c. 1885</td>
</tr>
<tr>
<td></td>
<td>Two-and-a-half-story frame Queen Anne style house with unusual superimposed porches. An outstanding intact example. Occupied in 1896 by F. Welch.</td>
</tr>
<tr>
<td>USN 02940.004467</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Previously inventoried in 1980</td>
</tr>
<tr>
<td>378 Fargo Ave.</td>
<td>c. 1885</td>
</tr>
<tr>
<td></td>
<td>Two-and-a-half-story frame Queen Anne style house, notable for its detailing (especially the tiny tower) which remains despite the later siding. Occupied in 1896 by Mrs. C. Schickel.</td>
</tr>
<tr>
<td>USN 02940.013551</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Year</td>
</tr>
<tr>
<td>-------------</td>
<td>--------</td>
</tr>
<tr>
<td><strong>380 Fargo Ave.</strong></td>
<td>c. 1880</td>
</tr>
<tr>
<td>Two-and-a-half-story frame vernacular house, an intact example representative of the first wave of home building in the neighborhood. It received a rear addition in 1887; the one-story rear house was built in 1920. Occupied in 1896 by Mrs. Lucy Dayton and Mrs. Kate Thulzman.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.004468 (U)</td>
<td>Previously inventoried in 1980</td>
</tr>
</tbody>
</table>

| **381 Fargo Ave.** | c. 1885 |
| Two-and-a-half-story frame Queen Anne style house with fine gable detail. The rear two-story house was built 1923. | |
| USN 02940.004469 | |
| Previously inventoried in 1980 |

| **387 Fargo Ave.** | 1887 |
| Two-and-a-half-story frame Queen Anne style house with an outstanding intact porch. It is rare to find an intact porch of this vintage. Built for Margaret Doohen. Occupied in 1896 by Dr. D. J. Constantine. | |
| USN 02940.004470 (U) | |
| Previously inventoried in 1980 |

| **388 Fargo Ave.** | 1890 |
| Two-and-a-half-story frame vernacular house with much of its original detailing, despite the asbestos siding. Built for Thomas Collins. Enlarged in 1910 for Collins, when the rusticated concrete block porch was probably added. | |
| USN 02940.013548 (N) | |
**399 Fargo Ave.  c. 1885**

Two-and-a-half-story frame Stick style house, a rare and largely intact example of the style. Enlarged in 1912 for Alexander J. Ross, when the dormer and enclosed front porch were probably added. Occupied in 1896 by A. J. Ross.

USN 02940.004471 (U)

Previously inventoried in 1980

---

**400 Fargo Ave.  1888**

Two-and-a-half-story frame Queen Anne style store and residence. Most original details, including the frame storefront columns, are intact. May incorporate an earlier building on the site. Built for George Messersmith, a grocer. The wide brick garage was added in the early twentieth century.

USN 02940.004472  Previously inventoried in 1980

---

**449 Fargo Ave.  1890**

Two-and-a-half-story frame Queen Anne style house with excellent, largely intact porch, similar to that on 387 Fargo Ave. Built for Robert H. Mason.

USN 02940.004473 (U)

Previously inventoried in 1980

---

**452 Fargo Ave.  c. 1890**

Two-and-a-half-story frame vernacular house with small one-and-a-half story rear cottage, possibly converted from a barn. Occupied in 1896 by J. Kelvington. The gambrel roof brick rear dwelling may have originally been a stable.

USN 02940.014004
**457 Fargo Ave.  c. 1888**

Two-and-a-half-story frame Queen Anne style house with fine gable detailing. The fenestration would have originally been the same as that on the neighboring house at 459 Fargo Ave., and was modified in the early twentieth century.

USN 02940.014036

---

**459 Fargo Ave.  1888**


USN 02940.014037

---

**506 Fargo Ave.  1904**

Two-and-a-half-story frame vernacular house, a substantial and little-altered example. Built for Fred Kasper. Occupied in 1896 by A. J. Munhall. The c. 1870 one-story dwelling at the rear of the lot was moved back from the front; it was occupied in 1872 by E. Shannon.

USN 02940.014435

---

**510 Fargo Ave.  1915**

Two-and-a-half-story frame vernacular house, built after the earlier two-story frame house on the lot was moved to the rear. Built Moses Barrowman.

USN 02940.014434
**512 Fargo Ave.  1925**

Two-and-a-half-story frame vernacular house, typical of those erected in the neighborhood after World War I. Built for Antonio Buscaglia.

USN 02940.014433

---

**520 Fargo Ave.  c. 1880**

Two-and-a-half-story frame Eastlake style house which retains most of its exceptional exterior detail, despite the later siding and removal of the front porch.

USN 02940.014431 (U)

---

**522 Fargo Ave.  c. 1870**

Two-story frame vernacular house with an unusual recessed side porch but no front porch. The front section is evidently an addition to the earlier rear section, owned by A. Becker in 1872.

USN 02940.004475

Previously inventoried in 1980

---

**602-4 Fargo Ave.  c. 1890**

Two-and-a-half-story frame Queen Anne style house, an unusual and largely intact multiple dwelling. It was occupied in 1896 by ten people.

USN 02940.015041
614 Fargo Ave.  c. 1885
Two-story frame vernacular house, an intact and typical example of the workers’ housing built in the neighborhood between 1870 and 1890. Occupied in 1896 by F. D. Kent.
USN 02940.015038

623 Fargo Ave.  1889
Two-story frame vernacular house, an intact and typical example of the workers’ housing built in the neighborhood between 1870 and 1890. Built for William Williams, who was still living here in 1896.
USN 02940.015063

10 Fifteenth St.  1892
Two-and-a-half story frame Queen Anne style house, an interesting side gable example with very narrow clapboards on the upper stories. Built for H. T. Bayne, and occupied in 1896 by H. C. Gardiner.
USN 02940.007670

11 Fifteenth St.  1901
Two-and-a-half story frame vernacular house, an unusual asymmetrical design. Built for H. Booth.
USN 02940.002085 (U)
Previously inventoried in 1979
22 Fifteenth St.  c. 1888

Two-and-a-half story frame Queen Anne style house with an almost completely intact original exterior. Occupied in 1896 by C. B. Lyman.

USN 02940.006535 (I)

Previously inventoried in 1979

28 Fifteenth St.  c. 1887

Two-and-a-half story frame vernacular house, another intact example of the style. Occupied in 1896 by A. M. Drake.

USN 02940.002094 (U)

Previously inventoried in 1979

31 Fifteenth St.  c. 1880

Two-story frame Eastlake style house, a well-preserved example. Occupied in 1896 by Thomas A. Laird.

USN 02940.007676 (I)

35 Fifteenth St.  c. 1880 / 1914

Two-and-a-half story frame vernacular house with notable later alterations. Occupied in 1896 by George B. Starbird. It was enlarged in 1914 in the Craftsman style for John M. Hogan.

USN 02940.002087

Previously inventoried in 1979
<table>
<thead>
<tr>
<th>Address</th>
<th>Year</th>
<th>Description</th>
<th>Owner(s)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>37 Fifteenth St.</td>
<td>c. 1888</td>
<td>Two-and-a-half story frame Stick style house, intact and very well maintained. Occupied in 1896 by D. H. Bronnell.</td>
<td>USN 02940.002088 (U)</td>
<td>Previously inventoried in 1979</td>
</tr>
<tr>
<td>42 Fifteenth St.</td>
<td>c. 1878</td>
<td>Two-and-a-half story frame Stick style house, a simple example of the style. Occupied in 1896 by P. J. Kelly.</td>
<td>USN 02940.002082 (U)</td>
<td>Previously inventoried in 1979</td>
</tr>
<tr>
<td>45 Fifteenth St.</td>
<td>c. 1887</td>
<td>Two-and-a-half story frame Queen Anne style house, the same design as 37 Fifteenth St. with different exterior detailing. Occupied in 1896 by J. H. Rodebaugh.</td>
<td>USN 02940.002090 (U)</td>
<td>Previously inventoried in 1979</td>
</tr>
<tr>
<td>47 Fifteenth St.</td>
<td>c. 1885</td>
<td>Two-story frame Eastlake style house with a later Colonial Revival porch. Occupied in 1896 by John H. Usher; it was still in the Usher family in 1979.</td>
<td>USN 02940.002091</td>
<td>Previously inventoried in 1979</td>
</tr>
</tbody>
</table>
51 Fifteenth St.  c. 1890

Two-and-a-half story frame Queen Anne style house, a very solid and imposing example. Especially notable is the single twisted Romanesque column at the recessed corner porch. Occupied in 1896 by Charles H. Schwenck.

USN 02940.002092
Previously inventoried in 1979

105 Fifteenth St.  c. 1880

One-and-a-half story frame vernacular house with a fine early twentieth century Craftsman style porch. Occupied in 1896 by Albert Fehr.

USN 02940.008036

124 Fifteenth St.  c. 1880

Two-and-a-half story frame Stick style house, a companion building to 321 Vermont St., was probably constructed at the same time.

USN 02940.024563

158 Fifteenth St.  1949-1950
Our Lady of Loretto Roman Catholic Church

Chester Oakley, architect

One-story brick and stone church building, an important early Postwar example by a very significant local architect. Oakley (and his partner Albert Schallmo) had designed some of the most notable Catholic churches in Buffalo during the 1920s; this is Oakley’s last church.

USN 02940.013747 (I)
<table>
<thead>
<tr>
<th>Address</th>
<th>Year of Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>165 Fifteenth St.</td>
<td>c. 1875</td>
</tr>
<tr>
<td>Two-and-a-half story frame vernacular house with the segmental arch windows that were characteristic of many houses built in Buffalo shortly after the Civil War. One story was added in 1925. Occupied in 1896 by Joseph Jenkins.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.004432</td>
<td></td>
</tr>
<tr>
<td>Previously inventoried in 1979</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>197 Fifteenth St.</th>
<th>1893</th>
<th>The Buffington</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four-story brick Queen Anne style apartment building with molded brick detailing. Largely intact despite first floor changes. Built for Charles E. Bradshaw.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>USN 02940.004436 (U)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>252 Fifteenth St.</th>
<th>c. 1880</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-and-a-half story frame vernacular house. Originally one story, it was enlarged in 1907 for Eva M. Bowman; a dairy was added at the rear in 1916 for Carlton Grant Field, and the veranda was enclosed in 1924.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.024564</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>282 Fifteenth St.</th>
<th>c. 1900</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-story frame vernacular house with an unusual recessed porch. It received an addition in 1929. Occupied in 1896 by A. V. Armstrong.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.014671</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Year</td>
</tr>
<tr>
<td>-----------</td>
<td>-------</td>
</tr>
<tr>
<td><strong>300 Fifteenth St.</strong></td>
<td><strong>c. 1892</strong></td>
</tr>
<tr>
<td>Two-and-a-half story frame Queen Anne style house, notable for the enormous hip roof dormer projecting beyond the front wall plane. Possibly unique in the city. Occupied in 1896 by A. E. Hoddick.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.014667</td>
<td></td>
</tr>
<tr>
<td><strong>305 Fifteenth St.</strong></td>
<td><strong>c. 1887</strong></td>
</tr>
<tr>
<td>Two-and-a-half story frame Queen Anne style house, a largely intact example. Built for E. W. Clement, who was responsible for at least twenty houses in this vicinity in 1887. Occupied in 1896 by Edward Garnett, whose wife had the rear house built in 1907.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.014687</td>
<td></td>
</tr>
<tr>
<td><strong>310 Fifteenth St.</strong></td>
<td><strong>c. 1892</strong></td>
</tr>
<tr>
<td>Two-and-a-half story frame Queen Anne style house. The large gambrel dormer projecting through the roofline, flanked by a miniature gambrel dormer, makes this a very unusual design. Occupied in 1896 by F. E. Munger.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.014663</td>
<td></td>
</tr>
<tr>
<td><strong>328 Fifteenth St.</strong></td>
<td><strong>c. 1888</strong></td>
</tr>
<tr>
<td>Two-and-a-half story frame Stick style house with most of its fine exterior intact. The sunburst in the porch roof and diamond windows in the gable are two notable features. Occupied in 1896 by Peter J. Haley.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.002195</td>
<td></td>
</tr>
</tbody>
</table>

Previously inventoried in 1979
<table>
<thead>
<tr>
<th>Address</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>139 Fourteenth St.</td>
<td>c. 1885</td>
</tr>
<tr>
<td>Two-and-a-half story frame Stick style house, a well-preserved high style example. The brick veneer storefront was added in 1931 for Sadie Jambra. Occupied in 1896 by Mrs. Charles P. Churchill.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.024565</td>
<td></td>
</tr>
<tr>
<td>143 Fourteenth St.</td>
<td>c. 1880</td>
</tr>
<tr>
<td>Two-and-a-half story frame Stick style house, a well-preserved high style example with notable detailing. Occupied in 1896 by W. H. Woods.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.002079</td>
<td></td>
</tr>
<tr>
<td>Previously inventoried in 1979</td>
<td></td>
</tr>
<tr>
<td>180 Fourteenth St.</td>
<td>c. 1885</td>
</tr>
<tr>
<td>Two-and-a-half story frame Stick style house, a well-preserved high style example. The richly detailed, superimposed porches are a rare survival. Occupied in 1896 by A. H. Simon, and enlarged in 1911 for Theresa Simon.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.002078 (I)</td>
<td></td>
</tr>
<tr>
<td>Previously inventoried in 1979</td>
<td></td>
</tr>
<tr>
<td>211 Fourteenth St.</td>
<td>c. 1880</td>
</tr>
<tr>
<td>One-story frame vernacular house, with notably rich detailing on the front façade for a small workers cottage. Occupied in 1896 by George M. Gethoefer.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.008048 (U)</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Year</td>
</tr>
<tr>
<td>-----------</td>
<td>--------</td>
</tr>
<tr>
<td>235 Fourteenth St.</td>
<td>c. 1875</td>
</tr>
<tr>
<td>One-and-a-half story frame vernacular house, among the earliest in the survey area. The unusual oriel window likely dates to the early twentieth century. Occupied in 1888 by Alex Westher. At the rear of the property is a small one-story brick building with four-over-four windows and a large cupola, which was constructed in the late nineteenth century to house a gas regulator.</td>
<td>USN 02940.002144  Previously inventoried in 1979</td>
</tr>
<tr>
<td>243 Fourteenth St.</td>
<td>c. 1910</td>
</tr>
<tr>
<td>Two-and-a-half story frame Craftsman style house with an intact double porch. Occupied in 1915 by George J. Holst, Carl Larson and George M. Peterson.</td>
<td>USN 02940.002143  Previously inventoried in 1979</td>
</tr>
<tr>
<td>249 Fourteenth St.</td>
<td>c. 1885</td>
</tr>
<tr>
<td>Two-and-a-half story frame vernacular house with an early twentieth century brick porch and unusual wrought iron railings. Occupied in 1896 by Niles Case.</td>
<td>USN 02940.024566</td>
</tr>
<tr>
<td>260 Fourteenth St.</td>
<td>1925</td>
</tr>
<tr>
<td>Two-and-a-half story frame vernacular house typical of those built in the neighborhood in the 1920s. Built for Gaetano Allesandra</td>
<td>USN 02940.002142  Previously inventoried in 1979</td>
</tr>
</tbody>
</table>
295 Fourteenth St.  1956
Our Lady of Loretto School

Two-story brick International style parochial school building, built for the parish of the church at 158 Fifteenth St.

USN 02940.013747 (I)  (Part of church complex)

300 Fourteenth St.  c. 1880

Two-and-a-half story frame Eastlake style house, a fine intact example. Occupied in 1896 by Peter Courtney.

USN 02940.004439 (U)

Previously inventoried in 1979

307 Fourteenth St.  1908

Two two-and-a-half story frame vernacular houses, on the front and rear of the lot, both built for William P. Volgamore & Co. Notable as intact examples built at the same time.

USN 02940.018679 (U)

Previously inventoried in 1979

318 Fourteenth St.  c. 1878


USN 02940.013702 (U)
319-323 Fourteenth St.  1889

R. A. & L. Bethune, architects

Three-story frame Queen Anne style apartment house with prominent gambrel roof structure. Designed by the firm of Louise Bethune, the first professional woman architect in the United States. Built for Nathan G. Benedict. Two c. 1875 one-story frame houses were moved to the rear of the lot.

USN 02940.013726 (I)

320 Fourteenth St.  c. 1878

Two-story frame Eastlake style house, a good example of a typical design in this neighborhood. Occupied in 1896 by George S. Putnam. Enlarged in 1925.

USN 02940.004442

Previously inventoried in 1979

326-336 Fourteenth St.  1896  The Lincoln

Eckel & Ackerman, architects

Three-story brick Renaissance style store and apartment building. One of several designed by these architects on the west side during the 1890s. Built for John Otto, Jr. Used as a hotel during the Pan-American Exposition.

USN 02940.013701 (I)

402 Fourteenth St.  c. 1888

Two-and-a-half story frame vernacular store and dwelling, typical of those erected for small businesses in the neighborhood. The extant side porch and small rusticated concrete block rear addition are notable features. Occupied by James H. Shannon in 1915, and in 1931 by Joseph DiBlasi, grocer.

USN 02940.004443

Previously inventoried in 1979
### 462 Fourteenth St.  1913

Two-and-a-half story frame vernacular house, a well-preserved example. Built for William Schober, who added the two-story frame house at the back of the lot in 1914.

USN 02940.014608

### 117 Hampshire St.  c. 1900

Two-and-a-half story frame Queen Anne style house, an unusually large and imposing example for this neighborhood. It retains a large amount of fine leaded glass windows. Occupied in 1915 by Alfred F. Kuhn.

USN 02940.014473

### 118 Hampshire St.  1939  Public School No. 18

Ernest Crimi, architect

Three-story yellow brick Art Moderne school building, one of the best examples of the style in the city.

USN 02940.005938 (I)  Previously inventoried in 1984

### 180 Hampshire St.  c. 1875

One-and-a-half story frame Eastlake style house, a typical workers cottage with an intact porch. Occupied in 1894 by Henry D. Kautz, who built a one story addition that year.

USN 02940.004400

Previously inventoried in 1980
185 Hampshire St.  1887 / 1902

Two-and-a-half story frame Queen Anne style house. Built for E. W. Clement, who built many houses in the survey area. Originally one-and-a-half stories, it assumed its present appearance in 1902 when converted into a two-family dwelling for Fred S. Hoffman.

USN 02940.014558

219 Hampshire St.  1894

Two-and-a-half story frame Queen Anne style house, a very good high style example with a pronounced vertical emphasis. Built for George Seigrist

USN 02940.014602

221 Hampshire St.  c. 1885

Two-and-a-half story frame vernacular house, evidently built in the Queen Anne style, but then altered c. 1910, but still a notable building. Occupied in 1896 by Albert Hayward.

USN 02940.014603

93 Massachusetts Ave.  1887  Neeson Building


USN 02940.004498 (U)

Previously inventoried in 1980
128 Massachusetts Ave.  1896

Two-and-a-half story frame Queen Anne style house, intact and with an early twentieth century brick porch. Built for Mrs. B. Salter.

USN 02940.014444

153 Massachusetts Ave.  1888

Two-and-a-half story frame Queen Anne style house, which retains much of its original character despite the application of vinyl siding. Built for John McCleary, who also had 151 and 155 Massachusetts constructed at the same time. Occupied in 1896 by Mrs. Mary A. Cutler.

USN 02940.004499

Previously inventoried in 1980

164 Massachusetts Ave.  c. 1880

Two-and-a-half story frame vernacular store and dwelling which retains elements of the original storefront. The attached barn is notable. In 1902, occupied by William G. Kleinformer's grocery.

USN 02940.014486

184 Massachusetts Ave.  c. 1892

Two-and-a-half story frame Queen Anne style house, a substantial yet simply detailed design that retains most of its originality. Occupied in 1896 by Charles J. Vogt.

USN 02940.004501

Previously inventoried in 1980
189 Massachusetts Ave. 1894

Two-and-a-half story frame Queen Anne style house, a very well-preserved example. Built for Helen A. Connolly, who had the one-and-a-half story rear house built in 1904.

USN 02940.014078

193 Massachusetts Ave. 1898

Two-and-a-half story frame Queen Anne style house, a substantial and intact example. Built for John Hanrahan. The one-and-a-half story frame dwelling at the rear may have once stood at the front of the lot, or it may have been built after the front house, as at the adjacent 189 Massachusetts Ave.

USN 02940.004502

Previously inventoried in 1980

236 Massachusetts Ave. 1895

Three-story red brick Renaissance style store and apartment building, an exceptional example of its type. It still retains nearly all the opalescent glass transom windows in the oriel windows on the second and third floors. Built for Louisa Johns. In 1931, the ground floor was occupied by a meat market and a grocery.

USN 02940.004504 (I)

Previously inventoried in 1980

253 Massachusetts Ave. c. 1885

Two-and-a-half story frame Queen Anne style house, a good, largely intact example. Occupied in 1896 by C. B. Weller.

USN 02940.014136
**257 Massachusetts Ave.  1895  The Leo**

Charles P. Barnwell, builder

Three-story yellow brick Queen Anne style apartment building, a well preserved example. The design is similar to that of 406 Connecticut St., built the following year. Occupied in 1896 by R. B. Cursons, F. L. Haynes and F. W. Trufant.

USN 02940.004505 (U)  Previously inventoried in 1980

**261 Massachusetts Ave.  1893**

Charles P. Barnwell, builder

Two-story brick Romanesque style store and dwelling, with a two-story brick warehouse behind (1911) connected to a two-story brick stable (c. 1890) located behind 590 Fourteenth St. These rear buildings were contractor’s storage for local builder C. P. Barnwell. The front was occupied in 1896 by George W. Ross.

USN 02940.014137 (U)

**269 Massachusetts Ave.  c. 1880**

Two-story frame vernacular house, a well-preserved example of the typical workers cottage. Occupied in 1896 by John H. Love.

USN 02940.014138

**1026 Niagara St.  c. 1890 / 1931**

Two-story brick commercial building. It was originally twice as wide, constructed as the Romanesque style power house of the Buffalo Street Railway (note the north wall). It received its present form in a 1931 reconstruction. Until recently the building housed QRS Music Rolls, the last maker of music rolls in the United States.

USN 02940.004583 (U)  Previously inventoried in 1979
1041 Niagara St.  c. 1880
Two-and-a-half story frame vernacular house, a good example of an early house adapted to multiple family use in the early twentieth century.
USN 02940.015024

1048 Niagara St.  1905  Cling Surface Co.
H. Osgood Holland, architect
One-story brick factory building. A particularly well-preserved example of a small scale industrial building.
USN 02940.004584 (U)
Previously inventoried in 1979

1050 Niagara St.  1903  Niagara Lithograph Co.
Lansing & Beierl, architects
Two-story brick vernacular industrial building. Despite window changes, notable as a work of one of Buffalo’s most prominent architectural firms of the period.
USN 02940.024567 (U)

1051 Niagara St.  c. 1895
Two-and-a-half story frame vernacular house, largely intact with minor alterations.
USN 02940.015027
1065 Niagara St.  c. 1880
Two-and-a-half story frame Stick style house, a notable survivor despite alterations. Enlarged in 1928 for Sam Guarino
USN 02940.015032

1073 Niagara St.  1950
One story concrete block Art Moderne gas station that retains its dramatic character. Built for the Goetz Oil Corp.
USN 02940.015033 (I)

153 Normal Ave.  1915
Two-and-a-half story frame Craftsman style house, a rare and very well preserved example in the survey area. A two family dwelling built for Patrick Desmond, who built the adjacent house at 151 Normal Ave. at the same time. The two-story frame dwelling at rear may have been built after the front house.
USN 02940.002075
Previously inventoried in 1979

154 Normal Ave.  c. 1875
Two-and-a-half story frame Eastlake style house that retains the gable stickwork, pedimented window hoods and, remarkably, the original two-over-two sash windows. Occupied in 1894 by John G. Avery.
USN 02940.002073 (I)
Previously inventoried in 1979
158 Normal Ave.  c. 1900

Two-and-a-half story frame Colonial Revival style house that still retains its Palladian window in the gable and ionic pilasters on the porch (the original ionic columns have been replaced). A good example of the style as applied to the typical one-over-one double that is common in the survey area.

USN 02940.007599

162 Normal Ave.  c. 1880

Two-and-a-half story frame Queen Anne style house that retains most of its original exterior elements. A good example of the style. Occupied in 1896 by Thomas H. Davis.

USN 02940.002072

Previously inventoried in 1979

163 Normal Ave.  c. 1860

Two-and-a-half story vernacular brick vernacular house, one of the earliest to survive in the survey area, and an unusual brick example with a very high basement. It is located on an unusual, historically large lot. Owned in 1872 by Mrs. E. E. Dopp; the Doppes were still here in 1896.

USN 02940.002077 (U)

Previously inventoried in 1979

164 Normal Ave.  c. 1875

Two-and-a-half story frame Italianate style house. One of the best examples of a round arched window Italianate residence remaining in the survey area, despite the mid-twentieth century picture window on the first floor. Occupied in 1896 by Mrs. Anna Nesen.

USN 02940.007597
172 Normal Ave.  1904

Two-and-a-half story frame Colonial Revival style house, a substantial example that still retains its Palladian window in the gable and ionic pilasters on the porch. Notable despite the replacement of the original ionic columns; some of the original windows have also been replaced. Built for Martin F. Malin, who had the original c. 1870 Italianate style cottage (with round arch fenestration) moved to the rear of the lot.

USN 02940.007596 (U)

178 Normal Ave.  c. 1895

Two-and-a-half story frame vernacular house, largely original. An excellent example of the one-over-one double that became common in the neighborhood during the early twentieth century. The c. 1870 rear house was probably moved from the front of the lot.

USN 02940.007593

182 Normal Ave.  c. 1870


USN 02940.007592

186 Normal Ave.  1904

Two-and-a-half story frame Colonial Revival style house, a good example of the style as applied to Buffalo’s typical narrow and deep residences. Built for John F. Zahm. The c. 1870 rear house was probably moved from the front of the lot.

USN 02940.007591
191 Normal Ave.  1888

Two-and-a-half story frame Queen Anne style house, a very well preserved example that retains most of its original exterior elements. Designed for a very small lot, it is sited closer to the street than any other house on the block. Built for Joseph Hall, it was occupied in 1896 by Frederick B. Munn.

USN 02940.007613

215 Normal Ave.  c. 1880

Two-and-a-half story frame vernacular house which retains its excellent original detailing, despite the asphalt siding. Moved here in 1902 from its previous location at 360 Connecticut St. for Louis C. Huhl. Occupied in 1915 by Mrs. Elizabeth Cursons.

USN 02940.008082 (U)

218 Normal Ave.  1911

Two-and-a-half story frame vernacular house with an unusual half-timbered front gable. Built for Benjamin H. Downer.

USN 02940.008091

220 Normal Ave.  1888

Two-and-a-half story frame vernacular house which retains its original porch. Built for George Ferguson.

USN 02940.002171 (U)

Previously inventoried in 1979
236 Normal Ave.  1906

Two-and-a-half story frame vernacular house, a good representative example. Built for Catherine J. Kelley.

USN 02940.008096

237 Normal Ave.  c. 1880

Two-and-a-half story frame vernacular house, a simple but largely intact example. Occupied in 1896 by Morris Francis.

USN 02940.008076

243 Normal Ave.  c. 1880

Two-story frame Eastlake style house, a good example of a common design in the neighborhood. Occupied in 1896 by M. V. Bancroft.

USN 02940.008075

312 Normal Ave.  1914

Two-and-a-half story frame Craftsman style house, a substantial example that retains most of its original exterior elements, including a particularly fine front porch. Built for Maria Duffy, who also had the earlier house on the lot moved to the rear.

USN 02940.004447
327 Normal Ave.  1922-23  Emanuel Baptist Church

Miller & McNeil, architects

One-story brick and stone Gothic style church. Original frame church built in 1886; Sunday school added at rear in 1910 (Martin C. Miller, architect); frame church replaced by present building in 1922.

USN 02940.024568 (I)  Previously inventoried in 1980

370 Normal Ave.  1927  Public School No. 77

Ernest Crimi, architect

Three-story tan and brown tapestry brick school building, still serving its original function.

USN 02940.004450 (U)
Previously inventoried in 1980 and 1984

373 Normal Ave.  c. 1880

Two-and-a-half story frame Eastlake style house with notable detailing. Despite modifications, one of the most notable designs remaining in the survey area. Occupied in 1896 by John Inglis.

USN 02940.004451 (I)
Previously inventoried in 1980

431 Normal Ave.  c. 1870

One-and-a-half story frame vernacular house, a good and intact example of the small workers cottage. Occupied in 1896 by John McMahon.

USN 02940.014587 (U)
432 Normal Ave.  c. 1885


USN 02940.004454

Previously inventoried in 1980

---

453 Normal Ave.  c. 1880

Two-story frame vernacular house, an unusually well preserved example in the neighborhood. Occupied in 1896 by C. C. Osterhout.

USN 02940.014595 (U)

---

457 Normal Ave.  c. 1890

Two-and-a-half story frame Queen Anne style house. Occupied in 1896 by Alphonse Ragone. The two-story frame rear dwelling may have originally stood at the front of the lot.

USN 02940.014597

---

460 Normal Ave.  c. 1880

Two-story frame Eastlake style house, a good example of a common design in the neighborhood. Occupied in 1896 by A. C. Kuhn.

USN 02940.014564
470 Normal Ave.  c. 1885

Two-and-a-half story frame vernacular house, with the rear dwelling actually attached to the rear of the front house, a very unusual feature. Occupied in 1896 by F. H. Peters.

USN 02940.014562

478 Normal Ave.  1912

Two-and-a-half story frame vernacular house, substantially intact despite second story siding and iron porch columns. Built for Emil Wilsey, who also built the adjacent 480 Normal Ave.

USN 02940.015008

480 Normal Ave.  1912

Two-and-a-half story frame vernacular house, a fine intact example despite the iron porch columns. Built for Emil Wilsey, who also built the adjacent 478 Normal Ave.

USN 02940.015007

498 Normal Ave.  c. 1890

Two-and-a-half story frame vernacular house. Although altered it retains important elements, such as the richly carved pediment. Occupied in 1896 by Hamilton Johnson.

USN 02940.015002
223 Plymouth Ave.  c. 1885
Two-and-a-half story frame vernacular house, an excellent and highly intact example. Altered in 1928 for Mary and Elizabeth Ryan
USN 02940.002067 (N)
Previously inventoried in 1979

224 Plymouth Ave.  c. 1850
Two-and-a-half story brick vernacular house. Perhaps the oldest house in the survey area, it boasts stone sills and lintels; in 1910 it received a new porch and oriole and bay windows from contractor Charles H. Gill, who lived here. The frame two-story carriage barn in the rear is also a significant survivor.
USN 02940.002066 (I)  Previously inventoried in 1979

237 Plymouth Ave.  1908
Two-and-a-half story frame vernacular house, a very good, largely intact example of the early twentieth century double house. Built for Catherine Staggers; the earlier c. 1880 house was moved to the rear.
USN 02940.007578

240 Plymouth Ave.  c. 1880
Two-story frame vernacular house with its original porch and unusual taller rear section; the positives outweigh the negative of the large picture window. Addition in 1896 for John P. Crooks.
USN 02940.007558

DEMOLISHED
243 Plymouth Ave.  1916

Two-and-a-half story frame vernacular house, a good representative type of the neighborhood double house. Built for W J McCutcheon; the earlier c. 1880 house was moved to the rear of the lot.

USN 02940.013661

Previously inventoried in 1979

247 Plymouth Ave.  c. 1875

Two-and-a-half story frame vernacular house, one of a dwindling number in the neighborhood retaining both wood siding and wood windows. Occupied in 1896 by Frank P. Miller.

USN 02940.007580

286 Plymouth Ave.  c. 1935

Two-story yellow brick garage and warehouse building, one of the few industrial buildings remaining in the neighborhood. It was evidently built as an addition to the former Hoeffeler Ice Cream Co. plant that once stood to the north.

USN 02940.008161 (N)

303 Plymouth Ave.  1925

Two-and-a-half story frame house, a good representative example of the typical house erected in the neighborhood during the 1920s. Built for J Guarino. The earlier house was moved to the rear.

USN 02940.008116
<table>
<thead>
<tr>
<th>Address</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>308 Plymouth Ave</td>
<td>c. 1875</td>
</tr>
</tbody>
</table>
| One-and-a-half story frame vernacular house with notable details remaining despite later modifications. Occupied in 1896 by A. E. Welch.  
USN 02940.008156 (N) |
| 317 Plymouth Ave | c. 1890 |
| Two-and-a-half story frame Queen Anne style house, largely intact with some fine façade elements. Occupied in 1896 by T. H. Hylant.  
USN 02940.008112 (U) |
| 319 Plymouth Ave | c. 1895 |
| Two-and-a-half story frame vernacular house, a simple design with most important details remaining. Occupied in 1896 by John Fogarty. The earlier house was probably moved to the rear.  
USN 02940.002193 (U)  
Previously inventoried in 1979 |
| 379 Plymouth Ave | c. 1890 |
| Two-and-a-half story frame Queen Anne style house with exceptional detail remaining. Occupied in 1896 by Charles B. Lusk. The earlier house was moved to the rear.  
USN 02940.004425 (U)  
Previously inventoried in 1980 |
385 Plymouth Ave.  c. 1900

Two-and-a-half story frame vernacular house, a simple yet largely intact example. Occupied in 1896 by James A. Jamieson, enlarged in 1914 for James Murphy.

USN 02940.004426 (U)

Previously inventoried in 1980

---

389 Plymouth Ave.  1912

Two-and-a-half story frame vernacular house, a good representative example of the typical double house in the neighborhood. Built for Edward Wilson, who also built the one-and-a-half story frame dwelling in the rear at the same time.

USN 02940.013654

---

393 Plymouth Ave.  1912

Two-and-a-half story frame vernacular house, a good representative example of the typical double house in the neighborhood. Built for Edward Wilson, who also built the adjacent house at 389 Plymouth Ave.

USN 02940.013655

---

440 Plymouth Ave.  1912

Two-and-a-half story frame vernacular house, a beautifully maintained example with an unusual sandstone porch. Built for Catherine Battel.

USN 02940.014092 (U)
519 Plymouth Ave.  1886
Two-and-a-half story frame Eastlake style house, a well-maintained example. Built for John McCleary, who also built the adjacent house at 517 Plymouth at the same time. Occupied in 1896 by E. P. Northrup.

USN 02940.014548

522 Plymouth Ave.  1895
Two-and-a-half story frame Eastlake style house, a good example of a common design in the neighborhood. Built for W. L. Stater, and occupied in 1896 by Mrs. Maria J. Dickey.

USN 02940.014521

523 Plymouth Ave.  c. 1885
Two-and-a-half story frame Eastlake style house, a good example of a common design in the neighborhood. Occupied in 1896 by W. B. Smythe.

USN 02940.0014549

606 Plymouth Ave.  c. 1890
Two-and-a-half story frame Queen Anne style house, an unusually well preserved example in this vicinity. Occupied in 1896 by A. H. Neal.

USN 02940.004430

Previously inventoried in 1980
**285 Porter Ave.  1912-1913**

George C. Gould, architect

Two-and-a-half story brick foursquare house, a well-preserved example of a rare type in the survey area. Built for Frank M. Beck, secretary of the M. Beck Brewing Co. One-story brick front addition in 1955 for the dental office of Dr. Gandolph Muscarella.

USN 02940.024319 (I)

**291 Porter Ave.  c. 1882**

Two-and-a-half story brick Second Empire style house, a highly intact high style example. Built by contractor John E. McIntire for his own residence. Converted into a three-family dwelling in 1926; the rear garage and connecting passageway were built in 1945 when the building was the LoBue Funeral Home.

USN 02940.024569 (I)
USN 02940.000592 (I)
Previously inventoried in 1979

**320 Porter Ave.  1872-1908  D’Youville College**

Three-story brick and stone Second Empire style school building. The central section was built in 1872-73; the western red brick section in 1887, and the east section in 1899. The large yellow brick addition on the west was built in 1907-08 (A. O. Von Herbulis, architect.)

USN 02940.006065 (I)

Previously inventoried in 1979

**334 Porter Ave.  1958-1959  D’Youville College – Madonna Hall**

Foit & Baschnagel, architects

Four-story brick and stone International style school building, an excellent example of the style as applied to institutional buildings.

USN 02940.006065 (I)
348 Porter Ave.  1949-1950  Holy Angels Rectory

Ross Mauri, architect

Three-story brick Georgian style rectory built for the adjacent Holy Angels Church. A good example of the persistence of traditional design after World War II.

USN 02940.007532 (I)

353 Porter Ave.  c. 1878

Two-and-a-half story brick Italianate style house. The earliest known occupant was the contractor Peter Hickler, who may have built the building. It was altered in 1913, converted into a rooming house in 1940, and received an enclosed brick porch in 1941.

USN 02940.007505 (I)

357 Porter Ave.  c. 1853

Two-and-a-half story frame Eastlake style house. This may be one of the oldest houses on Porter Avenue. Lake Captain Hugh Mallon lived here starting about 1853, and it is possible that this house may date to that time, though its present appearance suggests an enlargement during the 1870s or 1880s. Mallon or his descendents lived here into the 1890s.

USN 02940.007506 (I)

360 Porter Ave.  1857-1875  Holy Angels Church

One-story Romanesque style church building with twin square towers flanking the entrance. A neighborhood icon. The original church (nave and towers) was dedicated in 1859; the apse and transepts were added in 1875.

USN 02940.006102 (I)

Previously inventoried in 1979
361 Porter Ave. 1888

Two-and-a-half story frame Queen Anne style house, an outstanding example of the style. Built for Catherine Stanton, whose husband, Patrick E. Stanton, a dealer in real estate and insurance, was behind the construction of many homes in this area, including 269 and 375 Porter Ave. The concrete block garage was built in 1918.

USN 02940.000606 (I)

Previously inventoried in 1979

369 Porter Ave. 1895

Two-and-a-half story frame Queen Anne style house Built for real estate dealer Patrick E. Stanton on speculation. The earliest known occupant was tanner Hans Schmidt. The concrete block garage was built in 1937. The home was converted into a three family dwelling in 1943, and to a two family in 1969.

USN 02940.000607 (I)

Previously inventoried in 1979

375 Porter Ave. 1895

Two-and-a-half story frame Queen Anne style house Built for real estate dealer Patrick E. Stanton on speculation. The earliest known occupant was oil dealer H. F. O’Neil. The rear garage was built in 1948, and the house altered in 1951. The house retains its significant exterior elements, although the wood shingled upper stories are now covered by aluminum siding.

USN 02940.007507 (I)

655 Prospect Ave. 1897

Two-and-a-half story frame and brick veneer Queen Anne style house, an unusual and exceptional design that retains its iron roof cresting. Built for Frank C. Perkins.

USN 02940.008212 (I)
<table>
<thead>
<tr>
<th>Address</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>689 Prospect Ave.</strong></td>
<td><strong>1930</strong></td>
</tr>
<tr>
<td>Two-and-a-half story frame vernacular house, notable as one of the last to be constructed in the neighborhood. (The adjacent house at 687 Prospect was built in 1931.) Built for R. F. Barone.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.024571</td>
<td></td>
</tr>
<tr>
<td><strong>698 Prospect Ave.</strong></td>
<td><strong>1902</strong></td>
</tr>
<tr>
<td>Two-and-a-half story frame Queen Anne style house, an outstanding example in an excellent state of preservation. Built for Austin Hanrahan, who moved the original c. 1870 house to the rear of the lot.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.004489</td>
<td></td>
</tr>
<tr>
<td>Previously inventoried in 1980</td>
<td></td>
</tr>
<tr>
<td><strong>699 Prospect Ave.</strong></td>
<td><strong>c. 1875</strong></td>
</tr>
<tr>
<td>Two-and-a-half story frame vernacular house with notable details despite modifications. Occupied in 1896 by H. Schomburg.</td>
<td></td>
</tr>
<tr>
<td>USN 02940.004490</td>
<td></td>
</tr>
<tr>
<td>Previously inventoried in 1980</td>
<td></td>
</tr>
<tr>
<td><strong>714-716 Prospect Ave.</strong></td>
<td><strong>1898</strong></td>
</tr>
<tr>
<td>USN 02940.013520</td>
<td></td>
</tr>
</tbody>
</table>
718 Prospect Ave.  c. 1875

Two-and-a-half story frame Italianate style house, notable as one of the few surviving round arch window examples in the neighborhood, despite the early twentieth century first floor alterations. Occupied in 1896 by Mrs. A. J. Sauer.

USN 02940.013519

723 Prospect Ave.  c. 1885

Two-and-a-half story frame Queen Anne style house with unusual recessed wrap-around porch. Occupied in 1896 by Edgar N. Mead.

USN 02940.004491 (U)

Previously inventoried in 1980

794 Prospect Ave.  c. 1885

Two-and-a-half story frame Queen Anne style house, still an excellent example of the style, with detail intact despite later siding. Moved to this location in 1903 by the Buffalo Milk Co., probably in connection with the construction of their new adjacent building.

USN 02940.0013959

800 Prospect Ave.  1903  Buffalo Milk Co.

Sydney H. Woodruff, architect

Three-story brick and stone Renaissance style commercial building, the rear section of a very large building that fronts on Niagara St. Built as a milk depot for the Buffalo Milk Co.

USN 02940.004494 (I)

Previously inventoried in 1980
903 Prospect Ave.  1925

Two-and-a-half story frame vernacular double house in an excellent state of preservation. Built for Marco Darata.

USN 02940.014931

124 Rhode Island St.  c. 1885

Two-and-a-half story frame Queen Anne style house, a fine example of the style despite the later siding. Occupied in 1896 by S. H. Finn.

USN 02940.014020

175 Rhode Island St.  1887

Two-and-a-half story frame Stick style house, intact except for the missing front porch. Built for Mrs. Mary A. Green, who was still living here in 1896.

USN 02940.004549

Previously inventoried in 1980

202-208 Rhode Island St.  1922

Joseph Impelletier, architect

Two-story yellow brick commercial building, built for Nicholas Mecca. It was enlarged in 1924 and 1927. In 1931, 202 was occupied by John Tripi’s grocery, and 204-208 by the Niagara Chevrolet Inc. (automobiles).

USN 02940.014100
214 Rhode Island St.  c. 1870

One-story frame vernacular house; despite porch modifications, important as one of the oldest houses remaining in the survey area. Owned in 1872 by B. Battels.

USN 02940.004550

Previously inventoried in 1980

215 Rhode Island St.  1903


USN 02940.013621

281 Rhode Island St.  c. 1892

Two-and-a-half story frame vernacular house, an intact example that was likely built at the same time as the adjacent 283 Rhode Island St. Occupied in 1896 by Charles A. Percy, who slightly moved and enlarged the house in 1911.

USN 02940.0013698

283 Rhode Island St.  1892


USN 02940.013699
107 School St.  

**c. 1900**

Two-and-a-half story frame vernacular house, good representative example despite the asphalt siding.

USN 02940.014967

---

109 School St.  

**c. 1890**

Two-and-a-half story frame Queen Anne style house, intact except for front porch modifications. The dormer gable detail is notable. Occupied in 1896 by Homer Flint.

USN 02940.004397

Previously inventoried in 1980

---

112 School St.  

**1890**

Two-and-a-half story frame Queen Anne style house, intact except for the missing front porch. Occupied in 1896 by James McGuire.

USN 02940.004398

Previously inventoried in 1980
114 School St.  1890

Two-and-a-half story frame Queen Anne style house, intact except for the missing front porch. Occupied in 1896 by C. E. Morey.

USN 02940.015110

628 West Utica St.  1915  Postal Station “G”

Harris & Merritt, architects

One-story brick commercial building, which still retains the original wrought iron entrance canopy. Built for Joseph Le Conte Bell for use as a post office substation.

USN 02940.024572

86 Vermont St.  1914
St. Mary's-on-the-Hill Parish House

George C. Gould, architect

Two-story brick and frame Tudor style parish hall. Built for the adjacent Episcopal church, which was demolished except for the walls and tower in 2009.

USN 02940.004480 (I)  Previously inventoried in 1980

130 Vermont St.  1912

Two-and-a-half story frame Craftsman style house, a very well preserved example for the survey area. Built for William H. Burke. The earlier house, owned by F. S. Ellis in 1872, was evidently moved to the rear.

USN 02940.004481

Previously inventoried in 1980
<table>
<thead>
<tr>
<th>Address</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>131 Vermont St.</td>
<td>c. 1870</td>
</tr>
<tr>
<td>161 Vermont St.</td>
<td>1959</td>
</tr>
<tr>
<td>193 Vermont St.</td>
<td>c. 1910</td>
</tr>
<tr>
<td>229 Vermont St.</td>
<td>c. 1880</td>
</tr>
</tbody>
</table>

131 Vermont St.  c. 1870

One-story frame vernacular house, a good example of a typical workers cottage with a fine early twentieth century porch. One of the earliest houses in the survey area. Owned in 1872 by B. Hanson.

USN 02940.008202 (U)

161 Vermont St.  1959

One-story masonry International style school building, an important example of Modernism in the neighborhood. Now used as a community center.

USN 02940.024573

193 Vermont St.  c. 1910

Two-and-a-half story frame vernacular house, an unusual example with alternating bands of narrow and wide shingles on each story and a dramatic flaring at the base of the second story. Enlarged in 1926 and 1930.

USN 02940.008143

229 Vermont St.  c. 1880

Two-and-a-half story frame Eastlake style house that preserves much of its original exterior details. The front façade only is sheathed in vinyl siding.

USN 02940.002191

Previously inventoried in 1979
264-266 Vermont St.  1909

O. B. McNamara, builder

Two-story brick vernacular apartment building, an unusual building type in Buffalo, and an updating of the more elaborate treatment of the similar designs at 130-136 York St. Built for Edward Allen.

USN 02940.013719 (U)

273 Vermont St.  c. 1890

Two-and-a-half story frame vernacular house, intact except for the front porch modifications.

USN 02940.013716

294 Vermont St.  1926

Two-and-a-half story brick vernacular store and apartment building, a substantial and largely intact example. Built for Louis Lapome, whose grocery occupied the first floor.

USN 02940.013720 (U)

321 Vermont St.  1886

Two-and-a-half story frame Stick style store and apartment building, one of the best preserved examples in the survey area. Built for Kate Dickey

USN 02940.024574

Previously inventoried in 1979
331 Vermont St.  c. 1890

Two-and-a-half story frame Queen Anne style store and apartment building that retains its defining characteristics despite later siding.

USN 02940.008030

422 West Ave.  1940
Holy Angels Parochial School Annex

Mortimer J. Murphy, architect

Three-story brick and stone Art Moderne style school building. Built as the annex to an 1880 school building on Porter Ave. that was demolished in 1967.

USN 02940.024575 (I)

444 West Ave.  1905  Holy Angels School

A. O. Von Herbulis, architect

Three-story stone neoclassical style school building. Built as the Holy Angels School, it was converted in 1999 to serve as the library of D’Youville College.

USN 02940.006113 (I)  Previously inventoried in 1979

508 West Ave.  1931

One-story brick Georgian style electrical substation, a refined treatment of a utilitarian building designed to blend with the residential character of the neighborhood.

USN 02940.008181
519 West Ave.  1924

Two-and-a-half story frame vernacular style house with a brick porch, a very well preserved example from the 1920s. Built for Joseph Migliore.

USN 02940.008137

523 West Ave.  1888

Two-and-a-half story frame vernacular house that retains its original siding and window details despite the missing front porch. Built for Elizabeth Ramsey. Occupied in 1896 by P. J. Harris.

USN 02940.008138

564 West Ave.  1894


USN 02940.013594

569 West Ave.  1927

Two-and-a-half story frame vernacular style house, typical of the double houses built in the area during the 1920s. Built for Joseph Guarnotta.

USN 02940.013608
<table>
<thead>
<tr>
<th>Address</th>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>637 West Ave.</td>
<td>c. 1900</td>
<td>Two-and-a-half story frame vernacular house. The original one-story c. 1870 Italianate cottage was moved to the rear of the lot when the front house was built. One of the best preserved examples of an early rear house / later front house combination in the area. USN 02940.004458 Previously inventoried in 1980</td>
</tr>
<tr>
<td>642 West Ave.</td>
<td>1909</td>
<td>Two-and-a-half story frame vernacular house, a very well preserved example. Built for Mary Mernan. USN 02940.004459 Previously inventoried in 1980</td>
</tr>
<tr>
<td>702 West Ave.</td>
<td>1891</td>
<td>Two-and-a-half story frame vernacular house, an intact and early example of a type that was constructed in large numbers on the city’s west side. Built for Philip Woodhams; the c. 1870 one-story cottage was moved to the rear of the lot when the front house was built. USN 02940.014482</td>
</tr>
<tr>
<td>726 West Ave.</td>
<td>c. 1870</td>
<td>Two-and-a-half story frame vernacular house, a well preserved example of one of the earliest houses in the neighborhood. Owned in 1872 by M. Murray. USN 02940.014476</td>
</tr>
</tbody>
</table>
728 West Ave.  1893-94

Two-story brick and stone vernacular livery stable, significant despite the infill in the stone façade. The building’s original function is identified by the carved sandstone sign at the parapet, complete with horse heads. Built for Frank A Lobee. The roof was rebuilt in 1904.

USN 02940.014475 (U)

803 West Ave.  c. 1895

Two-and-a-half story frame Queen Anne style house, a good example with a later brick porch. Occupied in 1896 by George A. Halpin.

USN 02940.015095 (U)

806 West Ave.  1889

Two-and-a-half story frame Queen Anne style house, a largely intact high style example, notable despite alterations. Occupied in 1896 by J. B. Conrad.

USN 02940.015080

818 West Ave.  c. 1890

Two-and-a-half story frame Queen Anne style house, a largely intact high style example, notable despite alterations. Occupied in 1896 by S. M. Robinson.

USN 02940.004463

Previously inventoried in 1980
828 West Ave.  c. 1890

Two-and-a-half story frame Queen Anne style house, a largely intact example with an early twentieth century porch. Occupied in 1896 by Thomas Connell.

USN 02940.015075

16 York St.  c. 1875

Two-and-a-half story frame vernacular house, notable for its intact front porch and window lintels despite the later siding. Occupied in 1896 by G. C. Hartman.

USN 02940.007570

34 York St.  c. 1890

Two-and-a-half story frame vernacular house, intact except for the missing front porch. Occupied in 1896 by Mary MacNamara.

USN 02940.007565

35 York St.  1906

Two-and-a-half story rusticated concrete block vernacular house, a very unusual example, with several different patterns of block being used. Built for John S. Kennedy.

USN 02940.007887 (U)
36 York St.  c. 1870

Two-and-a-half story frame vernacular house, one of the most intact of the early houses in the survey area. Unfortunately, the original four-over-four window sash, a rare survival, is in the process of being replaced with new windows.

USN 02940.007564

53 York St.  1895


USN 02940.002154

Previously inventoried in 1979

64 York St.  c. 1900

Two-and-a-half story frame vernacular house, a good intact example. Occupied in 1896 by F. P. McCanna.

USN 02940.007603

130-132 York St.  c. 1886

Two-story brick Eastlake style double house, a high style example of an unusual type (for Buffalo) that has recently suffered the installation of vinyl windows. Occupied in 1896 by K. W. Forbes and E. Hewitt.

USN 02940.002097 (I)

 Previously inventoried in 1979
134-136 York St.  c. 1886

Two-story brick Eastlake style double house, a high style example of an unusual type (for Buffalo) with early twentieth century front porches. Occupied in 1896 by C. J. Chester.

USN 02940.002096 (I)

Previously inventoried in 1979

140 York St.  c. 1880

Two-and-a-half story frame Eastlake style house, one of the most intact examples of a common type in the survey area. Occupied in 1896 by John D. Clark.

USN 02940.002095

Previously inventoried in 1979

148 York St.  1885-86

Two-and-a-half story frame Queen Anne style house, an outstanding textbook example of the style. Built for William Baynes, occupied in 1896 by J. D. Crandall.

USN 02940.006536 (U)

Previously inventoried in 1979

156 York St.  c. 1880 / 1909

Two-and-a-half story frame Colonial Revival style house, an intact example of the style. The house probably assumed its present appearance when altered in 1909 for Mrs Hubert J. Boort.

USN 02940.007708
BUILDINGS ON THE NORTH EDGE OF THE SURVEY AREA INVENTORIED IN THE GRANT-FERRY-FOREST SURVEY OF 2005

85, 172, 176, 177, 179, 184, 200, 210 and 228 Albany Street

BUILDINGS IN THE SURVEY AREA INVENTORIED IN 1979-1980 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>206-208 Connecticut St.</td>
<td>Demolished</td>
<td>304 Fourteenth St.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>230 Connecticut St.</td>
<td>Demolished</td>
<td>403 Fourteenth St.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>291 Connecticut St.</td>
<td>Demolished</td>
<td>89 Hampshire St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>411 Connecticut St.</td>
<td>Demolished</td>
<td>190 Hampshire St.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>284 Fargo Ave.</td>
<td>Demolished</td>
<td>233 Hampshire St.</td>
<td>Demolished</td>
</tr>
<tr>
<td>286 Fargo Ave.</td>
<td>Demolished</td>
<td>181 Massachusetts Ave.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>299 Fargo Ave.</td>
<td>Significantly altered</td>
<td>235 Massachusetts Ave.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>320 Fargo Ave.</td>
<td>Significantly altered</td>
<td>151 Normal Ave.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>465 Fargo Ave.</td>
<td>Demolished</td>
<td>159 Normal Ave.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>603 Fargo Ave.</td>
<td>Significantly altered</td>
<td>188 Normal Ave.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>15 Fifteenth St.</td>
<td>Significantly altered</td>
<td>244 Normal Ave.</td>
<td>Demolished</td>
</tr>
<tr>
<td>39 Fifteenth St.</td>
<td>Significantly altered</td>
<td>279-281 Normal Ave.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>40 Fifteenth St.</td>
<td>Significantly altered</td>
<td>305 Normal Ave.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>84 Fifteenth St.</td>
<td>Significantly altered</td>
<td>323 Normal Ave.</td>
<td>Demolished</td>
</tr>
<tr>
<td>90 Fifteenth St.</td>
<td>Significantly altered</td>
<td>375 Normal Ave.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>149 Fifteenth St.</td>
<td>Significantly altered</td>
<td>378 Normal Ave.</td>
<td>Demolished</td>
</tr>
<tr>
<td>169-171 Fifteenth St.</td>
<td>Demolished</td>
<td>293 Plymouth Ave.</td>
<td>Demolished</td>
</tr>
<tr>
<td>180 Fifteenth St.</td>
<td>Significantly altered</td>
<td>322 Plymouth Ave.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>185 Fifteenth St.</td>
<td>Significantly altered</td>
<td>355 Plymouth Ave.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>193 Fourteenth St.</td>
<td>Significantly altered</td>
<td>365 Plymouth Ave.</td>
<td>Demolished</td>
</tr>
<tr>
<td>215 Fourteenth St.</td>
<td>Significantly altered</td>
<td>625 Prospect Ave.</td>
<td>Demolished</td>
</tr>
<tr>
<td>220 Fourteenth St.</td>
<td>Demolished</td>
<td>725 Prospect Ave.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>235 Fourteenth St.</td>
<td>Significantly altered</td>
<td>736 Prospect Ave.</td>
<td>Significantly altered</td>
</tr>
<tr>
<td>256 Fourteenth St.</td>
<td>Significantly altered</td>
<td>839-841 Prospect Ave.</td>
<td>Demolished</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>920 Prospect Ave.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>131 Rhode Island St.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>142 Rhode Island St.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>260 Rhode Island St.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31 School St.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>135 Vermont St.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>162 Vermont St.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>196 Vermont St.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>227 Vermont St.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>299 Vermont St.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>309 Vermont St.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>311 Vermont St.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>316 Vermont St.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>441 West Ave.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>457 West Ave.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>494 West Ave.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>526 West Ave.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>553 West Ave.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>587 West Ave.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>605-607 West Ave.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>646 West Ave.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>701 West Ave.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>736-740 West Ave.</td>
<td>Demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12 York St.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>86 York St.</td>
<td>Significantly altered</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
North Prospect Hill Survey Area

Legend

Streets and Highways
- Interstate
- Primary State Road
- Secondary State Road
- County Road
- Local Road

Notes

Erie County and its officials and employees assume no responsibility or legal liability for the accuracy, completeness, reliability, timeliness, or usefulness of any information provided. Tax parcel data was prepared for tax purposes only and is not to be reproduced or used for surveying or conveyancing.
ERIE COUNTY, NEW YORK
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GEOGRAPHIC INFORMATION SERVICES

West Side Preservation Surveys

Legend
Streets and Highways
- Interstate
- Primary State Road
- Secondary State Road
- County Road
- Local Road

Notes
Including North Prospect Hill, Peace Bridge, Grant Ferry and Forest

Erie County and its officials and employees assume no responsibility or legal liability for the accuracy, completeness, reliability, timeliness, or usefulness of any information provided. Tax parcel data was prepared for tax purposes only and is not to be reproduced or used for surveying or conveyancing.
North Prospect Hill Survey Area
Lot Usage Map
July 2011

Blue - NR listed or NR eligible buildings
Green - Historic buildings with significant integrity
Yellow - Other buildings
White - Vacant