

APPENDIX C: NYS Historic Resource Inventory Forms



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 36--46 Abbott Road

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Commercial Current use Commercial (Vacant?)

Architect/Builder, if known William Fitzpatrick, builder Date of construction, if known 1925

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: Terracotta detailing on facade

Alterations, if known: Display windows boarded up Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The commercial block at **36 Abbott Road** is located on the northeast corner of Abbott Road and Heussy Street in a residential area of the Triangle Neighborhood in South Buffalo. The surrounding area also includes commercial and institutional buildings. St. Agatha's School is located on the opposite side of Abbott Road. Historically, Abbott Road has served as a principal artery for the area. In the mid-nineteenth century it was a plank road.

This Early Twentieth Century Commercial block has brick masonry construction, a rectangular plan and a flat roof with parapet. The building originally contained three storefronts. The western and central sections of the block have recessed, central entry bays with paired entrance and transom windows. The eastern section has a corner entry bay. Decorative elements include terracotta accenting and panels with ornate floral motifs. The central section is capped by a pediment with a modillion course and the other storefronts have pent roof sections with modillions. The original plate glass display windows have been replaced. New facing materials have been placed over the storefront windows and transoms.

Pre-1940 address: 836-838, 840-842, 846 Abbott Rd.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

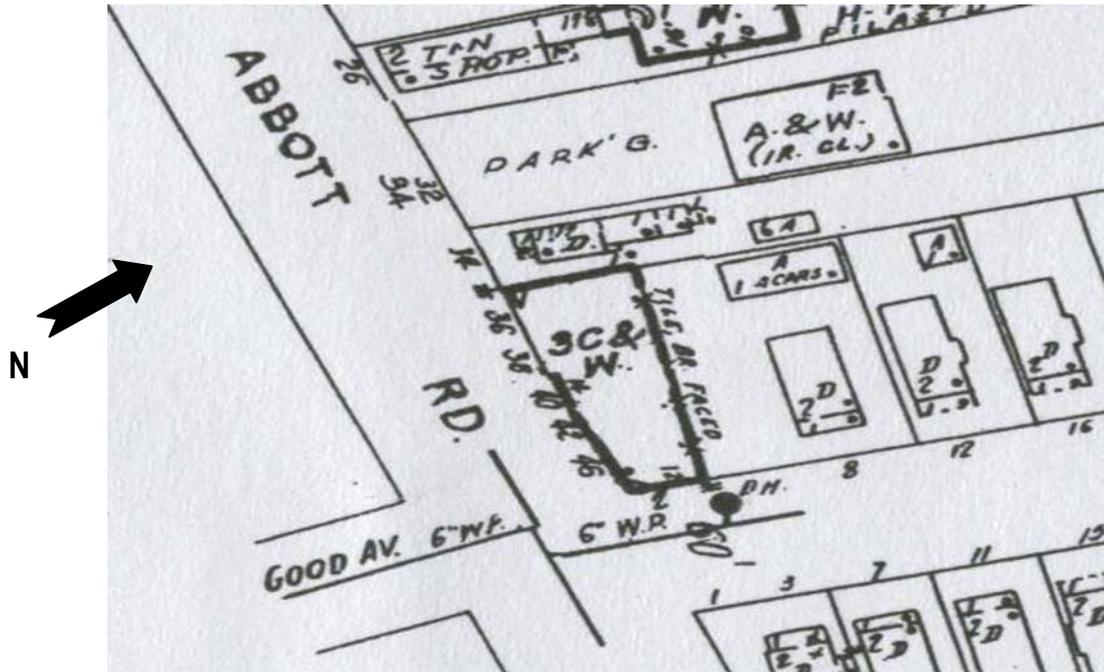
The commercial block at 36-40 Abbot Road is a good representative example of an Early Twentieth Century Commercial building in a urban residential neighborhood in the City of Buffalo. It was constructed by William H. Fitzpatrick, an active early twentieth century developer in the Triangle neighborhood who developed the adjacent Heussy Street during the same period. In 1929, tenants were Muir & Klavoon, soft drinks; Danahy-Faxon, Inc., grocery; and Parsons & Judd, drug store. The influx of residents into the Triangle neighborhood and South Buffalo, generally, spurred the development of commercial structures, churches, and public buildings. The Triangle neighborhood retains a number of examples of such building types, although some are now used for purposes other than that for which they were designed. Most commercial buildings are found along South Park Avenue, the primary neighborhood thoroughfare.

Fitzpatrick, who had started building houses on Hopkins Street in 1897, was clearly the most important developer in the Triangle neighborhood and South Buffalo. An influential politician who together with W. J. Connors dominated Democratic party politics in the city, Fitzpatrick, said the *Courier-Express* at the time of his death in 1932, had "built hundreds of houses in South Buffalo and is credited generally with developing the section into a residential area." In rough and tumble Buffalo politics of the 1920s, "Buy a home from 'Fitz' and get a job" was a phrase with which many were familiar.

William H. Fitzpatrick Still "Trying to Get Out of Politics," (Buffalo) *Times*, January 2, 1931.

"Fitzpatrick's Body Arrives from New York," (Buffalo) *Courier-Express*, January 8, 1932, p. 8. By the time of his death, Fitzpatrick had brought his sons into the business, which was known as W. H. Fitzpatrick & Sons.

MAP: Sanborn (Revised 1986) – Plate 1013



PHOTOGRAPH: (Triangle R-4; N-8)





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P.O. BOX 189, WATERFORD, NY 12188
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OFFICE USE ONLY USN: _____
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IDENTIFICATION

Property name (if any) St. Agatha's Roman Catholic Church and School

Address or Street Location 65 Abbott Road

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Religious Education Current use Religious Education

Architect/Builder, if known Mortimer J. Murphy, architect Date of construction, if known 1954-55

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: Replacement windows Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

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Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

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IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

St. Agatha's Church and School at 65 Abbott Road is located on a large rectangular parcel on the south side of Abbott Road between Alamo Place and Good Avenue. The surrounding area is commercial and residential. Historically, Abbott Road has served as a principal artery for the area. In the mid-nineteenth century it was a plank road.

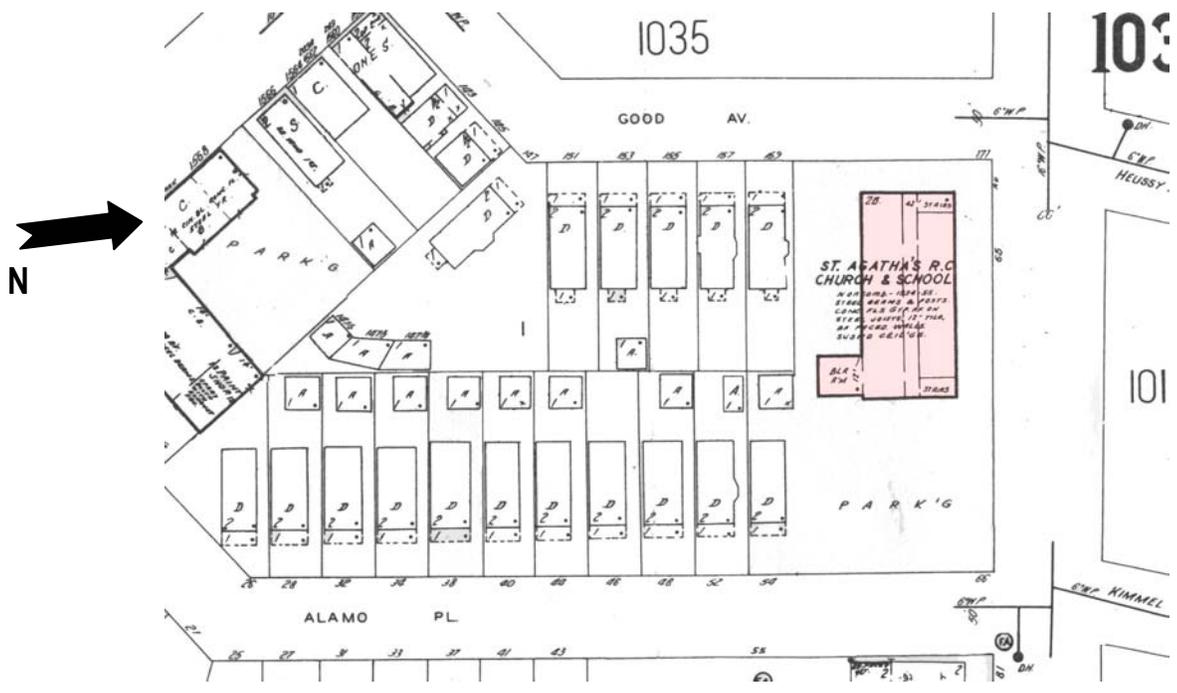
The school is a three-story, flat-roofed, building with a rectangular plan, comprised of a three-bay wide main block with slightly projecting flanking bays, and set on a stone foundation. It has steel-frame construction, concrete floors and a glazed yellow-brick veneer. Entrances with paired doors and stone surrounds are located in the end bays and front Abbot Road. Fenestration of the main block is symmetrical with the upper façade levels are punctuated by three groupings of five, six-over-six double-hung metal sash. Other details include stone belt courses. The parapet has stone coping. Extending from the south side of the building is a one-story boiler room with an attached chimney stack. The school property is partially landscaped and the eastern section of the lot contains an asphalt parking area.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

St. Agatha's Church and School building is significant for its association with the growing Italian-American Catholic population in the Triangle Neighborhood during the early-to-mid-twentieth century. It is also important for its association with local architect Mortimer J. Murphy. The school's form, and its lack of embellishment, is representative of most educational buildings of the period. Several Christian denominations also established themselves in the Triangle neighborhood around the turn of the twentieth century. Most of the existing church buildings in the neighborhood date from this time, and all were designed by local architectural firms. The earliest religious group to erect a church was St. Jude's Episcopal Church.

The last church to go up in the Triangle neighborhood was St. Agatha's (formerly All Souls) Roman Catholic Church. St. Agatha's congregation was founded in 1909 to serve the growing Italian population of the Triangle neighborhood. The group initially met in a small frame church at the southeast corner of Germania and Mystic streets. They purchased the present site in the 1920s, and after paying off the mortgage, completed the current combined church and school. The first mass in the new building was celebrated in early 1956.

MAP: Sanborn (Revised 1986) - Plate 1036



PHOTOGRAPH: (Triangle R-4; N-9)





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P.O. BOX 189, WATERFORD, NY 12188
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OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 83-87 Abbott Road

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Commercial/ Multiple-family Current use Commercial/ Multiple-family

Architect/Builder, if known _____ Date of construction, if known 1926

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: Storefront entrances Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

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Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The commercial buildings at **83-87 Abbot Road** are located on the southeast corner of Abbot Road and Alamo Place. The surrounding area is commercial, residential and institutional. St. Agatha's Roman Catholic Church and School stands on the opposite lot to the west. Historically, Abbott Road has served as a principal artery for the area since the mid-nineteenth century when it was a plank road.

Two-story, flat-roofed buildings with rectangular plans and brick veneers. Each ground floor is comprised of two storefronts with recessed entries and large display windows. Decorative elements include a stringcourse defining the floor levels, a projecting cornice, and stone keystones in the flat-arched second story windows. The exterior entrance for the second floor apartments is located in the central bay of the façade. The transom windows are currently obscured by wooden signage. An awning extends across the storefronts. Fenestration of the upper level is 1/1 and 2/1 double-hung wood sash and splayed arches with keystone. A soldier course is located beneath the pressed metal cornice. Concrete block additions at rear.

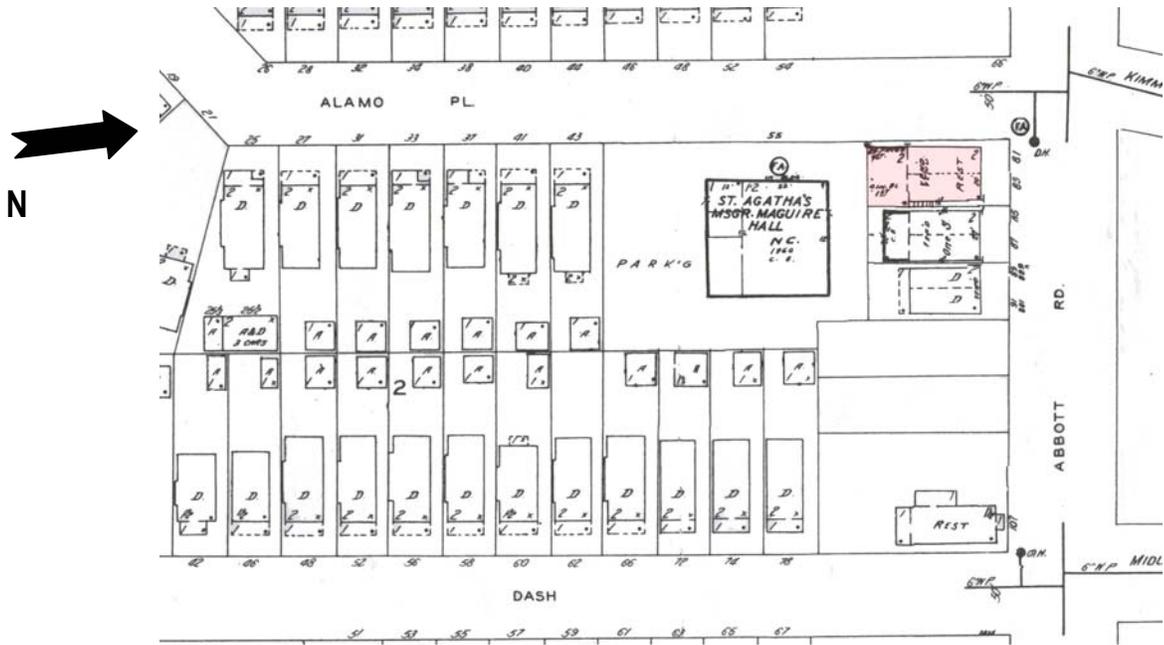
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why this property is important to you and the community.

The buildings at 83-87 Abbot Road are well-preserved examples of a common early twentieth century commercial building type found in urban residential neighborhoods in the City of Buffalo. The reserved stylistic details display the modest pretensions to Classical styling common the many such buildings of the period. The influx of residents into the Triangle neighborhood and South Buffalo, generally, spurred the development of commercial structures, churches, and public buildings. The Triangle neighborhood retains a number of examples of such building types, although some are now used for purposes other than that for which they were designed. Most commercial buildings are found along South Park Avenue, the primary neighborhood thoroughfare.

The pair of commercial buildings was constructed as two, double-store and flat-buildings for Stardale Properties, Inc., who also built the apartment building at 89-91 South Park Avenue around the same time. In 1929, the businesses were the Sterling Market, grocery; Ralph A. Sterling, radio shop; Mrs. Emma O'Connor, soft drinks; and Elaine Beauty Shop. Both buildings now have concrete block additions at rear.

Pre-1940 address: 881-883, 885-887 Abbott Rd.

MAP: Sanborn (Revised 1986) - Plate 1036



PHOTOGRAPH: (Triangle R-4; N-16)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 28 Alamo Place

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residence: multiple-family Current use Residence: multiple-family

Architect/Builder, if known Adolf Langendorfer, builder Date of construction, if known 1920

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

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Date: 10/2003

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The two-family house at 28 **Alamo Place** is located on a narrow, residential city lot on a one-way street that connects the major arteries of the Triangle neighborhood, Abbot Road and South Park Avenue. The residence stands on the west side of the one-block long street, where street alignment bends to north. Dense foliage and hedges obscure the façade of the house.

Two-and-one-half story, closed front-gabled, frame residence. It has a rectangular plan and is set on a rusticated concrete block foundation. Exterior wall fabrics are clapboard on the main floors of the façade, wood shingle in the gable peak and asbestos shingle on the side elevations. The main entrance is located in the south bay of the east façade. The façade has full-width porches on each floor. The second floor façade has narrow cornerboards. Fenestration is 1/1 double-hung wood sash, stained glass and oriel. The gable peak contains a paired window grouping of two-over-one double-hung wood sash with pent. A chimney is located on the center ridge.

A garage at the rear was added by William Martin in 1916.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 28 Alamo Place is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

Built as a two-family dwelling for Adolf Langendorfer, a local grocer who had many houses built in this area. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Langendorfer and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 28 Alamo Place, Buffalo NY

MAP: Sanborn (Revised 1986): Plate 1036



PHOTOGRAPH: (Triangle R-4; N-4)





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NYS OFFICE OF PARKS, RECREATION
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P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____
--

IDENTIFICATION

Property name (if any) _____

Address or Street Location 80 Allegany Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residence: single-family Current use Residence: single-family

Architect/Builder, if known _____ Date of construction, if known 1914

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: Replacement windows Date: _____

Condition: excellent good fair deteriorated

Photos

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Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. **Email:** cbca@buffnet.net **Date:** 10/2003

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The two-family house at **80 Allegany Street** is located on the east side of the northern end of a north-south street between Folger and Tiff streets. The surrounding area is densely built-up with early twentieth century residences.

Two story, hipped-roof, frame American Four Square set on a rusticated concrete block foundation. Exterior wall fabric is clapboard. The façade has an open, full-width porch with pediment above the stoop, square supports and solid, paneled rail. The main entrance is set in the north bay of the west façade. Fenestration is one-over-one, double-hung wood sash. Other architectural details include corner pilasters, a wide unadorned frieze, oriels and a gabled dormer. A chimney is located on the center ridge.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 80 Allegany Street is significant as a good representative example of an American Four Square. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

Built as a two-family dwelling by the Buffalo and Niagara River Land Co., who also built Nos. 18, 24, 28, 34, 40, 46, 52, 58, 64, 70 and 76, half the houses on the west side of Allegany Street, at the same time. The house was noted as being single family in 1917. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Buffalo and Niagara River Land Co and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 80 Allegany Street, Buffalo NY

MAP: Sanborn Map (Revised 1986) – Plate 1045



PHOTOGRAPH: (Triangle R-2; N-10)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

Property name (if any) _____
Address or Street Location 39 Amber Street
County Erie Town/City Buffalo Village/Hamlet: _____
Owner _____ Address _____
Original use Residential: single-family Current use Residential: single-family
Architect/Builder, if known _____ Date of construction, if known 1927

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 12/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **39 Amber Street** is located on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. The surrounding area is densely built-up with early twentieth century residences. Amber Street is the southern boundary of the Triangle Neighborhood.

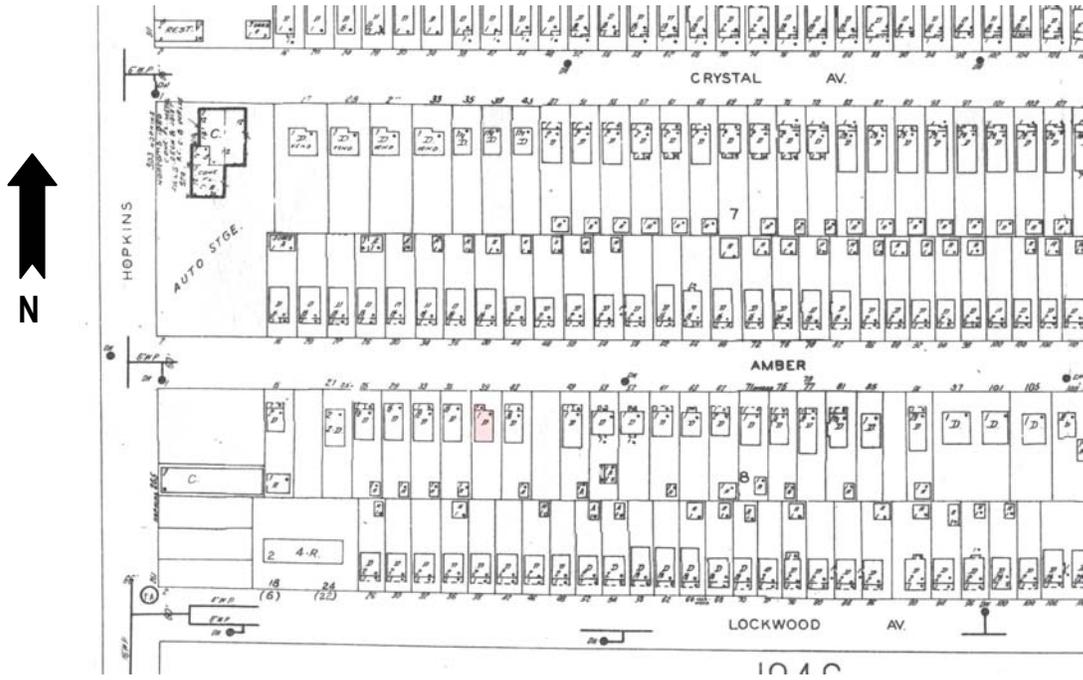
One-story, hipped-roof, frame cottage with wide-overhanging eaves. An enclosed, hipped roof, entry porch extends from the west bay of the main block. The exterior entrance and stoop are located on the east side of the enclosed porch. Exterior wall fabric is wood shingle. Fenestration is 1/1 double-hung wood sash with cottage style upper sash. The façade has a round arch window surround with keystone and paneled wood shutters.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

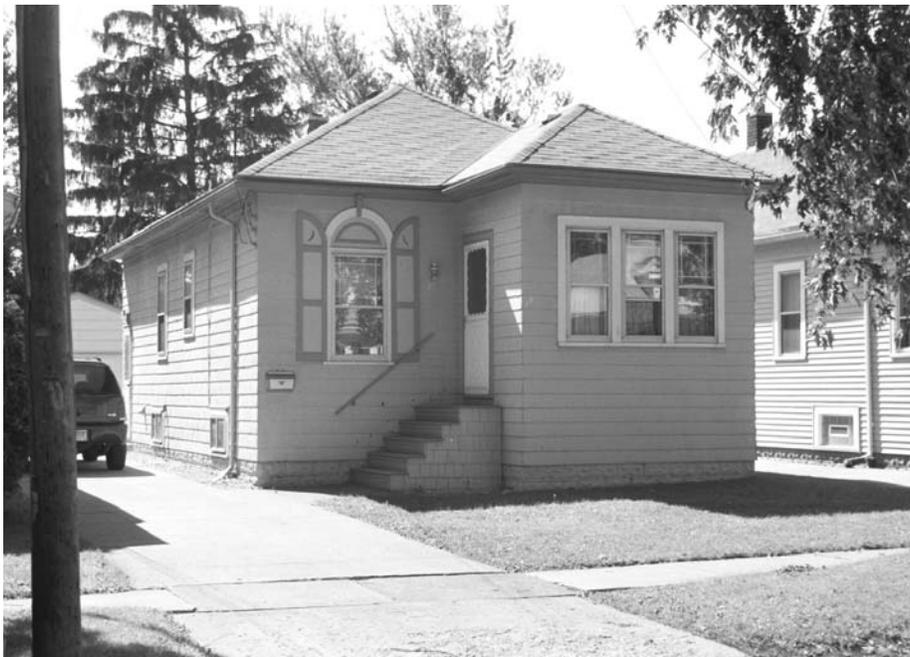
The single-family house at 39 Amber Street is significant as a good representative example of the Triangle- neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo. It was built as a single-family house for M. R. Hurst.

Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and *Radford's Modern American Homes* (1903). These houses with porches on the front were simple in form, economical to build, and ample in the accommodation they afforded. Furthermore, their squareish footprint fit nicely onto the long rectangular lot that was standard property type in the Triangle neighborhood. Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-2; N-8)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____
--

IDENTIFICATION

Property name (if any) _____

Address or Street Location 62 Amber Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known _____ Date of construction, if known 1925

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: Replacement windows Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. **Email:** cbca@buffnet.net **Date:** 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **62 Amber Street** is located on a narrow lot on the north side of a residential block between Hopkins Street and South Park Avenue. The surrounding area is densely built-up with early twentieth century residences. Amber Street is the southern boundary of the Triangle Neighborhood.

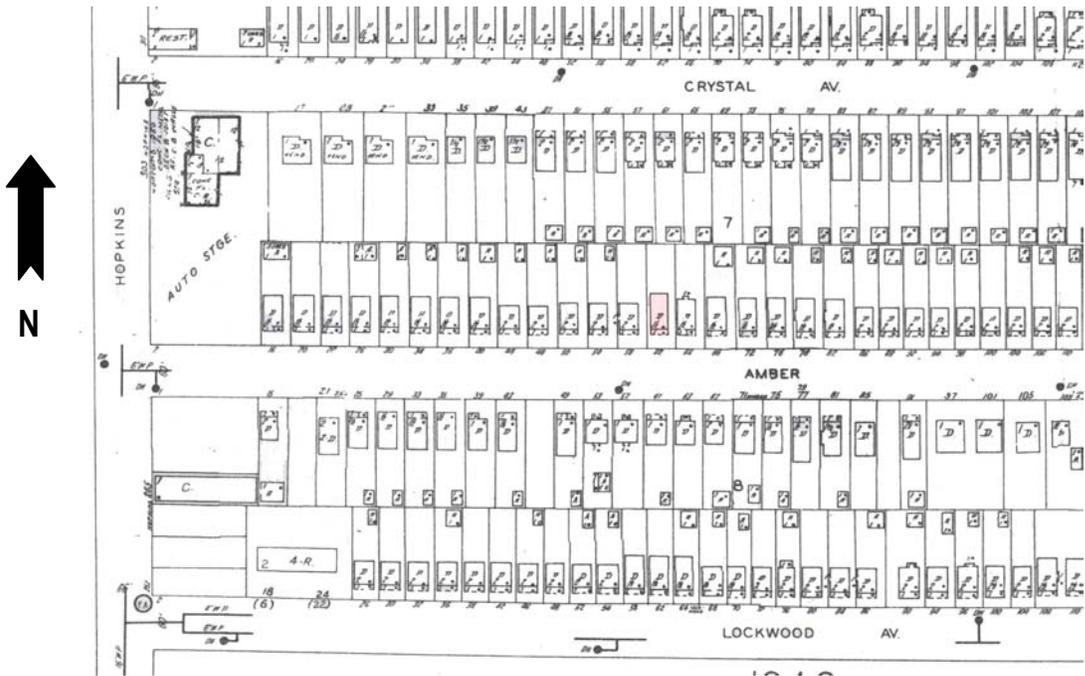
One-and-one-half story, frame Craftsman bungalow with a steeply pitched front-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has an enclosed, full-width porch with a broad, low-pitched, gabled roof and an exterior entrance in the east bay. Exterior wall fabric is clapboard on the main block and wood shingle in the porch gable. It has narrow cornerboards. Fenestration is one-over-one double-hung wood sash. An exterior entrance is located on the east elevation. A chimney rests on the center ridge.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 62 Amber Street is significant as a good representative example of the Triangle- neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo. Built as a single-family house for E. G. Volker, originally as #60 Amber.

Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style. This style of domestic architecture was popularized by the writings of Gustave Stickley in such publications as *The Craftsman* magazine. Stickley emphasized simplicity in design and undisguised expression of material in construction. So-called Craftsman houses depended on such elements as solid piers, roof brackets and exposed rafter ends for architectural expression. Smaller single family dwellings in the Triangle neighborhood often take the form of what Reiff calls the gabled bungalow. Houses of this type are one-and-a-half stories, have gabled roofs, often with a side dormer, and are covered with shingles or clapboard, sometimes in combination. Craftsman style details can be present, especially in the form of brackets beneath the eaves of the front gable. With the narrow end of the house facing the street, they invariably have a porch across the front.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-2; N-7)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____
--

IDENTIFICATION

Property name (if any) _____

Address or Street Location 130 Amber Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known Paul Heinrich, builder Date of construction, if known 1923

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. _____ **Email:** cbca@buffnet.net **Date:** _____

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **130 Amber Street** is located on a narrow lot on the north side of a residential block between Hopkins Street and South Park Avenue. The surrounding area is densely built-up with early twentieth century residences. Amber Street is the southern boundary of the Triangle Neighborhood.

Two-story, front-gabled, frame Craftsman style residence with a front-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. It has cornerboards and a water table. The façade has an enclosed, full-width porch with a gabled roof. The porch entrance door is in the east bay. It has a single panel and eight fixed lights and is flanked by sidelights. Exterior wall fabrics are wood shingle and clapboard. A brick chimney rests on the center ridge. A frame-shed stands at the northeast corner of the lot.

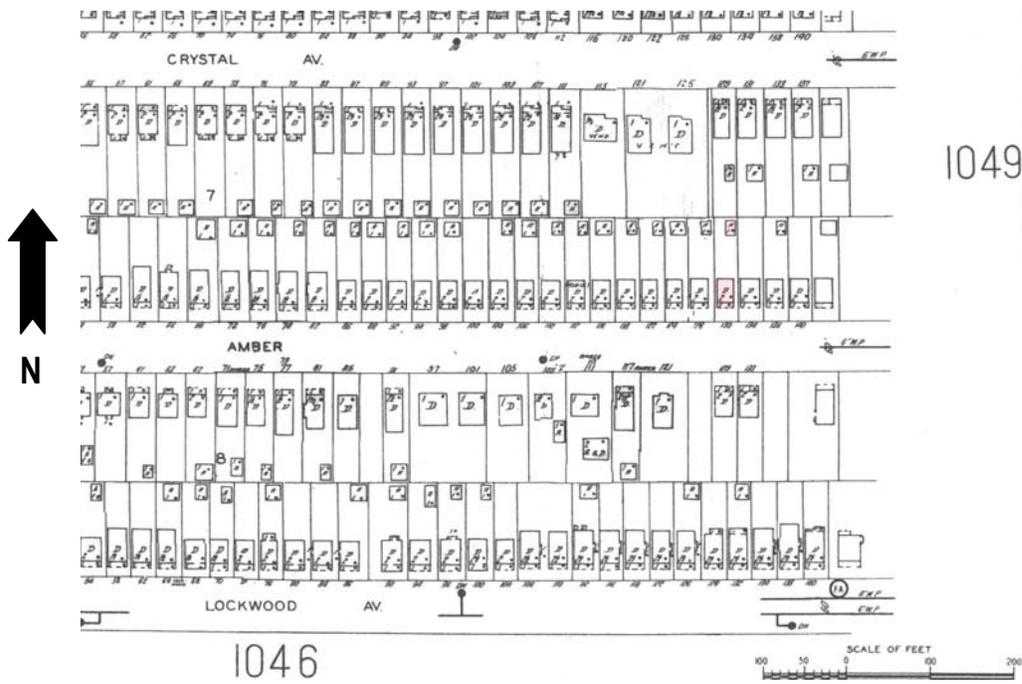
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 130 Amber Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family house for Paul Henrich, one of eleven houses he had built on Amber Street at the same time (Nos. 14, 106, 110, 112, 116, 118, 134, 122, 124 and 128 Amber). While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Heinrich and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style. This style of domestic architecture was popularized by the writings of Gustave Stickley in such publications as *The Craftsman* magazine. Stickley emphasized simplicity in design and undisguised expression of material in construction.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-2; N-6)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 194 Amber Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known ca. 1904

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. _____ **Email:** cbca@buffnet.net **Date:** 12/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **194 Amber Street** is located on a narrow lot on the north side of a residential block between Hopkins Street and South Park Avenue. The surrounding area is densely built-up with early twentieth century residences. Amber Street is the southern boundary of the Triangle Neighborhood.

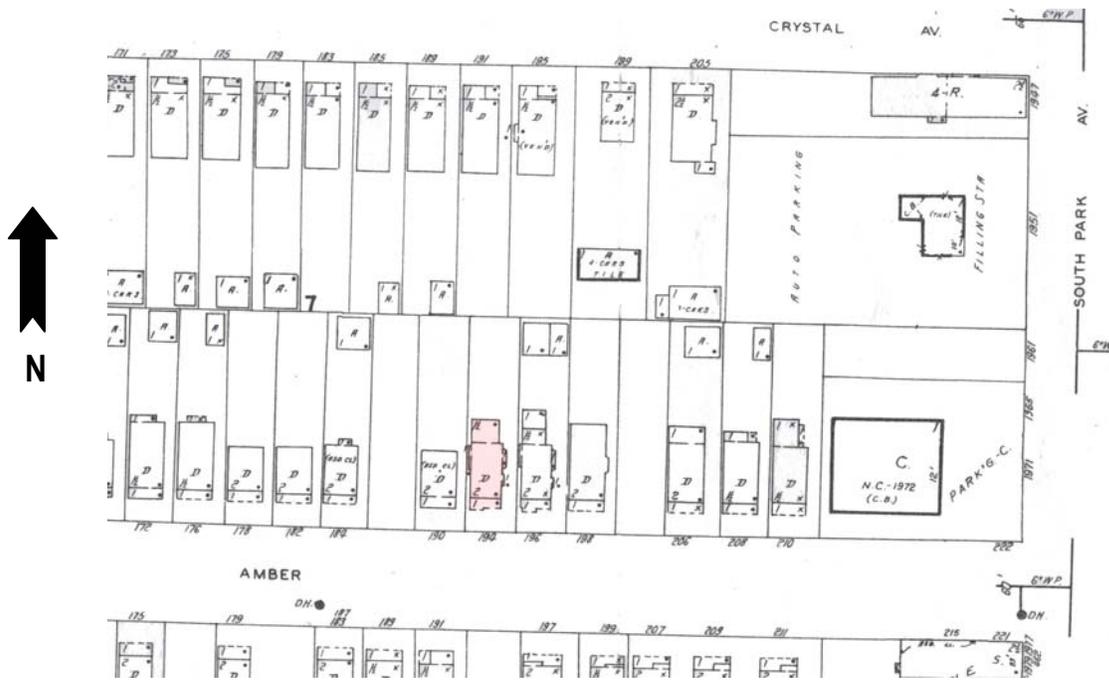
Two-and-one-half-story, frame, Craftsman residence with a hipped roof. It has a rectangular plan and is set on a limestone-block foundation. The façade has an open, full-width porch with a flat roof. It has a solid, wood-shingled rail, square supports and corner pilasters. The main entrance door is located in the east bay. Exterior wall fabric on the main block is clapboard. The façade also has a cottage window, an oriel and a hipped dormer. Fenestration is one-over-one double-hung wood sash. Other stylistic details include wide-overhanging eaves, exposed rafter tails and a wide-frieze. The east elevation has a polygonal bay and a staircase bay. An oriel with paired window grouping is located on the west elevation. A brick chimney rests on the center ridge.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 194 Amber Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo. Built as a single-family house for William A. Wheaton.

Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and *Radford's Modern American Homes* (1903). These houses with porches on the front were simple in form, economical to build, and ample in the accommodation they afforded. Furthermore, their squareish footprint fit nicely onto the long rectangular lot that was standard property type in the Triangle neighborhood.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-2; N-5)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____
--

IDENTIFICATION

Property name (if any) _____

Address or Street Location 196 Amber Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known _____ Date of construction, if known ca. 1904

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known : replacement windows, asbestos siding Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. _____ **Email:** cbca@buffnet.net **Date:** _____

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The residence at **196 Amber Street** is located on a narrow lot on the north side of a residential block between Hopkins Street and South Park Avenue. The surrounding area is densely built-up with early twentieth century residences. Amber Street is the southern boundary of the Triangle Neighborhood.

Two-and-one-half story, hipped-roof, frame Craftsman residence. It has a rectangular plan and is set on a brick foundation. The façade has an open, full-width porch with a flat roof. It has brick piers, a solid brick rail and decorative brickwork panels. The main entrance door is located in the east bay. Exterior wall fabrics are asbestos shingle at the first floor, wood shingle at the second floor façade and clapboard at the second floor side elevations. The façade has a cottage window, a bow window and a hipped dormer with intact exposed rater tails. Fenestration is one-over-one and six-over-one double-hung wood sash. The east elevation has a polygonal bay and a staircase bay. An oriel with paired window grouping is located on the west elevation. A brick chimney rests on the center ridge.

Nearly identical to adjacent 194 Amber, 196 was probably built at the same time by the same builder.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 196 Amber Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

The building is identical to adjacent 194 Amber Street, and was probably built at the same time by the same builder (William A. Wheaton). Single-family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and *Radford's Modern American Homes* (1903). These houses with porches on the front were simple in form, economical to build, and ample in the accommodation they afforded. Furthermore, their squareish footprint fit nicely onto the long rectangular lot that was standard property type in the Triangle neighborhood.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-2; N-4)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN: _____

IDENTIFICATION

Property name (if any) South Buffalo Market / City of Buffalo Board of Education – Joseph F. Jones Center

Address or Street Location 95-105 Bailey Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner City of Buffalo Address _____

Original use Commercial Current use Municipal

Architect/Builder, if known Howard L. Beck, architect Date of construction, if known 1926

DESCRIPTION

Frank G. Hanssel, general construction

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: Stone accenting around window openings

Alterations, if known: Display windows boarded up, converted into transportation facility Date: 1940s

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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The South Buffalo Market building at **95 – 105 Bailey Avenue** is currently occupied by the City of Buffalo Board of Education and used as a transportation facility. Currently known as the Joseph F. Jones Center, the complex is located on the east side of Bailey Avenue, north of Abbot Road, in the northern limits of the Triangle Neighborhood. The property is devoid of landscaping. The surrounding area is urban commercial to the north, south and west. To the east is a densely lined residential street, Heussy Street.

The complex consists of two large buildings and an outbuilding. The original South Buffalo Market building at 95 Bailey Avenue is a brick and tile-brick faced, one-story building with a T-shaped plan. The steel-framed building rests on a poured concrete block foundation and has a monitor roof. It has extensive frontage along Bailey Avenue with a 30-ft setback, which serves as a parking area. The west façade is stepped and conveys a rhythmic quality created by its a central pavilion, flanking wings and projecting end wings. The projecting sections are punctuated by round-arched windows with stone surrounds. The central pavilion has a service bay that was enlarged to accommodate larger vehicles. The end wings have two principal elevations, with a pavilion with two large, round-arched openings that are filled in, on the north and south elevations. Each of which are six-bays wide and three bays deep. All of the round-arched openings have been altered. Flanking wings have post-and lintel openings with large brick panels and narrow windows, soldier course and stone corner tabs. The building is said to have cost \$375,000 and was erected in 172 working days. It had 62 produce booths, 12 meat stalls and 2 fish stalls.

The U-shaped warehouse and shop to the east at 105 Bailey Avenue is of similar construction materials, but lacking in embellishment. It is a one- and-two-story, flat-roofed building with steel-frame with a tile-brick face. The original metal sash windows have been filled-in.

A modern garage (1969) stands to the south of the main buildings and fronts Bailey Avenue.

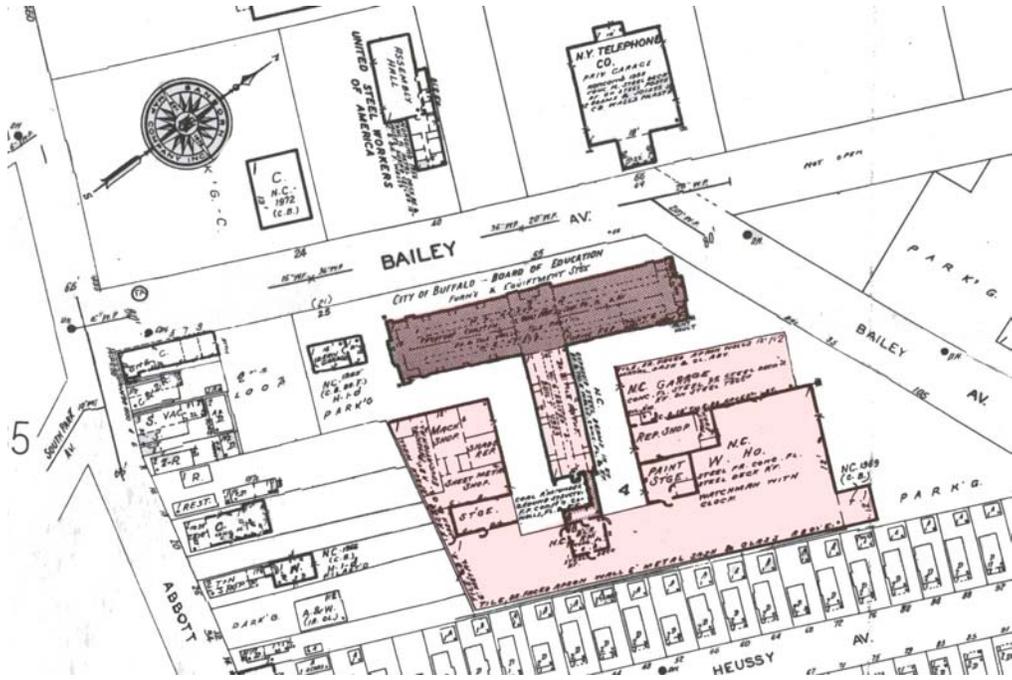
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale’s history as a resort community, a structure associated with activities of the “underground railroad.”); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

South Buffalo Market / City of Buffalo Board of Education complex at 95 – 105 Bailey Avenue is significant for its association with the development of South Buffalo and the early twentieth market history in the City of Buffalo. A trolley line once provided area residents with easy access to the market. Potential vendors eagerly bided for space during the year of its construction (1926) in hope that the city would keep its promises to city’s plans to widen and repave Bailey Avenue, the construction of the proposed boulevard through Hopkins Street, and the announced cutting through of another street alongside the new market. There is only one, indoor public market remaining in Buffalo, the Broadway Market in the Broadway-Fillmore Neighborhood (See Historic Resource Inventory Form).

Built by the City of Buffalo as the South Buffalo Market, it contained 62 produce booths, 12 meat stalls and 2 fish stalls. This was one component of a major reconstruction of the northern section of the present Triangle neighborhood that included new channels for Buffalo and Cazenovia Creeks (to end the annual floods) and new routes for Bailey Ave. and McKinley Parkway. The market opened in early 1927, but it was soon evident that there was not enough business in South Buffalo to sustain it. When the market closed during the 1930s it was transferred to the Board of Education for use as a warehouse. In the late 1940s all maintenance and distribution for the Buffalo school system was moved here, and a large addition at 95-105 Bailey Ave. was built ca. 1947.

HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: South Park Market, 95-105 Bailey Avenue, Buffalo NY

MAP: Sanborn Map (Revised 1986): Plate 1013



PHOTOGRAPH: (Triangle R-5; N-4)



PHOTOGRAPH: (Triangle R-5; N-5)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____
Address or Street Location 69 Crystal Avenue
County Erie Town/City Buffalo Village/Hamlet: _____
Owner _____ Address _____
Original use Residential: single-family Current use Residential: single-family
Architect/Builder, if known Lodge Realty Corp., builder Date of construction, if known 1926

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block	

Other materials and their location: _____

Alterations, if known: Porch Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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The single-family house at **69 Crystal Avenue** is located on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

Two-story, frame, Craftsman bungalow. It has a pyramidal-roof and is set on rusticated concrete block foundation. The façade has an enclosed, hipped roof, full-width porch with an exterior entrance in the east bay. Exterior wall fabric is wood shingle. Fenestration is casement and Chicago-type. The east elevation has a side entrance with canopy and triangular-knee braces. A brick chimney rests on the rear slope. A contemporaneous garage stands on the southeast corner of the lot.

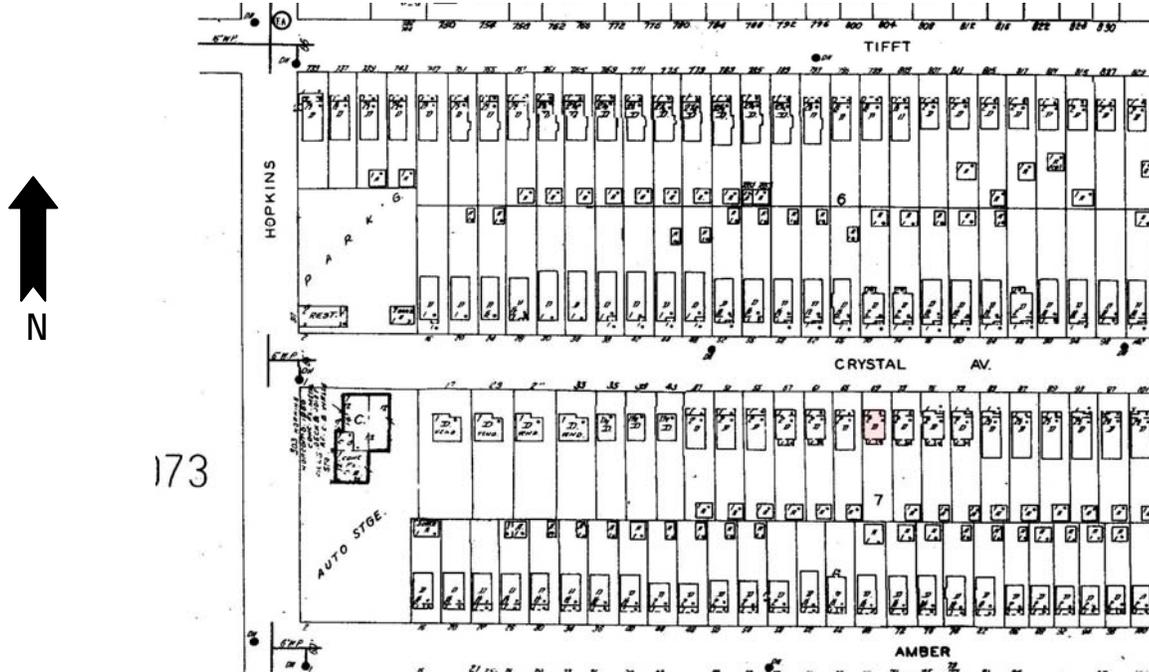
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 69 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for the Lodge Realty Corp., who also constructed 75, 79, 80, 108, 111 and 112 Crystal Avenue during the 1920s. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style. In 1926, Lodge Realty built three hipped-roof bungalows on Crystal Avenue at 69, 75, and 79. They resemble designs sold by Sears, Roebuck and Company in its 1922 and 1925 catalogues.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Lodge Realty Corp and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-1; N-4)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 75 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Lodge Realty Corp., builder Date of construction, if known 1926

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: Replacement window-porch Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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The single-family house at **75 Crystal Avenue** is located on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

Two-story, frame, Craftsman bungalow. It has a pyramidal-roof and is set on rusticated concrete block foundation. The façade has a cut-away porch in the east bay with hipped roof. Exterior wall fabrics are wood on the porch and second floor and clapboard at the first floor side elevations. Fenestration is one-over-one double-hung wood sash. The east elevation has a side entrance. A brick chimney rests on rear slope.

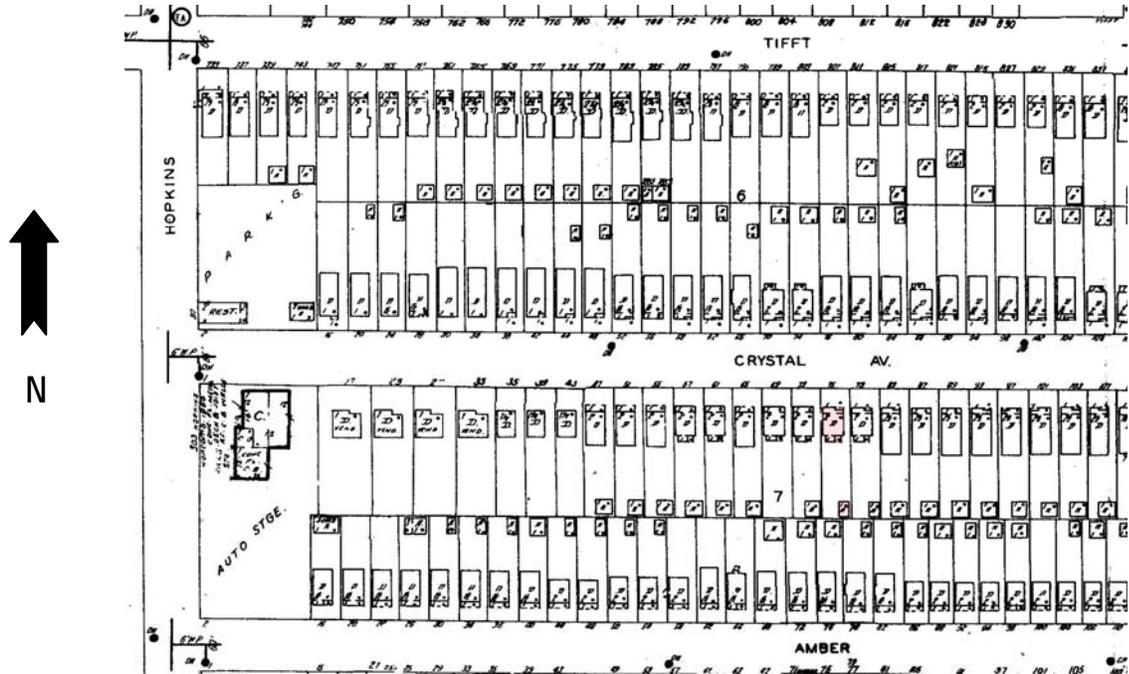
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The single-family house at 75 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage (demo. 1978), for the Lodge Realty Corp., who also constructed 69, 79, 80, 108, 111 and 112 Crystal Avenue during the 1920s. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style. In 1926, Lodge Realty built three hipped-roof bungalows on Crystal Avenue at 69, 75, and 79. They resemble designs sold by Sears, Roebuck and Company in its 1922 and 1925 catalogues.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Lodge Realty Corp and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-1; N-5)





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NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 79 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Lodge Realty Corp., builder Date of construction, if known 1926

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: Vinyl siding applied to porch at time of survey Date: 12/2003

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

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The single-family house at **79 Crystal Avenue** is located on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

Two-story, frame, Craftsman bungalow. It has a pyramidal-roof and is set on rusticated concrete block foundation. The façade has a cut-away porch in the east bay and a hipped roof. Exterior wall fabrics are wood shingle on the main block with asbestos shingle on the west elevation, and vinyl siding and wood shingle on the porch. Fenestration is one-over-one double-hung sash. The east elevation has an exterior entrance. A brick chimney rests on the rear slope.

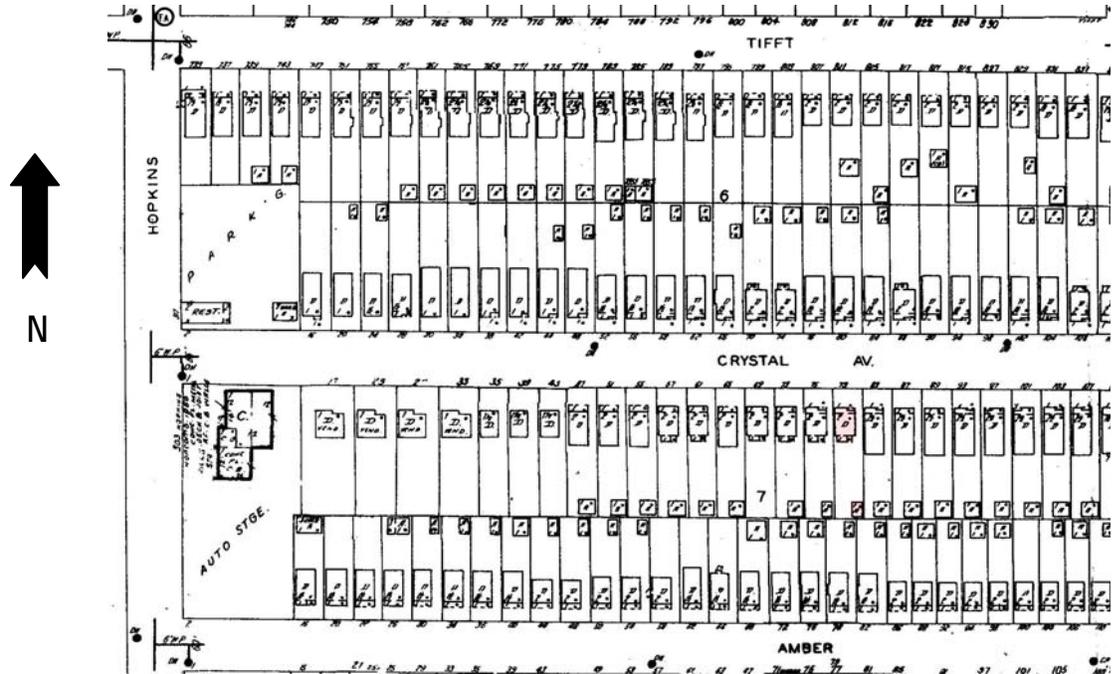
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 79 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for the Lodge Realty Corp., who also constructed 69, 75, 80, 108, 111 and 112 Crystal Avenue during the 1920s. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style. In 1926, Lodge Realty built three hipped-roof bungalows on Crystal Avenue at 69, 75, and 79. They resemble designs sold by Sears, Roebuck and Company in its 1922 and 1925 catalogues.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Lodge Realty Corp and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-1; N-6)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 80 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Lodge Realty Corp., builder Date of construction, if known 1925- single-family

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: Upper façade windows replaced Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **80 Crystal Avenue** is located on a narrow lot on the north side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

One-and-one-half-story, frame, Craftsman bungalow with a clipped-gable roof. It has a rectangular plan and is set on rusticated concrete block foundation. The façade has a cutaway porch in the east bay. Exterior wall fabric is wood shingle. Fenestration is casement and one-over-one, double-hung sash. The east elevation has an exterior side entrance and an oriel. A brick chimney rests on the rear, east slope. A contemporaneous garage (1926) stands at the southeast corner of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 80 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling for the Lodge Realty Corp., who also constructed 69, 75, 79, 108, 111 and 112 Crystal Avenue during the 1920s. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style. Bungalows with distinctive clipped gable roofs like 80 Crystal Avenue (this house resembles one sold in the 1928 Bennett catalogue, are also represented at 129, 180 and 195 Crystal Avenue.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Lodge Realty Corp and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 108 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Lodge Realty Corp., builder Date of construction, if known 1924

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **108 Crystal Avenue** is located on a narrow lot on the north side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

Two-story, frame American Four Square with Craftsman detailing. It has a pyramidal-roof and is set on rusticated concrete block foundation. The façade has a cut-away porch in the east bay and a hipped roof. Exterior wall fabric is wood shingle. Fenestration is one-over-one, double-hung sash and fixed. The east elevation has a side entrance. A brick chimney rests on the Ocenter ridge. A modern garage stands at the northeast corner of the lot.

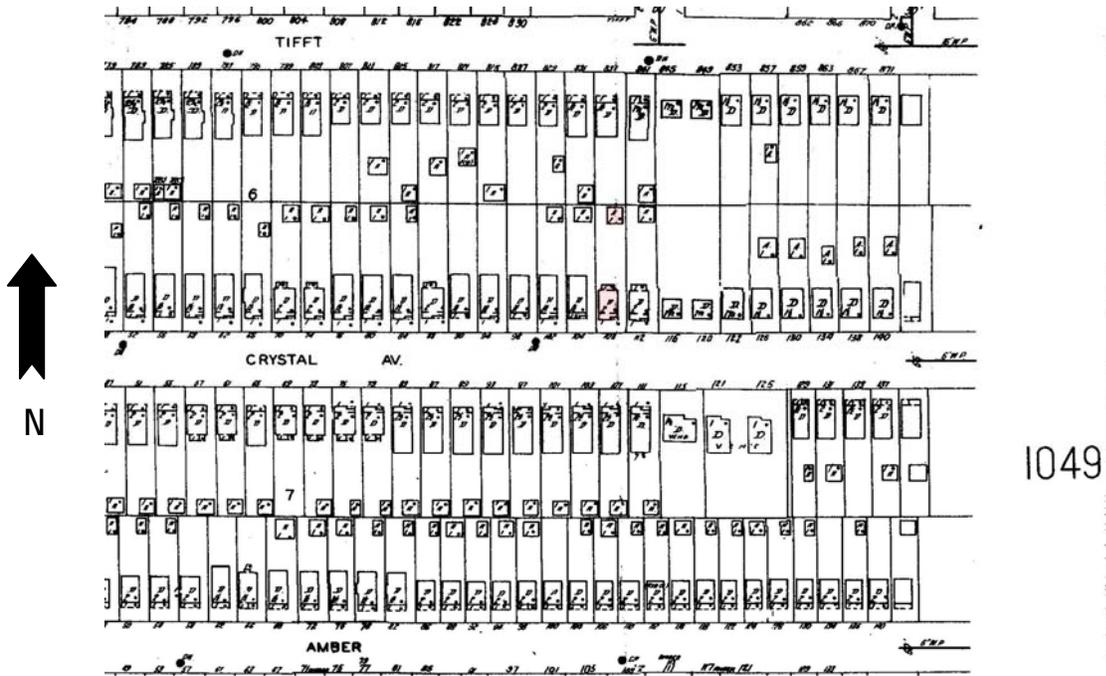
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 108 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for the Lodge Realty Corp., who also built 75, 79, 80, 111 and 112 Crystal Avenue during the 1920s. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Lodge Realty Corp and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-1; N-8)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 111 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Lodge Realty Corp., builder Date of construction, if known 1924

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: Replacement window –living porch

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852 –2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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The single-family house at **111 Crystal Avenue** is located on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

One-and-one-half story Craftsman bungalow with a front-gabled roof. It has a rectangular plan and is set on a rusticated, concrete block foundation. The façade has a cut-away porch in the east bay and a hipped roof. Exterior wall fabric is wood shingle. Fenestration is one-over-one, double-hung sash and casement. The east elevation has a side entrance and a shed dormer. A brick chimney rests on the rear, east slope. A contemporaneous two-bay garage with sliding doors and a hipped roof stands on the southeastern corner of the lot.

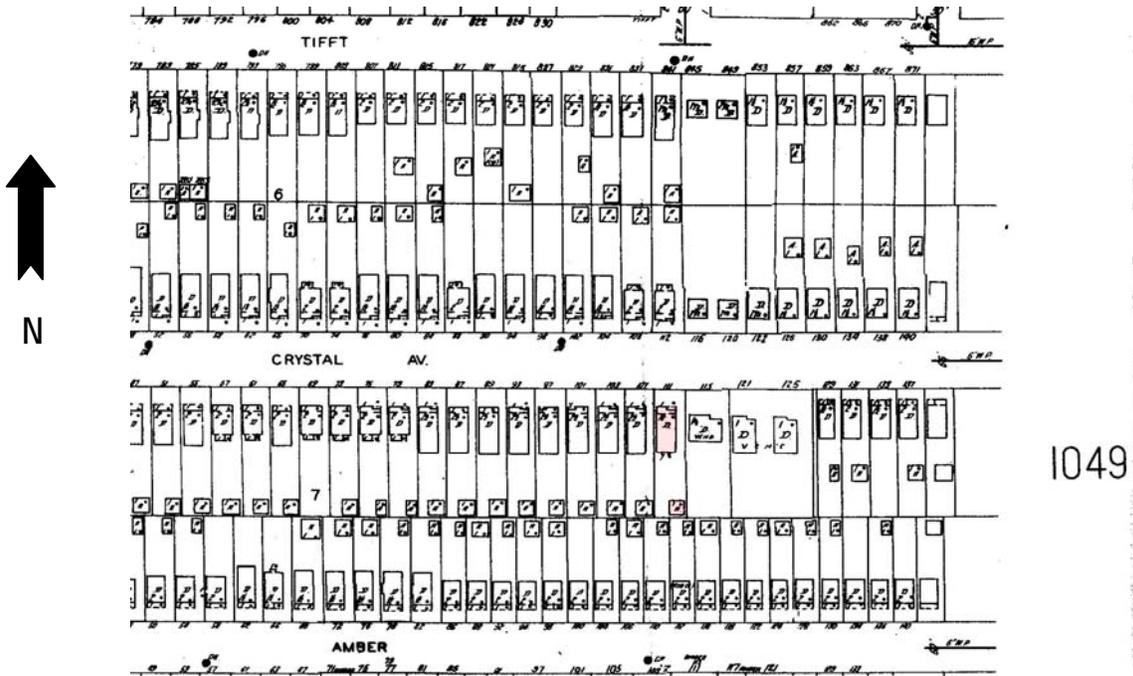
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 111 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for the Lodge Realty Corp., who also built 75, 79, 80, 108 and 112 Crystal Avenue during the 1920s. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Lodge Realty Corp and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-1; N-10)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 112 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Lodge Realty Corp., builder Date of construction, if known 1925

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: Replacement window—living porch, porch post and rail

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

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The single-family house at **112 Crystal Avenue** is located on a narrow lot on the north side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

Two-story, frame American Four Square with Craftsman detailing. It has a pyramidal-roof and is set on rusticated concrete block foundation. The façade has a cut-away porch in the east bay and a hipped roof. Exterior wall fabric is wood shingle. Fenestration is one-over-one, double-hung sash and casement. The east elevation has a side entrance. A brick chimney rests on the rear slope. A contemporaneous single-bay garage with a hipped roof and exposed rafter tails stands on the northeast corner of the lot.

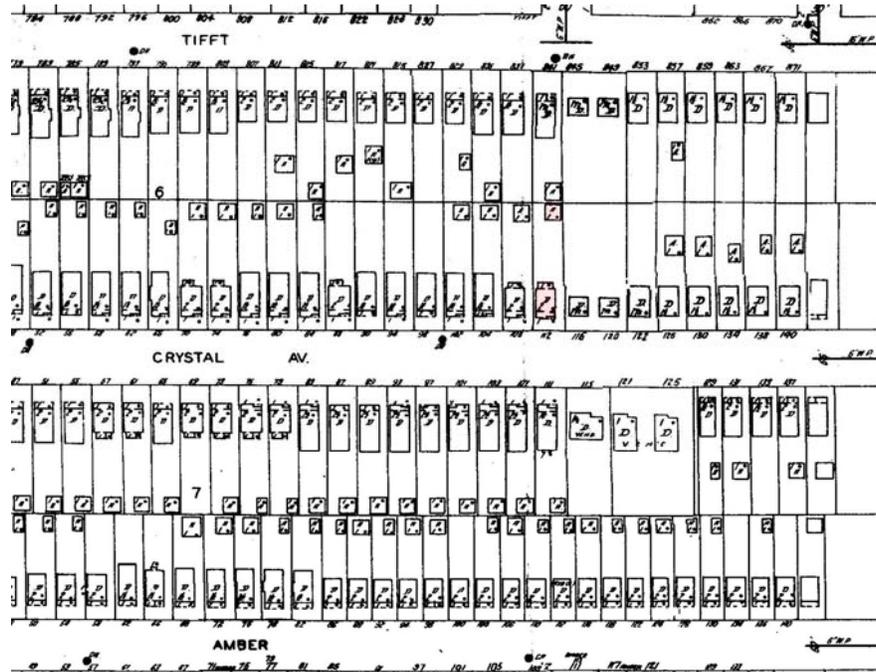
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 112 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for the Lodge Realty Corp., who also built 75, 79, 80, 108 and 111Crystal Avenue during the 1920s. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Lodge Realty Corp and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-1; N-9)





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P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 115 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known _____ Date of construction, if known 1955

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input checked="" type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

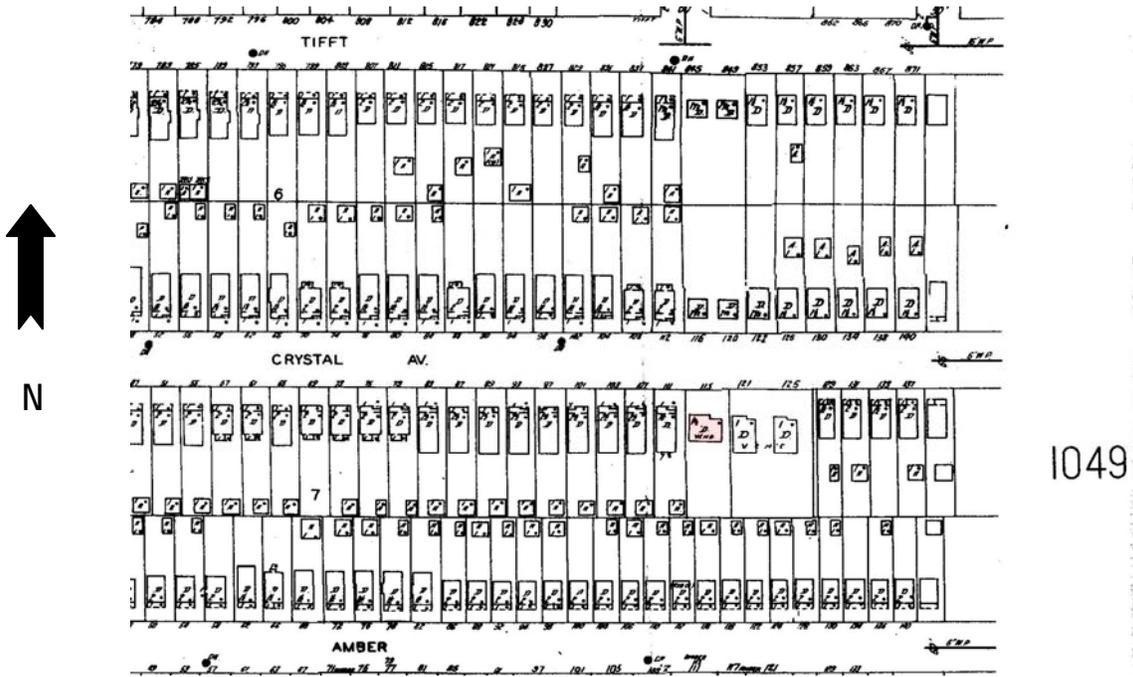
The single-family house at **115 Crystal Avenue** is located on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

One-and-one-half story, modern English Tudor Revival house with L-shaped plan and gabled roof. It has a textured, red brick veneer and is set on a poured concrete foundation. The main entry is in the east bay of the end gable. Fenestration is casement. A brick chimney rests on the western end of the main block. A modern garage stands on the southeast corner of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 115 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, though it reflects the period after the neighborhood's primary development. It was built as a single-family dwelling for John Homen, at a cost of \$8,500.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-1; N-11)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 129 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Walter H. Nelson, builder Date of construction, if known 1928

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: Cut-away porch enclosed. Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

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The single-family house at **129 Crystal Avenue** is located on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

One-and-one-half story, hipped-roof, frame, Craftsman bungalow with a clipped-gabled wall dormer. It has a rectangular plan and is set on a poured concrete foundation. The façade has an enclosed, full-width porch with a decorative brick panel and flat roof. Exterior wall fabric is wood shingle on the main block and brick. Fenestration is one-over-one, double-hung sash and fixed. The east elevation has a side entrance. A brick chimney rests on the center, rear ridge.

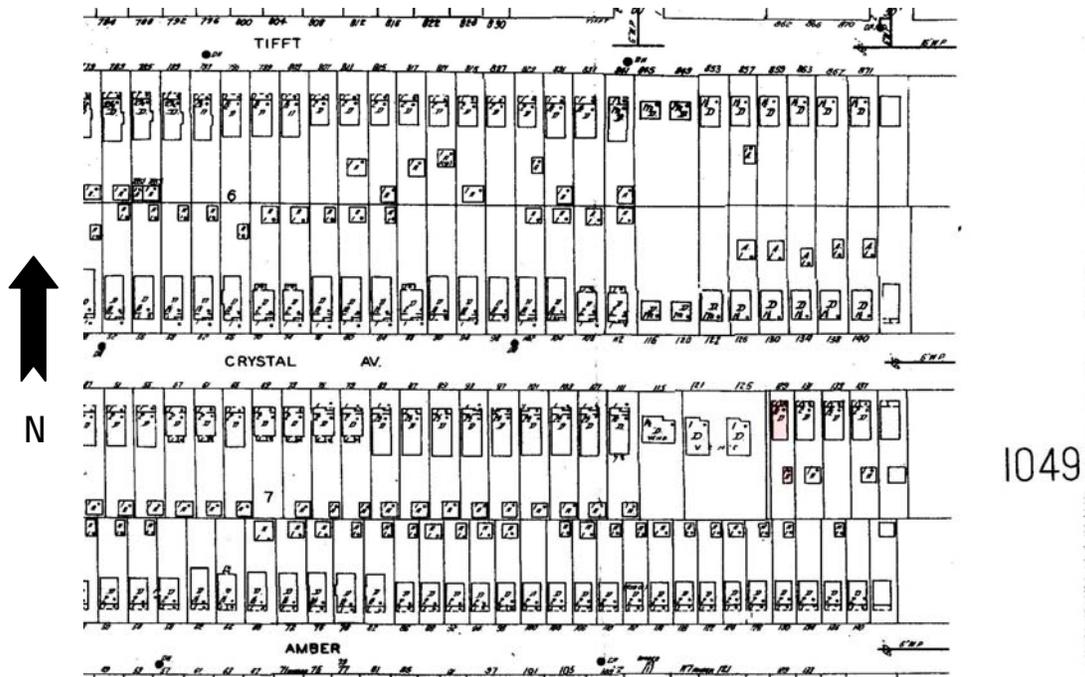
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 129 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for Walter H. Nelson who also constructed: 131, 133, 150, 152, 153, 158, 161, 172 and 176 Crystal Avenue. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Walter H. Nelson and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-1; N-12)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 131 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Walter H. Nelson, builder Date of construction, if known 1928

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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The single-family house at **131 Crystal Avenue** is located on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

A one-and-one-half story, frame, Craftsman residence with a front-gabled and vergeboards. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a flat-roofed, cut-away porch (in the west bay) and an enclosed living porch with decorative brick panel. Exterior wall fabrics of the main block are wood shingle and brick. Fenestration is six-over-one, double-hung wood sash. The second floor façade has an open porch with metal balustrade. A narrow pent roof caps the second floor façade. The east elevation has a side entrance. The west slope has a shed dormer. A brick chimney rests on the center ridge. A modern shed is located on the southeast corner of the lot.

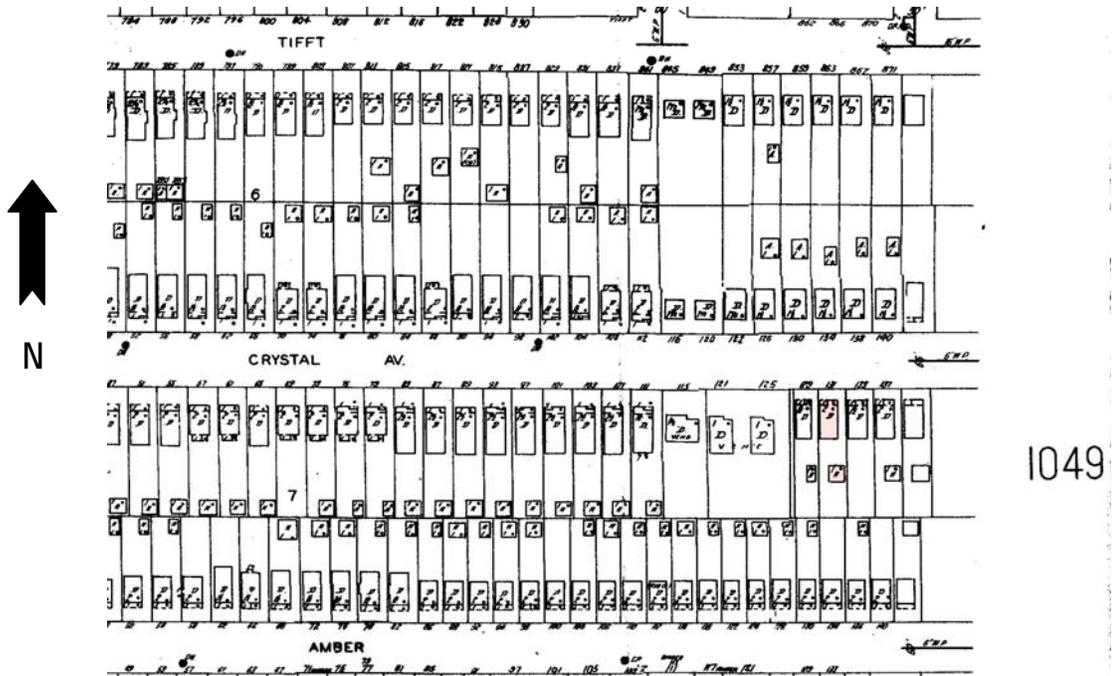
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 131 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for Walter H. Nelson who also constructed: 129, 133, 150, 152, 153, 158, 161, 172, and 176 Crystal Avenue. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Walter H. Nelson and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-1; N-13)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 152 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Walter H. Nelson, builder Date of construction, if known 1929

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: Enclosed cutaway porch

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

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The single-family house at **152 Crystal Avenue** is located on a narrow lot on the north side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

One-and-one-half story, frame, Craftsman bungalow with a front-gabled roof with pent and brackets in the gable peak. It has a rectangular plan and is set on a rusticated concrete block foundation. The main entrance with bracketed hood is located on the east elevation. The enclosed brick porch, originally a cutaway porch with entrance, has a flat roof and a decorative brick panel. Exterior wall fabric of the main block is wood shingle. Fenestration is three- and one-over-one, double-hung wood sash and fixed. The second floor façade has a open porch with metal balustrade and an exterior door flanked by three-over-one double-hung sash windows capped by a bracketed pent. A brick chimney rests on the center ridge. A single-bay, front-gabled garage clad with wood shingles stands on the northeast corner of the lot.

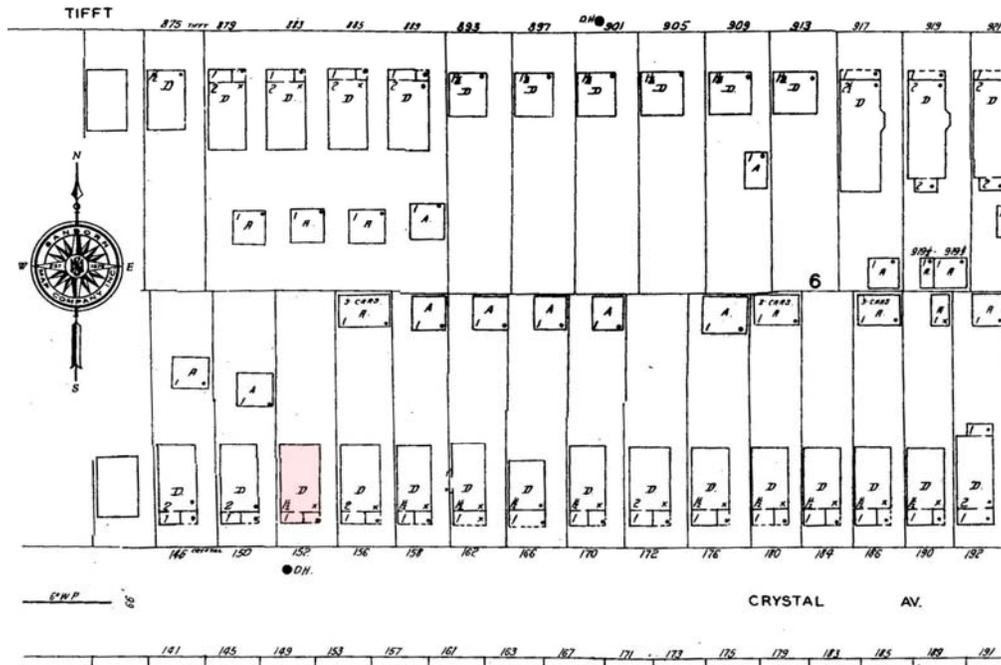
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 152 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for Walter H. Nelson who also constructed: 129, 131, 150, 153, 158, 161, 172, and 176 Crystal Avenue. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Walter H. Nelson and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1049



PHOTOGRAPH: (Triangle R-1; N-14)





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P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 153 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Walter H. Nelson, builder Date of construction, if known 1928

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: Brick porch foundation and pier

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

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The single-family residence at **153 Crystal Avenue** is located on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

One-and-one-half-story, Craftsman bungalow with a gabled-wall dormer on hipped roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a cut-away porch in the west bay. Exterior wall fabric is wood shingle. Fenestration is one-over-one and three-over-one-double-hung wood sash and fixed. The east elevation has a side entrance. A brick chimney rests on the center ridge. A garage (1949) stands on the southeast corner of the lot.

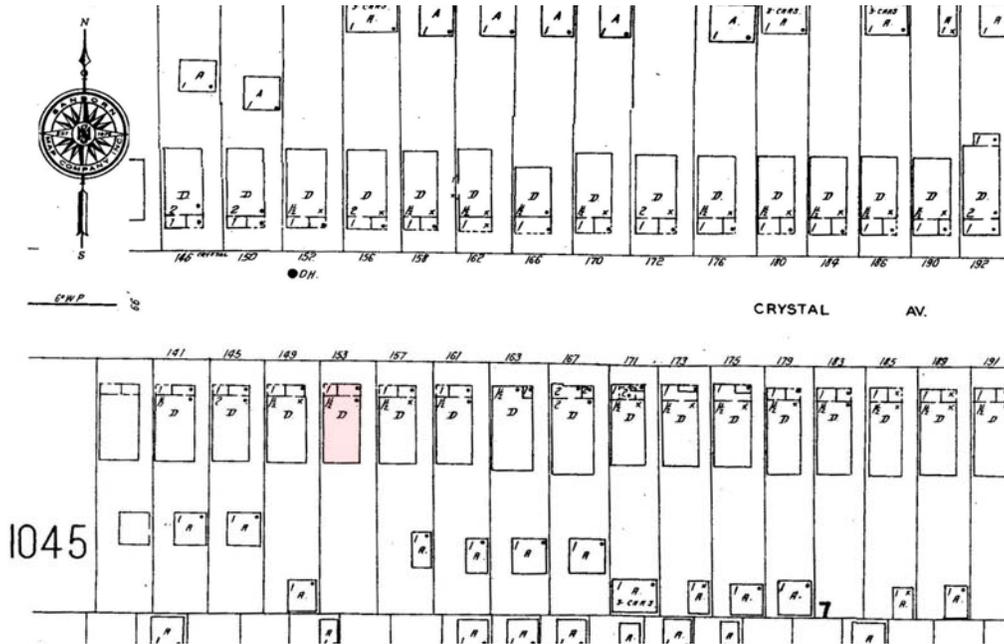
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The single-family house at 153 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for Walter H. Nelson who also constructed: 129, 133, 150, 152, 158, 161, 172, and 176 Crystal Avenue. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Walter H. Nelson and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1049



PHOTOGRAPH: (Triangle R-1; N-17)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____
Address or Street Location 161 Crystal Avenue
County Erie Town/City Buffalo Village/Hamlet: _____
Owner _____ Address _____
Original use Residential--single-family Current use Residential: single-family
Architect/Builder, if known Walter H. Nelson, builder Date of construction, if known 1928

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: Brick porch foundation and pier

Alterations, if known: Bow window Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **161 Crystal Avenue** is located on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road and industrial and commercial properties on Hopkins Street.

One-and-one-half-story, hipped-roof, frame, Craftsman bungalow with a clipped-gabled dormer. It has a rectangular plan and is set on a rusticated, concrete block foundation. The façade has an enclosed, cut-away porch in the west bay. Exterior wall fabric is wood shingle. Fenestration is one-over-one-double-hung wood sash and pivoted. A brick chimney rests on near the center ridge. A modern garage stands at the rear of the lot.

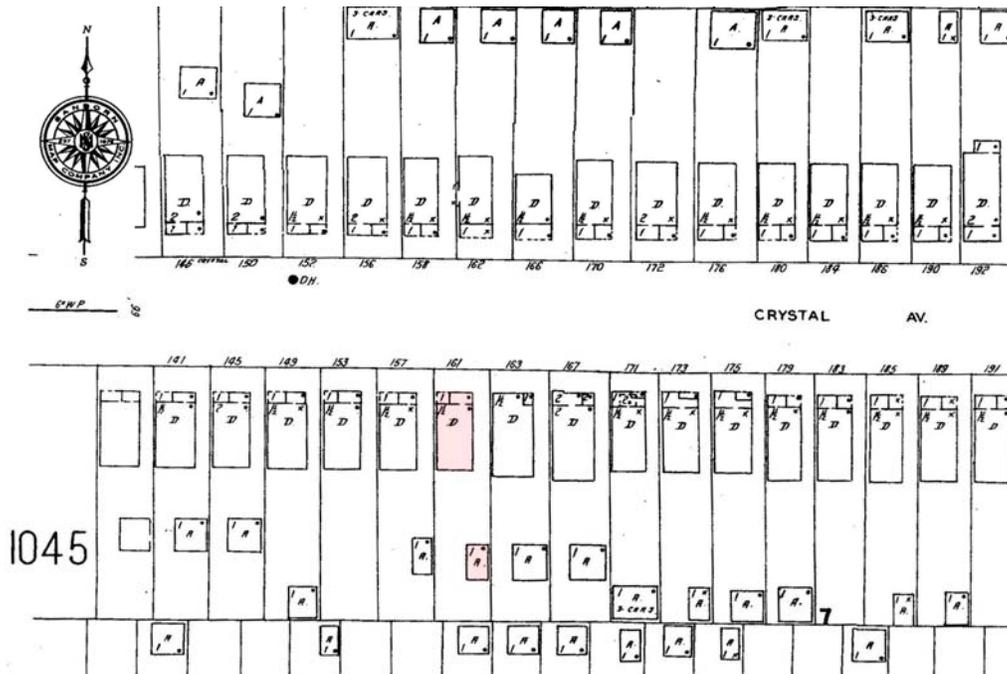
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 161 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for Walter H. Nelson who also constructed: 129, 133, 150, 152, 153, 158, 172 and 176 Crystal Avenue. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Walter H. Nelson and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1049



PHOTOGRAPH: (Triangle R-1; N-15)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 173 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known George E. Schifferle, builder Date of construction, if known 1926

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
-------------	--------------------------------	--------------------------------	--	--

Other materials and their location: _____

Alterations, if known: Stoop replaced Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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The single-family house at **173 Crystal Avenue** is located on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road and industrial and commercial properties on Hopkins Street.

One-and-one-half-story, front-gabled, frame, Craftsman bungalow. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a cut-away porch in the east bay with a battered pier on a square pedestal that supports a flat roof. Exterior wall fabric is wood shingle. Fenestration is three-over-one-double-hung wood sash. A gabled-wall dormer and an exterior entrance is located on the east elevation. A brick chimney rests on near the center ridge. A contemporaneous single-bay, front-gabled garage is located on the southeast corner of the lot.

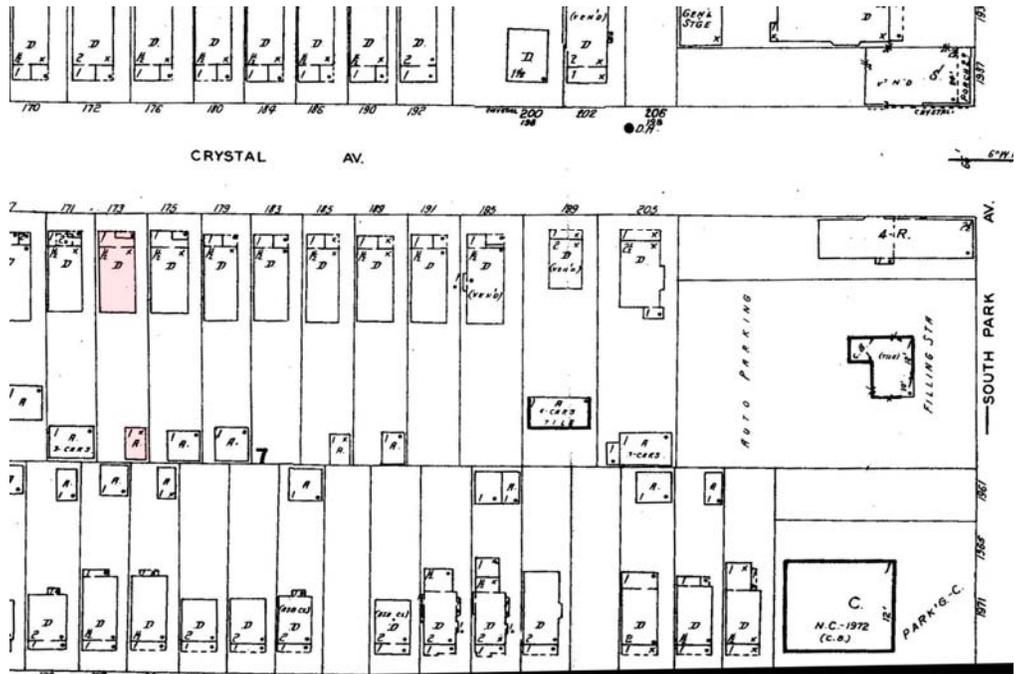
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 173 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for Walter H. Nelson who also constructed: 129, 133, 150, 152, 153, 158, 172 and 176 Crystal Avenue. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that George Schifferle and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1049



PHOTOGRAPH: (Triangle R-1; N-16)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 175 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known George E. Schifferle, builder Date of construction, if known 1926-27

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: Replacement living porch window, porch stoop Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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The single-family house at **175 Crystal Avenue** is on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road and industrial and commercial properties on Hopkins Street.

One-and-one-half-story, front-gabled, frame, Craftsman bungalow. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a cut-away porch in the east bay with a battered pier on a square pedestal that supports a hipped roof. Exterior wall fabric is wood shingle. Fenestration is three-over-one-double-hung wood sash and casement. The upper story façade has an exterior door and open porch no railing. A gabled-wall dormer and an exterior entrance is located on the east elevation. A brick chimney rests on near the center ridge.

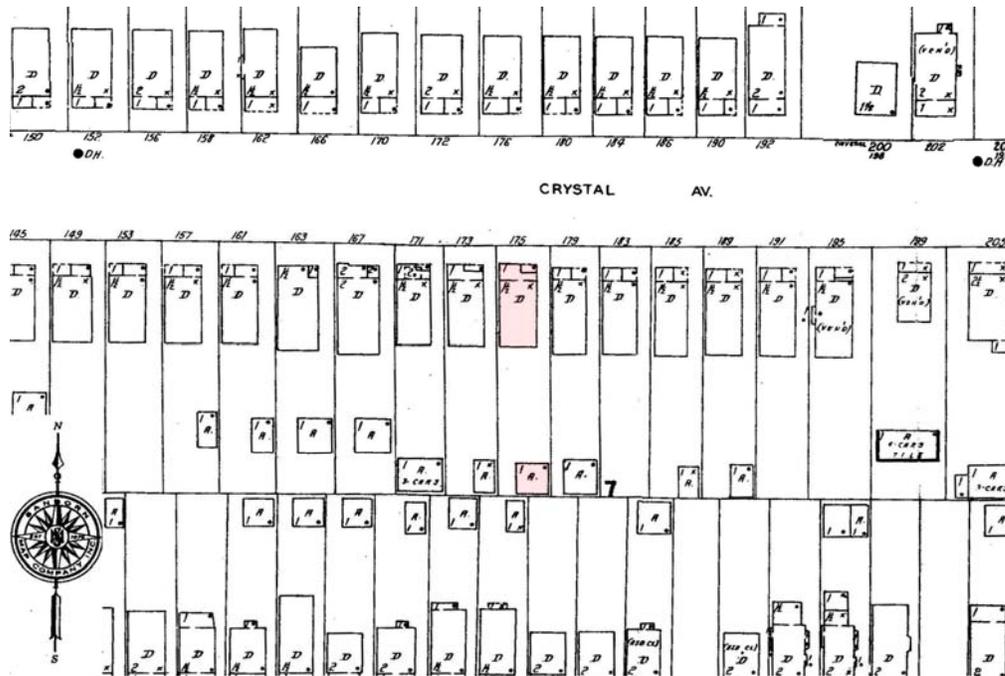
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 175 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for George E. Shifferle who also constructed: 173, 179, 180, 183, 184 and 185 Crystal Avenue. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that George Schifferle and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1049



PHOTOGRAPH: (Triangle R-1; N-18)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 176 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Walter H. Nelson, builder Date of construction, if known 1929

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: Brick porch foundation and pier

Alterations, if known: Replacement of living porch windows Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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The single-family house at **176 Crystal Avenue** is located on a narrow lot on the north side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

One-and-one-half-story, front-gabled, frame, Craftsman bungalow. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a brick, cut-away porch in the east bay and entrance door located in the east side of the enclosed porch section. Stylistic features of the porch include a solid paneled rail, balustrade and a decorative brick panel. Exterior wall fabric is wood shingle. Fenestration is three-over-one-double-hung wood sash and casement. The east elevation has an exterior entrance with canopy and a gabled dormer. An altered, two-bay garage (1948) stands at the rear of the lot.

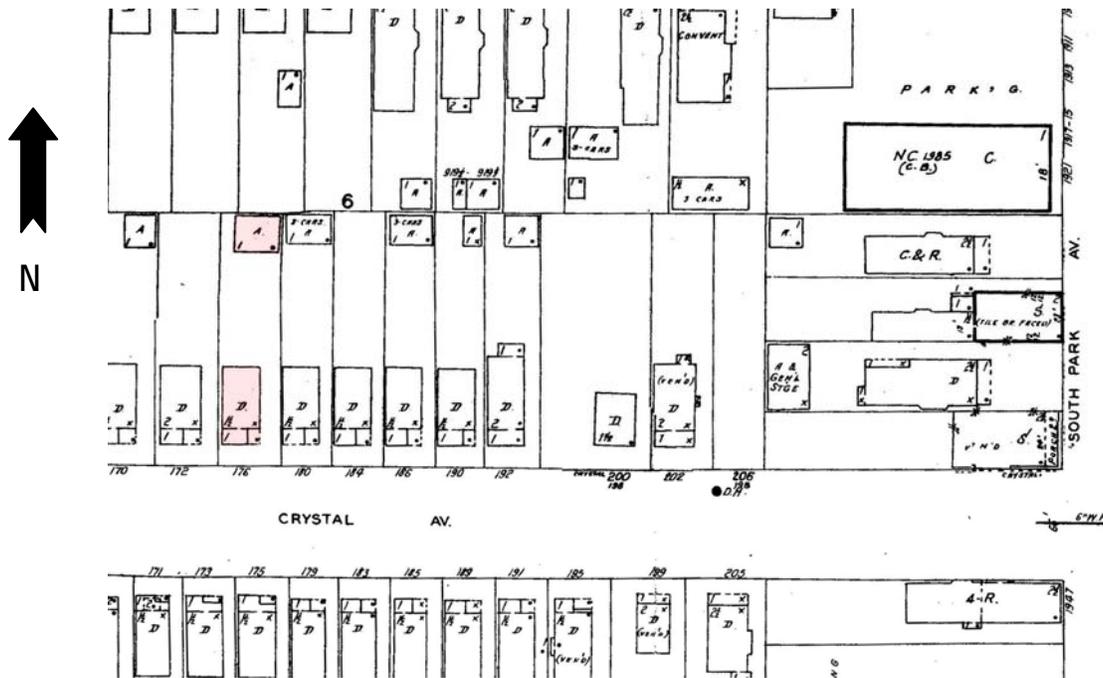
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The single-family house at 176 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for Walter H. Nelson who also constructed: 129, 131, 133, 150, 152, 153, 158, 161 and 172 Crystal Avenue. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Walter H. Nelson and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1049



PHOTOGRAPH: (Triangle R-1; N-19)





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P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 180 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known George E. Shifferle, builder Date of construction, if known 1927

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: Replacement windows Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

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PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **180 Crystal Avenue** is located on a narrow lot on the north side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

One-and-one-half-story, Craftsman bungalow with a clipped-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a cut-away porch in the east bay with a battered pier set on a square wood-shingled pedestal that supports a flat roof. Exterior wall fabric is wood shingle except for vinyl siding at the upper façade. Fenestration is one-over-one-double-hung wood sash and casement. The upper story façade has an exterior door and open porch with iron rail. The west elevation has a shed-roof wall dormer. A brick chimney rests on front center ridge. An altered garage (1937) stands at the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 180 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling for George E. Shifferle who also constructed: 173, 175, 179, 183, 184 and 185 Crystal Avenue. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shappell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that George Schifferle and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 184 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known George E. Schifferle, builder Date of construction, if known 1927

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: Replacement windows Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture , pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852 -2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **184 Crystal Avenue** is located on a narrow lot on the north side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west Street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

One-and-one-half-story, front-gabled, frame, Craftsman bungalow. It has a rectangular plan and is set on a rusticated, concrete block foundation. The façade has a cut-away porch in the east bay with a battered pier on a square wood-shingled pedestal that supports a flat roof. Exterior wall fabric is wood shingle. Fenestration is one-over-one-double-hung wood sash and casement. The upper story façade has an exterior door and open porch with iron rail. The east elevation has an exterior entrance with a round-arched hood with brackets and a gabled-wall dormer. A brick chimney rests on the center ridge. A garage (1953) stands at the rear of the lot.

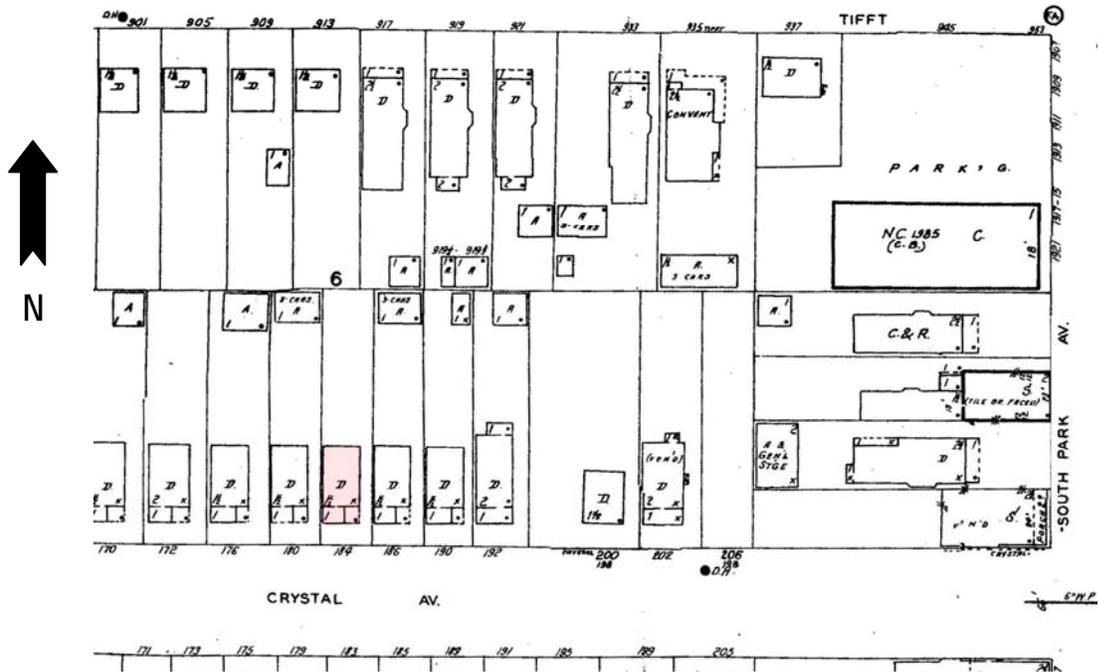
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 184 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling for George E. Schifferle who also constructed: 173, 175, 179, 180, 183, and 185 Crystal Avenue. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that George Schifferle and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1049



PHOTOGRAPH: (Triangle R-1; N-21)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 185 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known George E. Schifferle, builder Date of construction, if known 1925

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: Brick porch foundation and pier

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture , pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852 -2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

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The single-family house at **185 Crystal Avenue** is located on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

One-and-one-half-story, Craftsman bungalow with a front-gabled roof with knee-brace brackets. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a cut-away porch in the east bay with a front-gabled roof extending over the living porch. Exterior wall fabric is wood shingle Fenestration is three-over-one-double-hung wood sash. The east elevation has an exterior door with bracketed hood. A brick chimney rests on near the center ridge. A front-gabled, single-bay garage stands at the rear of the lot.

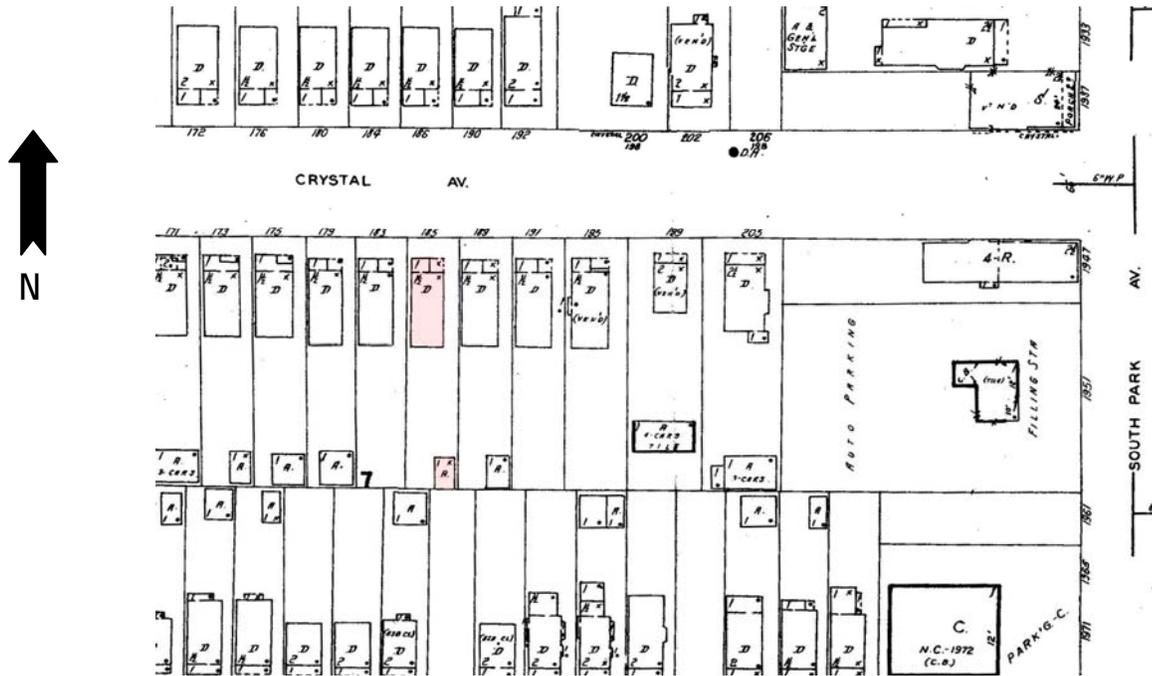
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 185 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling and garage for George E. Schifferle who also constructed 173, 175, 179, 180, 183 and 184 Crystal Avenue. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that George Schifferle and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1049



PHOTOGRAPH: (Triangle R-1; N-22)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 195 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known _____ Date of construction, if known ca. 1925

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **195 Crystal Avenue** is on a narrow lot on the south side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

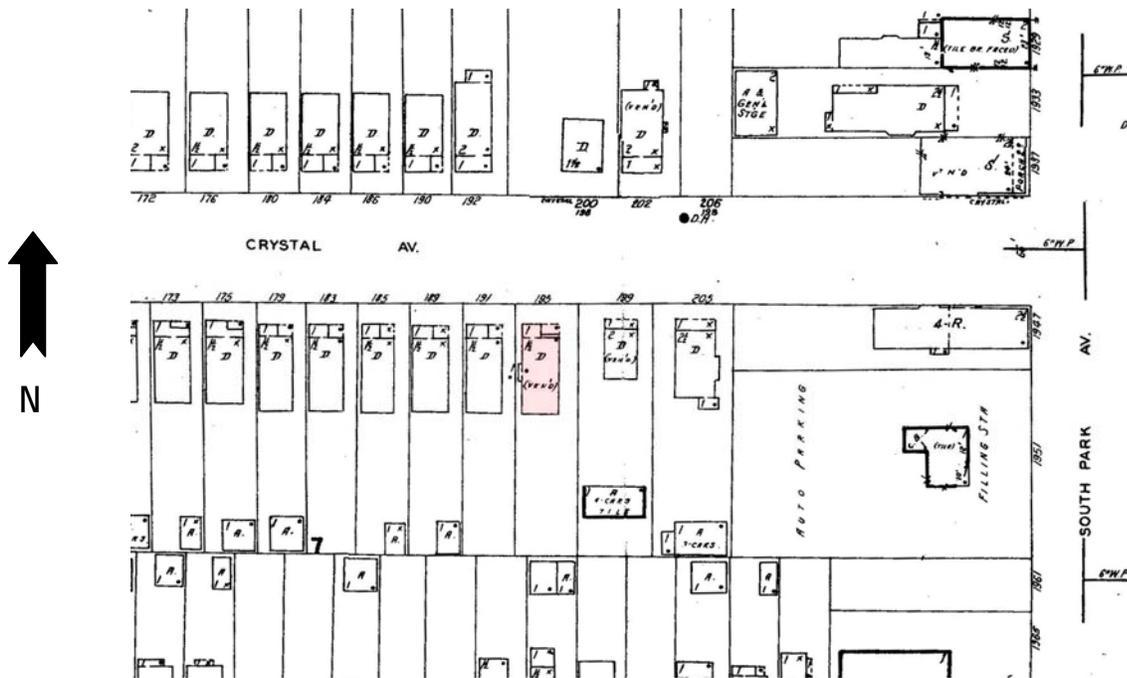
One-and-one-half-story, frame and brick masonry example of a Craftsman bungalow with a clipped- gabled roof. It has a rectangular plan and is set on a rusticated, concrete block foundation. The façade has a cut-away porch in the east bay. Fenestration is six-over-one, double-hung wood sash and casement. The east elevation has an exterior entrance with a hipped canopy. A clipped-gabled dormer and a brick chimney are located on the east slope. A brick chimney rests on near the center ridge. A modern garage stands at the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 195 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

MAP: Sanborn Map (Revised 1986): Plate 1049



PHOTOGRAPH: (Triangle R-1; N-23)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 202 Crystal Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known _____ Date of construction, if known ca. 1925

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey- Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

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The single-family at **202 Crystal Avenue** is located on a narrow lot on the north side of a residential block between Hopkins Street and South Park Avenue. Crystal Avenue is a one-block long, east-west street in the southern section of the Triangle Neighborhood. The street is densely lined with single-family houses constructed in the first quarter of the early twentieth century. The surrounding area is urban residential, with commercial buildings located on Abbot Road, and industrial and commercial properties on Hopkins Street.

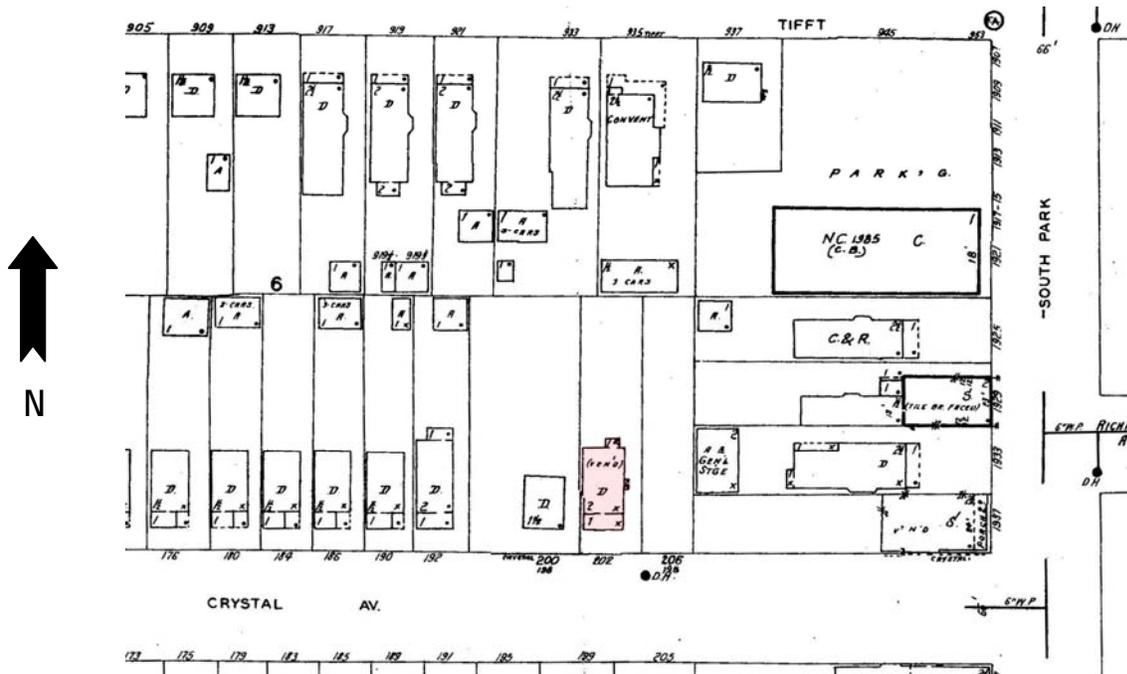
Two-story, hipped-roof, frame American Four Square with Craftsman detailing. It has a brick veneer and is set on a rusticated, concrete block foundation. The south façade has a living porch with hipped roof. The main entrance with canopy is located on the east elevation. Fenestration is six-over-one, double-hung wood sash. Hipped roof dormers have triple window groupings of six-over-one double-hung wood sash. A brick chimney rests on front east slope.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 202 Crystal Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

MAP: Sanborn Map (Revised 1986): Plate 1049



PHOTOGRAPH: (Triangle R-1; N-24)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 112 Folger Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known James McNaught, builder Date of construction, if known 1926

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852 –2020 ext. **Email:** cbca@buffnet.net **Date:** 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family residence at 112 Folger Street is located on a deep, narrow lot on the northwest side of a residential block at the northern end of the street, between Payne and South Park avenues. The alignment of this section of Folger Street is southwest-northeast and it conforms to the original triangle-shaped layout of the neighborhood. Folger Street is the first through street at the southern end of the southwest-northeast aligned streets in the Triangle neighborhood west of South Park Avenue.

One-and-one-half story, frame Craftsman bungalow with a steeply-pitched, front-gabled roof with vergboards. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a cut-away porch in the east bay with a broad, low-pitched, front-gabled roof that extends over the living porch. Exterior wall fabrics are wood shingle and clapboard. Belt courses accent the main floors. Fenestration is one-over-one, double-hung wood sash and casement. The east elevation has a side entrance and a shed dormer. A brick chimney rests on the front, east slope.

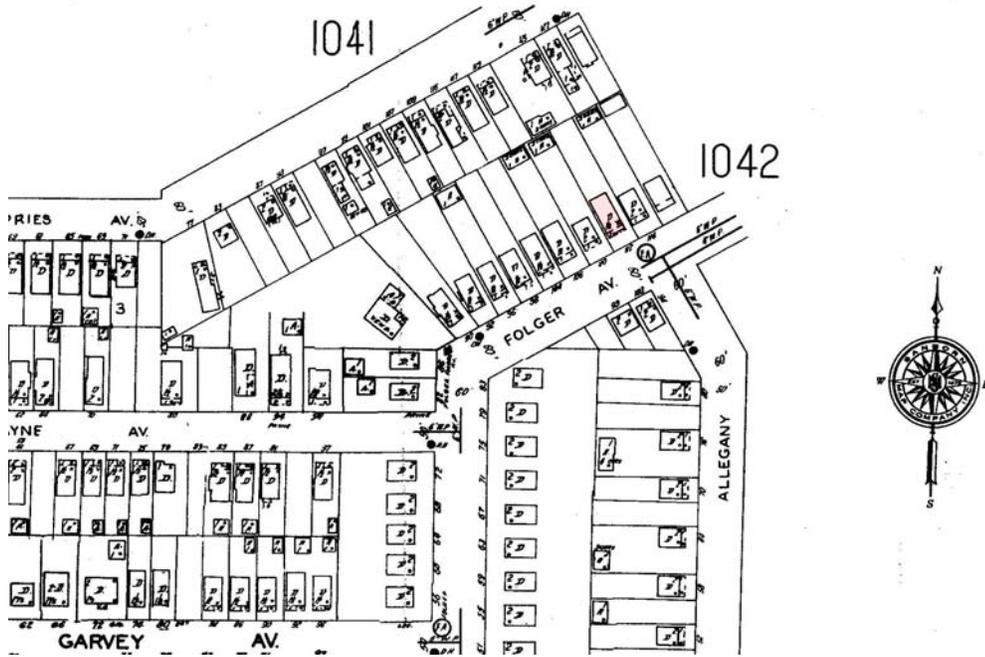
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 112 Folger Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family house for James McNaught in 1926, who also constructed 119 and 125 Folger Street. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and *Radford's Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that James McNaught and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1045



PHOTOGRAPH: (Triangle R-2; N-11)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____
--

IDENTIFICATION

Property name (if any) _____

Address or Street Location 119 Folger Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: multiple-family Current use Residential: multiple-family

Architect/Builder, if known James McNaught, builder Date of construction, if known 1924

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
-------------	--------------------------------	--------------------------------	--	--

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. **Email:** cbca@buffnet.net **Date:** 10/2003

(See following pages)

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IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

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The two-family house at 119 Folger Street is located on a deep, narrow lot on the southeast side of a residential block at the northern end of the street, between Payne and South Park avenues. The alignment of this section of Folger Street is southwest-northeast and it conforms to the original triangular-shaped configuration of the area's road network. Folger Street is the first through street at the southern end of the southwest-northeast aligned streets in the Triangle neighborhood west of South Park Avenue.

Two-and-one-half story, frame Craftsman residence with a closed, front-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a cut-away porch in the east bay and living porch with a flat roof. Exterior wall fabrics are wood shingle on the porch and façade, and clapboard at the side elevations. Fenestration is one-over-one, double-hung wood sash and casement. The second floor façade has an open porch with a modern metal rail and a window grouping of three Cottage-style windows. A paired window grouping punctuates the gable peak. A brick chimney rests on the center ridge.

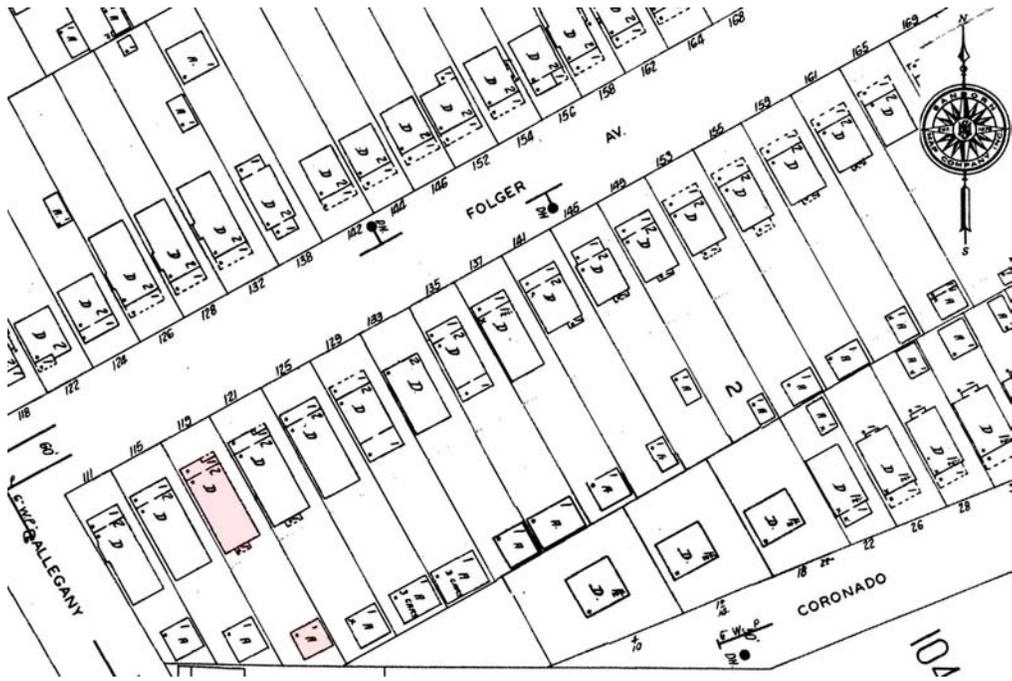
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 119 Folger Street is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

It was built as flats for James McNaught, who also constructed 112 and 125 Folger Street. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that James McNaught and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 119 Folger Street, Buffalo NY

MAP: Sanborn Map (Revised 1986): Plate 1042



PHOTOGRAPH: (Triangle R-2; N-12)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 125 Folger Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: multiple-family Current use Residential: multiple-family

Architect/Builder, if known James McNaught, builder Date of construction, if known 1925

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. _____

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

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Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 125 Folger Street is on a deep, narrow lot on the southeast side of a residential block at the northern end of the street, between Payne and South Park avenues. The alignment of this section of Folger Street is southwest-northeast and it conforms to the original triangle-shaped layout of the neighborhood. Folger Street is the first through street at the southern end of the southwest-northeast aligned streets in the Triangle neighborhood west of South Park Avenue.

Two-and-one-half story, frame, hipped-roof, Craftsman residence with hipped dormer. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has an enclosed, full-width porch with pent. The exterior entrance is located in the east bay of the porch and has a multi-paned transom and sidelights. Exterior wall fabrics are clapboard on the main block and wood shingle on the porch. Narrow cornerboards accent the facade. Fenestration is one-over-one, double-hung wood sash. The second floor façade has an open porch with a modern metal rail and a window grouping of three Cottage-style windows. The east elevation has a side entrance. A brick chimney rests on the front, east slope.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 125 Folger Street is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

It was built as flats for James McNaught, who also constructed 112 and 119 Folger Street. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that James McNaught and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1042



PHOTOGRAPH: (Triangle R-2; N-13)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 129 Folger Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known _____ Date of construction, if known 1917

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: l

Alterations, if known: Porch supports and rail Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

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The single-family residence at 129 Folger Street is located on a deep, narrow lot on the northwest side of a residential block at the northern end of the street, between Payne and South Park avenues. The alignment of this section of Folger Street is southwest-northeast and it conforms to the original triangle-shaped layout of the neighborhood. Folger Street is the first through street at the southern end of the southwest-northeast aligned streets in the Triangle neighborhood west of South Park Avenue.

One-and-one-half story, frame, Craftsman bungalow with an asymmetrical side-gabled roof that extends over the full-width porch. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has an exterior entrance with sidelights in the east bay. A large, gabled dormer with triple window grouping is located on the front slope. Exterior wall fabrics are wood shingle and clapboard. Fenestration is one-over-one, double-hung wood sash and casement. The east elevation has a side entrance and an oriel with shed roof. An exterior, brick chimney is located on the west elevation. A one-story, flat-roof extends south from the main block. A two-bay, frame garage with flat roof and sliding doors stands on the southeastern corner of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 129 Folger Street is significant as a good representative example of the Triangle- neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family house for James M. Findlay. A number are based on the hipped-roofed Foursquare or Box House form that Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style. This style of domestic architecture was popularized by the writings of Gustave Stickley in such publications as *The Craftsman* magazine. Stickley emphasized simplicity in design and undisguised expression of material in construction. So-called Craftsman houses depended on such elements as solid piers, roof brackets and exposed rafter ends for architectural expression. Smaller single family dwellings in the Triangle neighborhood often take the form of what Reiff calls the gabled bungalow. Houses of this type are one-and-a-half stories, have gabled roofs, often with a side dormer, and are covered with shingles or clapboard, sometimes in combination. Craftsman style details can be present, especially in the form of brackets beneath the eaves of the front gable. With the narrow end of the house facing the street, they invariably have a porch across the front.

MAP: Sanborn Map (Revised 1986): Plate 1042



PHOTOGRAPH: (Triangle R-2; N-14)





HISTORIC RESOURCE INVENTORY FORM

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& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 142 Folger Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known H. B. Construction Co., builder Date of construction, if known 1914

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: Porch roof, supports, and rail Date: _____

Condition: excellent good fair deteriorated

Photos

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Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852 –2020 ext. **Email:** cbca@buffnet.net **Date:** 10/2003

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The single-family residence at 142 Folger Street is located on a deep, narrow lot on the northwest side of a residential block at the northern end of the street, between Payne and South Park avenues. The alignment of this section of Folger Street is southwest-northeast and it conforms to the original triangle-shaped layout of the neighborhood. Folger Street is the first through street at the southern end of the southwest-northeast aligned streets in the Triangle neighborhood west of South Park Avenue.

Two-story, frame American Four Square with Craftsman detailing and a pyramidal roof with hipped dormer. It is set on a rusticated concrete block foundation. The façade has an open, full-width porch with shed roof. The main entrance is located in the east bay. Exterior wall fabric is wood shingle. Fenestration is triple-hung sash and fixed, multi-paned. The second floor façade has an oriel in the west bay. A low-pitched hipped roof dormer with battered walls and a pair of casement windows rests on the front slope. An exterior brick chimney is located on the west elevation.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 142 Folger Street is significant as a good representative example of the Triangle- neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family house by the H. B. Construction Co. who also constructed: 116, 118, 122, 124, 144, 146, 149, 150, 152, 153, 155, 156, 159, 162, 163, 165, and 169 Folger Street. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and *Radford's Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that H. B. Construction Company and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1042



PHOTOGRAPH: (Triangle R-2; N-16)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 146 Folger Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known H. B. Construction Co., builder Date of construction, if known 1914

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: Replacement windows Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. _____

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at 146 Folger Street is located on a deep, narrow lot on the northwest side of a residential block at the northern end of the street, between Payne and South Park avenues. The alignment of this section of Folger Street is southwest-northeast and it conforms to the original triangle-shaped layout of the neighborhood. Folger Street is the first through street at the southern end of the southwest-northeast aligned streets in the Triangle neighborhood west of South Park Avenue.

Two-and-one-half story, frame Craftsman residence with a closed, front-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a full-width, shed-roof porch with frieze, square posts and open rail. The main entrance is located in the east bay of the facade. Exterior wall fabric is wood shingle. Belt courses accent the main floors. Fenestration is one-over-one, double-hung wood sash. The second floor façade has an oriel in the west bay and above; in the gable peak is a pair of casement windows. An exterior brick chimney is located on the west elevation. A one-story, flat-roofed addition extends north from the main block.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 146 Folger Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family house by the H. B. Construction Co. who also constructed: 116, 118, 122, 124, 142, 144, 149, 150, 152, 153, 155, 156, 159, 162, 163, 165 and 169 Folger Street. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that H. B. Construction Company and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1042



PHOTOGRAPH: (Triangle R-2; N-15)





HISTORIC RESOURCE INVENTORY FORM

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& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 155 Folger Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known H. B. Construction Co., builder Date of construction, if known 1914

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. _____

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at 155 Folger Street is located on a deep, narrow lot on the southeast side of a residential block at the northern end of the street, between Payne and South Park avenues. The alignment of this section of Folger Street is southwest-northeast and it conforms to the original triangle-shaped layout of the neighborhood. Folger Street is the first through street at the southern end of the southwest-northeast aligned streets in the Triangle neighborhood west of South Park Avenue.

Two-and-one-half story, hipped-roof, frame, Craftsman residence. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a full-width, shed-roof porch with battered, wood-shingled piers and open rail. The main entrance is located in the east bay of the facade. Exterior wall fabrics are clapboard on the first floor and wood shingle on the second floor, dormer and porch piers. Belt courses accent the main floors. Fenestration is one-over-one, double-hung wood sash and casement. The second floor façade has an oriel in each bay with fixed pane and transom. The front slope has a low-pitched, hipped dormer with battered walls and a grouping of three, multi-paned casement windows. A side entrance with oriel above is located on the east elevation. An exterior brick chimney is located on the west elevation. A two-bay hipped roof garage clad with clapboard stands at the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 155 Folger Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family house by the H. B. Construction Co. who also constructed: 116, 118, 122, 124, 142, 144, 149, 150, 152, 153, 155, 156, 159, 162, 163, 165 and 169 Folger Street. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that H. B. Construction Company and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1042



PHOTOGRAPH: (Triangle R-2; N-17)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 159 Folger Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known H. B. Construction Co., builder Date of construction, if known 1914

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. _____

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at 159 Folger Street is located on a deep, narrow lot on the southeast side of a residential block at the northern end of the street, between Payne and South Park avenues. The alignment of this section of Folger Street is southwest-northeast and it conforms to the original triangle-shaped layout of the neighborhood. Folger Street is the first through street at the southern end of the southwest-northeast aligned streets in the Triangle neighborhood west of South Park Avenue.

Two-and-one-half story, hipped-roof, frame Craftsman cottage. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a full-width, shed-roof porch with battered, wood-shingled piers and open rail. The main entrance is located in the east bay of the façade and has sidelights. Exterior wall fabrics are wood shingle and clapboard. Fenestration is Cottage-style, one-over-one, double-hung wood sash and casement. The second floor façade has a curved oriel in the east bay with fixed pane and transom. The front slope has a low-pitched, hipped dormer with battered walls and a grouping of three, multi-paned casement windows. A side entrance is located on the east elevation. An exterior brick chimney is located on the west elevation. A single-bay, hipped-roof garage with clapboard sheathing stands at the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 159 Folger Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family house by the H. B. Construction Co. who also constructed: 116, 118, 122, 124, 142, 144, 146, 149, 150, 152, 153, 155, 156, 162, 163, 165 and 169 Folger Street. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and *Radford's Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that H. B. Construction Company and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1042



PHOTOGRAPH: (Triangle R-2; N-18)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 161 Folger Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known H. B. Construction Co., builder Date of construction, if known 1914

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
-------------	--------------------------------	--------------------------------	--	--

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. _____

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

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Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at 161 Folger Street is located on a deep, narrow lot on the southeast side of a residential block at the northern end of the street, between Payne and South Park avenues. The alignment of this section of Folger Street is southwest-northeast and it conforms to the original triangle-shaped layout of the neighborhood. Folger Street is the first through street at the southern end of the southwest-northeast aligned streets in the Triangle neighborhood west of South Park Avenue.

Two-and-one-half story, front-gabled roof, frame residence with mixed stylistic detailing. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a full-width, shed-roof porch with a spindlework supports and balustrade. Narrow cornerboards accent the façade. The first floor façade has the main entrance in the east bay and an oriel in the west bay. Exterior wall fabrics are wood shingle and clapboard. Fenestration is triple-hung wood sash and casement. The gable peak has a grouping of three casement windows. An exterior brick chimney is located on the west elevation. A single-bay, hipped-roof garage with clapboard sheathing stands at the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 161 Folger Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family house by the H. B. Construction Co. who also constructed: 116, 118, 122, 124, 142, 144, 146, 149, 150, 152, 153, 155, 156, 162, 163, 165 and 169 Folger Street. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and *Radford's Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that H. B. Construction Company and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn Map (Revised 1986): Plate 1042



PHOTOGRAPH: (Triangle R-2; N-19)





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OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 164 Folger Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known _____ Date of construction, if known 1913

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: Porch supports and rail

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. **Email:** cbca@buffnet.net **Date:** 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at 164 Folger Street is located on a deep, narrow lot on the northwest side of a residential block at the northern end of the street, between Payne and South Park avenues. The alignment of this section of Folger Street is southwest-northeast and it conforms to the original triangle-shaped layout of the neighborhood. Folger Street is the first through street at the southern end of the southwest-northeast aligned streets in the Triangle neighborhood west of South Park Avenue.

Two-and-one-half story, front-gabled, frame, Craftsman residence. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a full-width, flat roof porch with a replacement metal supports and rail. The main entrance with vestibule is located in the east bay of the façade. Exterior wall fabrics are clapboard at the first floor and wood shingle on the upper levels. Fenestration is one-over-one double hung wood sash. The second floor façade has an open porch with metal rail. Accenting features include narrow cornerboards on the first floor façade and a belt course. The gable peak has false half-timbering and a grouping of three, six-over-one double-hung wood sash. A two-story oriel is located on the west elevation.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 164 Folger Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family house for J.W. Wood. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

MAP: Sanborn Map (Revised 1986): Plate 1042



PHOTOGRAPH: (Triangle R-2; N-21)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 165 Folger Street

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known H.B. Construction Co., builder Date of construction, if known 1914

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: Porch supports and rail

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. _____

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at 165 Folger Street is located on a deep, narrow lot on the southeast side of a residential block at the northern end of the street, between Payne and South Park avenues. The alignment of this section of Folger Street is southwest-northeast and it conforms to the original triangle-shaped layout of the neighborhood. Folger Street is the first through street at the southern end of the southwest-northeast aligned streets in the Triangle neighborhood west of South Park Avenue.

Two-and-one-half story, frame, Craftsman residence with clipped-gabled roof and vergeboards. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a full-width porch with a clipped-gabled roof, frieze, shingled piers, and open rail. The main entrance is in the east bay of the façade. Accenting features include narrow cornerboards in the second floor façade and a belt course. Exterior wall fabrics are mixed-wooden shingle and clapboard. Fenestration is paired Cottage-style on the first floor façade and paired, one-over-one double-hung wood sash above. The gable end has a pair of casement windows. An oriel is located on the east elevation. The west elevation has an exterior brick chimney.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 165 Folger Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family house by the H. B. Construction Co. who also constructed: 116, 118, 122, 124, 142, 144, 146, 149, 150, 152, 153, 155, 156, 159, 161, 162, 163, and 169 Folger Street. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and *Radford's Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that H. B. Construction Company and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

NYS OPRHP HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 165 Folger Street, Buffalo NY

MAP: Sanborn Map (Revised 1986): Plate 1042



PHOTOGRAPH: (Triangle R-2; N2-20)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 147 Good Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residence: Multiple-family Current use Residence: Multiple-family

Architect/Builder, if known Adolf Langendorfer, builder Date of construction, if known 1915

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 147 Good Avenue is located on a triangular-shaped lot on the southeast side of a residential block at the northern end of the street, between Abbott Road and South Park Avenue. Good Avenue is a southwest-northeast, residential street that connects Hopkins Street and Abbott Road. This section of the street is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with institutional and commercial properties located on the primary cross-roads.

The building is a two-and-one-half story, Craftsman cottage with a hipped roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has an open, full-width-porch with battered piers, brackets and an open rail. The main entrance with sidelights is located in the south bay of the façade. Exterior wall fabrics are wood shingle and clapboard. Belt courses accent the main floors. Fenestration is symmetrical with one-over-one, double-hung wood sash, oriel, and Cottage-type. The second floor façade has an open porch and entrance door with a similar detailing as the lower porch. The roof is distinguished by wide-overhanging eaves and a steeply pitched gabled dormer with window grouping of three, one-over-one-double hung wood sash. A brick chimney rests on the east slope. A modern garage is located to the southeast of the building.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 147 Good Avenue is a representative example of a common urban residential building type in the Triangle neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

It was built as a two-family house for Adolf Langendorfer, a local grocer who built many houses in this neighborhood, including 11 on Good Avenue: 83 and 94 Good Avenue in 1907; 147, 150, 151, 153, 154, 155, 156, 157 and 159 Good Avenue in 1915-16. Built as a two-family dwelling for Adolf Langendorfer, a local grocer who had many houses built in this area. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Langendorfer and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 147 Good Avenue, Buffalo NY

MAP: Sanborn (Revised 1986): Plate 1036



PHOTOGRAPH: (Triangle R-4; N-5)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____
--

IDENTIFICATION

Property name (if any) _____

Address or Street Location 156 Good Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residence: Multiple-family Current use Residence: Multiple-family

Architect/Builder, if known Adolf Langendorfer, builder Date of construction, if known 1915

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: Upper porch balustrade. Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. **Email:** cbca@buffnet.net **Date:** 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 156 Good Avenue is located on an irregular-shaped, narrow lot on the west side of a residential block at the northern end of the street, between Abbott Road and South Park Avenue. Good Avenue is a southwest-northeast, residential street that connects Hopkin Street and Abbott Road. This section of the street is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with institutional and commercial properties located on the primary cross-roads.

The building is a two-and-one-half story, Craftsman cottage with a front-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has an open, full-width-porch with square supports and a closed, wood-shingled rail. The main entrance is located in the south bay of the façade. Exterior wall fabrics are wood and asbestos shingles Fenestration is symmetrical with one-over-one, double-hung wood sash and Craftsman-type, fixed pane with multi-paned header. A paired window grouping with collonettes is located in the gable peak. A brick chimney rests on the rear ridge.

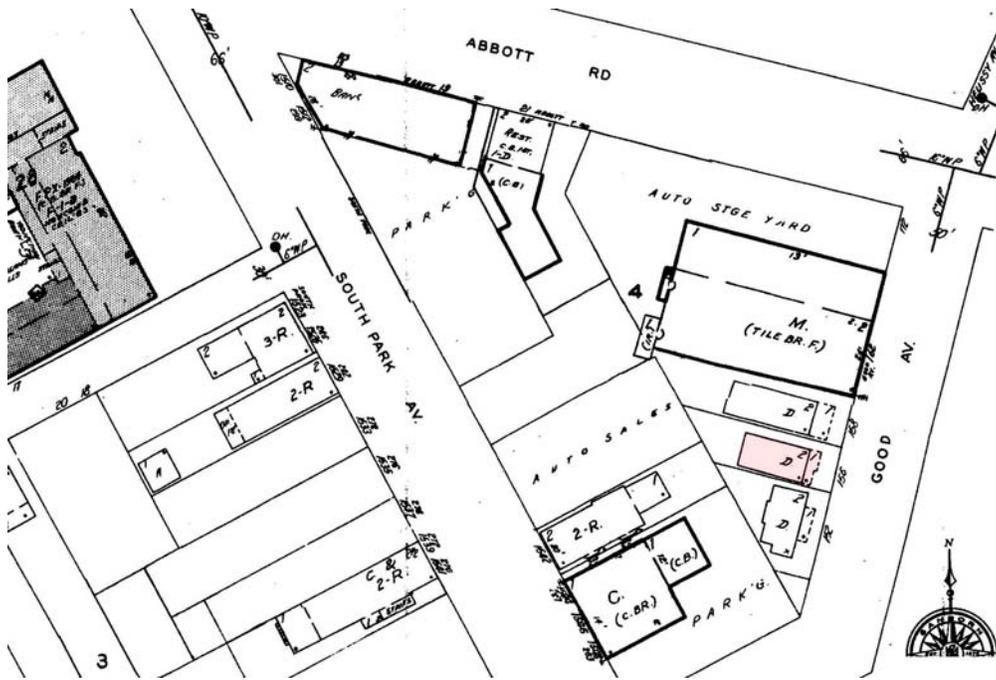
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 156 Good Avenue is a representative example of a common urban residential building type in the Triangle neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

Built as a two-family dwelling for Adolf Langendorfer, a local grocer who had many houses built in this area including 11 on Good Avenue: 83 and 94 Good Avenue in 1907; 147, 150, 151, 153, 154, 155, 156, 157 and 159 Good Avenue in 1915-16. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Langendorfer and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 156 Good Avenue, Buffalo NY

MAP: Sanborn (Revised 1986): Plate 1035



PHOTOGRAPH: (Triangle R-4; N-7)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 157 Good Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residence: Multiple-family Current use Residence: Multiple-family

Architect/Builder, if known Adolf Langendorfer, builder Date of construction, if known 1915

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: Porch rail and stoop. Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852 –2020 ext.

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 157 Good Avenue is located on a narrow lot on the east side of a residential block at the northern end of the street, between Abbott Road and South Park Avenue. Good Avenue is a southwest-northeast, residential street that connects Hopkin Street and Abbott Foad. This section of the street is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with institutional and commercial properties located on the primary cross-roads.

The building is a two-and-one-half story, closed-gable cottage with Queen Anne and Craftsman detailing. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has an open, full-width-porch with square supports and a replacement rail. The main entrance with sidelights is located in the south bay of the façade. Exterior wall fabrics are mixed-wood shingle and clapboard. Fenestration is symmetrical with one-over-one, double-hung wood sash, and a curved with Cottage-type fixed lights. The second floor façade has an open porch with the original square posts and balustrade, and a porch door with sidelights. Other details include narrow cornerboards and a wide-frieze beneath the roofline. A triple window grouping of one-over-one, double-hung wood sash with pent and lunette is located in the gable peak. The east elevation has a two-story polygonal bay. A brick chimney rests on the north slope.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 157 Good Avenue is a representative example of a common urban residential building type in the Triangle neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

Built as a two-family dwelling for Adolf Langendorfer, a local grocer who had many houses built in this area including 11 on Good Avenue: 83 and 94 Good Avenue in 1907; 147, 150, 151, 153, 154, 155, 156, 157 and 159 Good Avenue in 1915-16. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Langendorfer and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 157 Good Avenue, Buffalo NY

MAP: Sanborn (Revised 1986): Plate 1036



PHOTOGRAPH: (Triangle R-4; N-6)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 3 Heussy Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: Multiple-family Current use Residential: Multiple-family

Architect/Builder, if known W. H. Fitzpatrick & Sons, Inc., builder Date of construction, if known 1924

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 3 Heussy Avenue is located on an irregular-shaped corner lot on the northeast corner of Heussy Avenue and Abbott Road. The building fronts Abbott Road. Heussy Avenue is a one-block long, residential street with a roughly a north-south alignment that is located in the northern portion of the Triangle neighborhood, between Abbott Road and Bailey Avenue. The street is densely lined with single-and-two-family houses constructed in the early 1920s. The surrounding area is urban residential, with institutional and commercial properties located on Abbott Road. An early twentieth century commercial block stands on the opposite corner to the west. St. Agatha's Church and School is located on the opposite side Abbott Road to the south.

Two-story, frame Colonial Revival inspired residence with a side-gambrel roof. The main block is rectangular, three-bays wide and two bays deep, and is set on a brick foundation. Two, hipped-roof living porches flank the main block. Exterior fabric is wood shingle. The south façade has a centered entrance with a bracketed-gabled pediment with an open round arch. Wide overhanging eaves of the roof form a pent roof over the first floor. Fenestration is symmetrical with single, paired and grouped windows with nine-over-one double-hung wood sash. A contemporaneous, two-bay, side-gabled garage clad with wood shingles stands on the west side of the house.

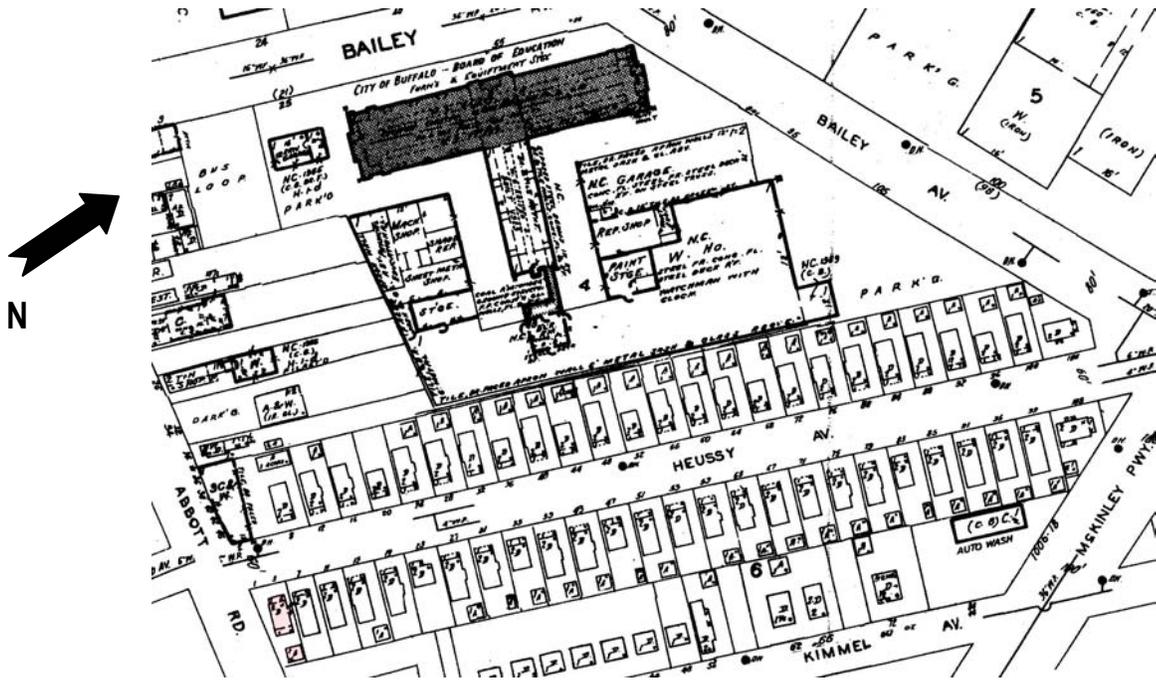
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The Colonial Revival house at 3 Heussy Avenue is an excellent example of a common urban residential building type. The freestanding single-family Colonial Revival dwelling so popular in the 1920s in more affluent garden suburbs is generally absent from the Triangle neighborhood. This splendidly preserved house is nearly identical to the gambrel-roofed "Dutch" Colonial design that Bennett Homes sold as a kit-house in its 1927 catalogue; surely the builder (William H. Fitzpatrick & Sons, the initial developers of Heussy Street) purchased the structure from this local house company.

It was built as a two-family house by W. H. Fitzpatrick & Sons, Inc., who where the initial developers of Heussy Avenue W. H. Fitzpatrick & Sons, Inc constructed 12, 15, 19, 23, 24, 27, 28, 31, 32, 35, 39, 40, 56, 72 and 76 Heussy Avenue in 1923; 3, 7, 11, 16, 48, 64 and 88 Heussy Avenue in 1924; and 8 Heussy Avenue in 1925. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that W. H. Fitzpatrick & Sons and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 3 Heussy Avenue, Buffalo, NY

MAP: Sanborn (Revised 1986): Plate 1013



PHOTOGRAPH: (Triangle R-4; N-10)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____
--

IDENTIFICATION

Property name (if any) _____

Address or Street Location 8 Heussy Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: Multiple-family Current use Residential: Multiple-family

Architect/Builder, if known W. H. Fitzpatrick & Sons, Inc., builder Date of construction, if known 1925

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. **Email:** cbca@buffnet.net **Date:** 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 8 Heussy Avenue is located on an average-sized, residential city lot at the southern end of the west side Heussy Avenue. Heussy Avenue is a one-block long, residential street with a roughly a north-south alignment that is located in the northern portion of the Triangle neighborhood, between Abbott Road and Bailey Avenue. The street is densely lined with single-and-two-family houses constructed in the early 1920s. The surrounding area is urban residential, with institutional and commercial properties located on Abbott Road. An early twentieth century commercial block stands on the adjacent lot to the south.

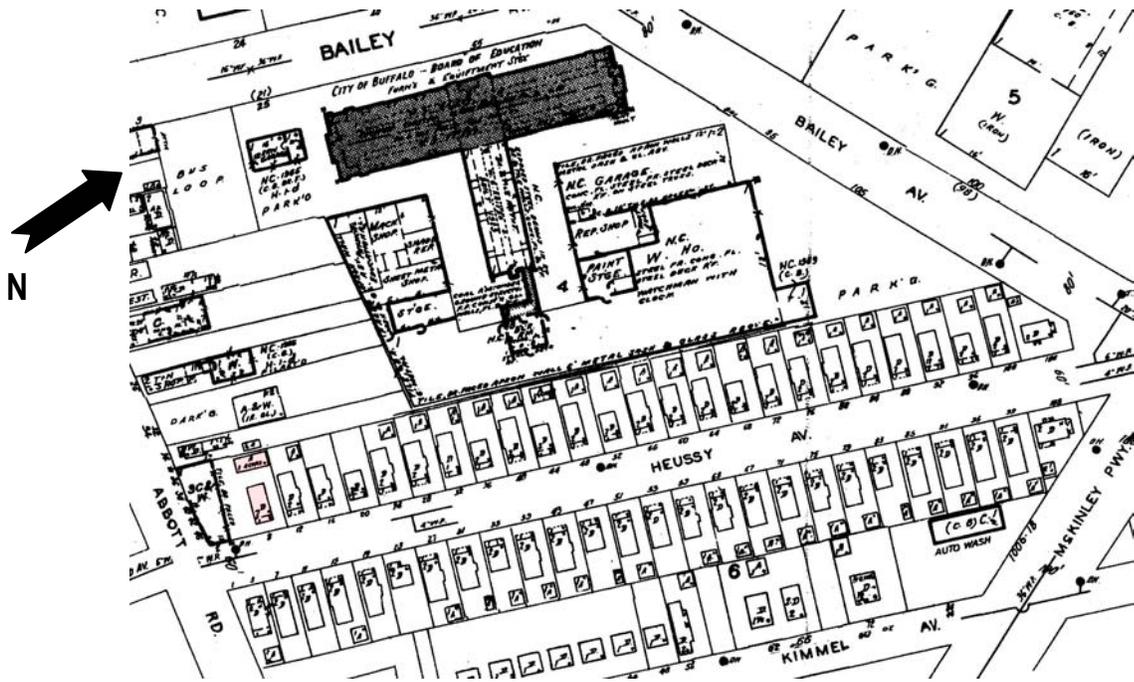
Two- story, hipped-roof, frame, Craftsman residence. It has a rectangular plan and is set on a brick and poured concrete block foundation with belt course. The façade has an enclosed, brick full-width-porch with pent roof and brackets. The main entrance with sidelights and transom is located in the north bay of the façade. Exterior wall fabric is wood shingle on the main block. Fenestration is one-, three-and six-over-one double-hung wood sash and casement. The porch windows have stone sills. The second floor façade has an open porch with metal balustrade, an oriel in the south bay, and a porch door with sidelights door in the north bay. The roof is distinguished by wide-overhanging eaves and decorative knee brackets. A brick chimney rests on the north slope.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 8 Heussy Avenue is a representative example of a common urban residential building type in the Triangle neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

It was built as a two-family house by W. H. Fitzpatrick & Sons, Inc., who where the initial developers of Heussy Avenue W. H. Fitzpatrick & Sons, Inc constructed 12, 15, 19, 23, 24, 27, 28, 31, 32, 35, 39, 40, 56, 72 and 76 Heussy Avenue in 1923; 3, 7, 11, 16, 48, 64 and 88 Heussy Avenue in 1924; and 8 Heussy Avenue in 1925. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that W. H. Fitzpatrick & Sons and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn (Revised 1986): Plate 1013



PHOTOGRAPH: (Triangle R-4; N-11)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____
--

IDENTIFICATION

Property name (if any) _____

Address or Street Location 12 Heussy Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: Multiple-family Current use Residential: Multiple-family

Architect/Builder, if known W. H. Fitzpatrick & Sons, Inc., builder Date of construction, if known 1923

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input checked="" type="checkbox"/> other stucco

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: Porch rail and stoop Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

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Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 12 Heussy Avenue is located on an average-sized, residential city lot at the southern end of the west side Heussy Avenue. Heussy Avenue is a one-block long, residential street with a roughly a north-south alignment that is located in the northern portion of the Triangle neighborhood, between Abbott Road and Bailey Avenue. The street is densely lined with single-and-two-family houses constructed in the early 1920s. The surrounding area is urban residential, with institutional and commercial properties located on Abbott Road.

Two-story, hipped-roof, frame, Craftsman residence. It has a rectangular plan and is set on poured concrete block foundation. The façade has an open, full-width-porch with a bracketed pent and battered piers on stuccoed, square pedestals. The original closed porch rail has been replaced with modern metal railing. The main entrance with sidelights located in the north bay of the façade. Exterior wall fabrics are stucco on the first floor and wood shingle on the second floor and dormers. The second floor side walls are flared and are divided by a belt course. Fenestration is three-over-one double-hung wood sash and casement. The second floor façade has an open porch with metal balustrade, an oriel in the south bay, and a porch door with sidelights in the north bay. The roof is distinguished by wide-overhanging eaves, decorative knee brackets and bracketed hipped dormers. A brick chimney rests on the south slope.

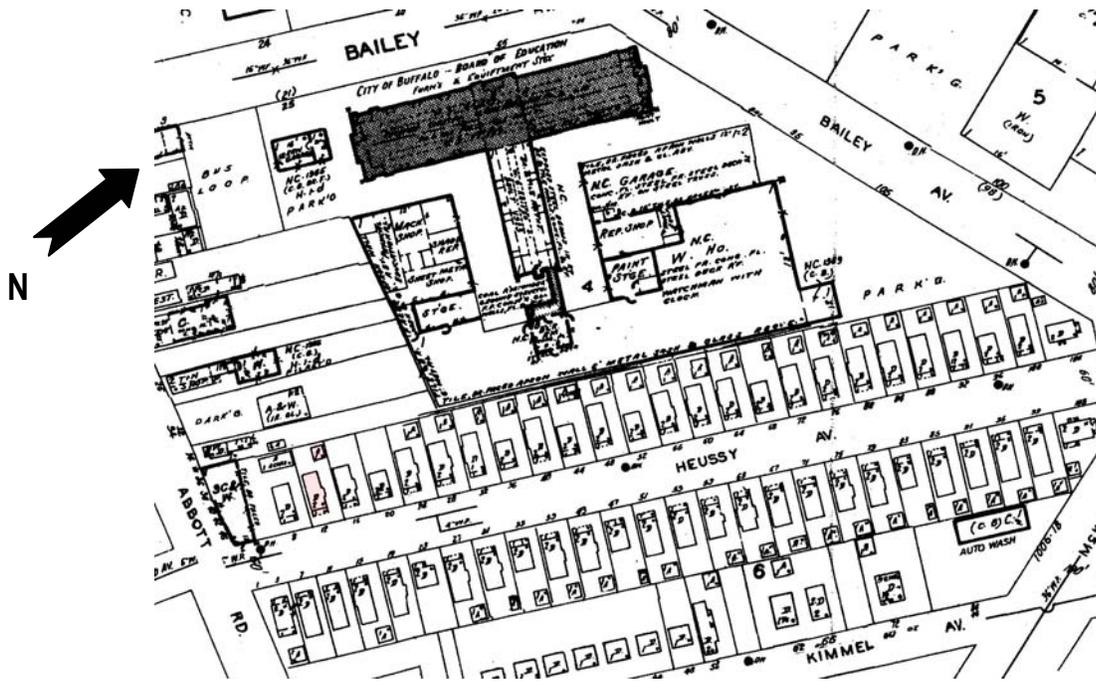
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 12 Heussy Avenue is a representative example of a common urban residential building type in the Triangle neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

It was built as a two-family house by W. H. Fitzpatrick & Sons, Inc., who were the initial developers of Heussy Avenue. W. H. Fitzpatrick & Sons, Inc constructed 12, 15, 19, 23, 24, 27, 28, 31, 32, 35, 39, 40, 56, 72 and 76 Heussy Avenue in 1923; 3, 7, 11, 16, 48, 64 and 88 Heussy Avenue in 1924; and 8 Heussy Avenue in 1925. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that W. H. Fitzpatrick & Sons and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 12 Heussy Avenue, Buffalo NY

MAP: Sanborn (Revised 1986): Plate 1013



PHOTOGRAPH: (Triangle R-4; N-12)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 28 Heussy Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: Multiple-family Current use Residential: Multiple-family

Architect/Builder, if known W. H. Fitzpatrick & Sons, Inc, builder Date of construction, if known 1923

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
-------------	--------------------------------	--------------------------------	--	--

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. **Email:** cbca@buffnet.net **Date:** 10/2003

(See following pages)

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IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 28 Heussy Avenue is located on an average-sized, residential city lot at the southern end of the west side Heussy Avenue. Heussy Avenue is a one-block long, residential street with a roughly a north-south alignment that is located in the northern portion of the Triangle neighborhood, between Abbott Road and Bailey Avenue. The street is densely lined with single-and-two-family houses constructed in the early 1920s. The surrounding area is urban residential, with institutional and commercial properties located on Abbott Road. An early twentieth century commercial block stands on the adjacent lot to the south.

Two-story, hipped-roof, frame, Craftsman residence. It has a rectangular plan and is set on poured concrete block foundation. The façade has an open, full-width porch with a bracketed pent and battered piers, with diamond-shaped panels, on battered wood-shingled square pedestals. The main entrance with sidelights is located in the north bay of the façade. Exterior wall fabrics are clapboard on the first floor and wood shingle at the second floor, porch and dormer. A belt course divides the main floors. A two-story oriel is located on the north elevation. Fenestration is three-over-one double-hung wood sash and casement. The second floor façade has an open porch with metal balustrade, an oriel in the south bay, and a porch door with sidelights door in the north bay. The roof is distinguished by wide-overhanging eaves, decorative knee brackets and bracketed hipped dormers. The brackets are distinctive for their scrolled ends. A brick chimney rests on the north slope.

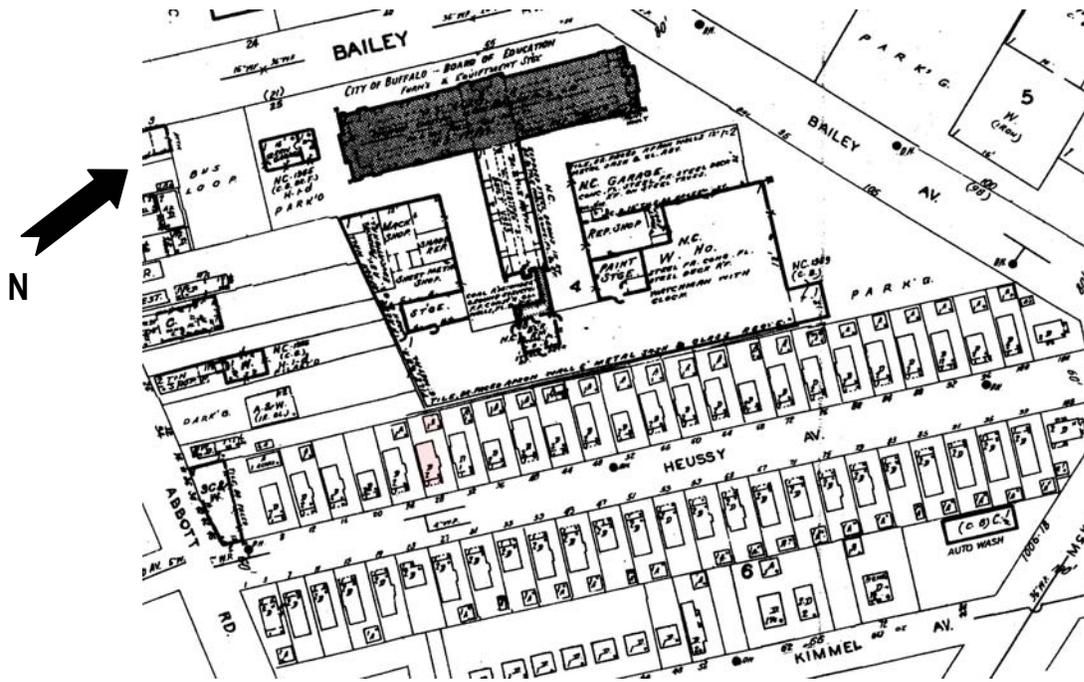
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 28 Heussy Avenue is a representative example of a common urban residential building type in the Triangle neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

It was built as a two-family house by W. H. Fitzpatrick & Sons, Inc., who where the initial developers of Heussy Avenue. W. H. Fitzpatrick & Sons, Inc constructed 12, 15, 19, 23, 24, 27, 28, 31, 32, 35, 39, 40, 56, 72 and 76 Heussy Avenue in 1923; 3, 7, 11, 16, 48, 64 and 88 Heussy Avenue in 1924; and 8 Heussy Avenue in 1925. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that W. H. Fitzpatrick & Sons and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 28 Heussy Avenue

MAP: Sanborn (Revised 1986): Plate 1013



PHOTOGRAPH: (Triangle R-4; N-13)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____
Address or Street Location 35 Heussy Avenue
County Erie Town/City Buffalo Village/Hamlet: _____
Owner _____ Address _____
Original use Residential: single-family Current use Residential: single-family
Architect/Builder, if known W. H. Fitzpatrick & Sons, Inc, builder Date of construction, if known 1923

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block	

Other materials and their location: _____

Alterations, if known: New stoop Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc **Address:** 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. **Email:** cbca@buffnet.net **Date:** 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at 35 Heussy Avenue is located on an average-sized, residential city lot at the southern end of the east side Heussy Avenue. Heussy Avenue is a one-block long, residential street with a roughly a north-south alignment that is located in the northern portion of the Triangle neighborhood, between Abbott Road and Bailey Avenue. The street is densely lined with single-and-two-family houses constructed in the early 1920s. The surrounding area is urban residential, with institutional and commercial properties located on Abbott Road. An early twentieth century commercial block stands on the adjacent lot to the south.

Two-story, frame, Craftsman residence with a steeply-pitched, front-gabled roof with vergeboards and stickwork in the gable peak. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has an enclosed, full-width porch with a broad, low-pitched, front-gabled roof with frieze and paneled battered piers on battered square pedestals with wood shingles. The main entrance is located in the north bay of the porch. Exterior wall fabric is wood shingle. A belt course divides the side elevations. Fenestration is one-and-over-one, double-hung wood sash and casement. A brick chimney rests on the north slope.

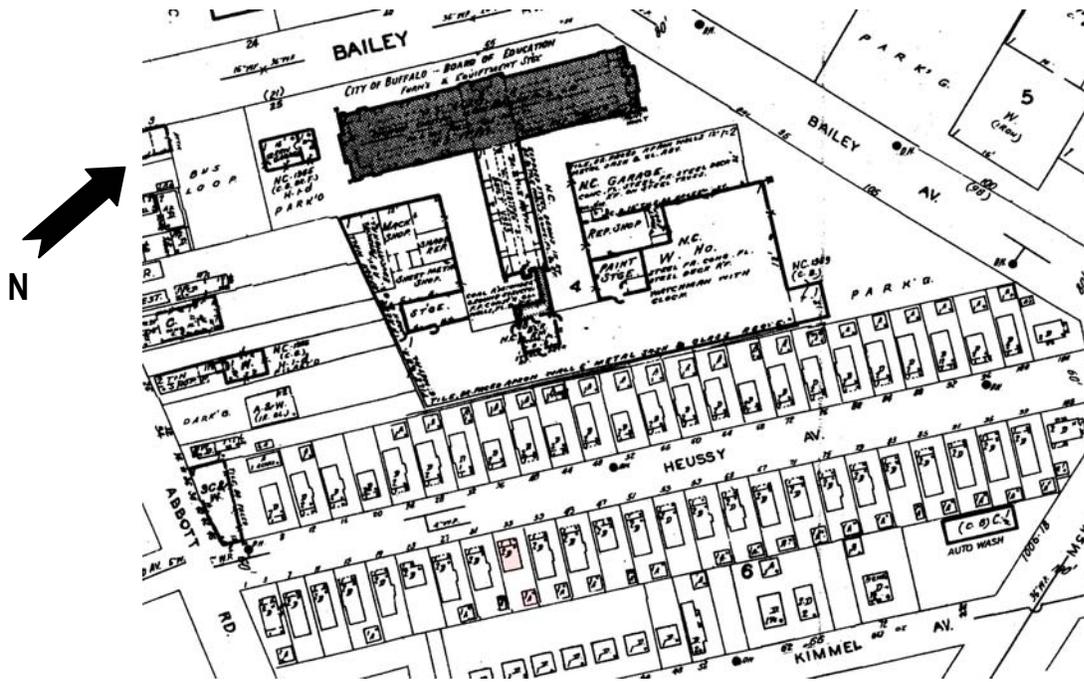
Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 35 Heussy Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

Built as a single-family house by W. H. Fitzpatrick & Sons, Inc., who where the initial developers of Heussy Avenue W. H. Fitzpatrick & Sons, Inc constructed 12, 15, 19, 23, 24, 27, 28, 31, 32, 35, 39, 40, 56, 72 and 76 Heussy Avenue in 1923; 3, 7, 11, 16, 48, 64 and 88 Heussy Avenue in 1924; and 8 Heussy Avenue in 1925. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style. This style of domestic architecture was popularized by the writings of Gustave Stickley in such publications as *The Craftsman* magazine. Stickley emphasized simplicity in design and undisguised expression of material in construction. So-called Craftsman houses depended on such elements as solid piers, roof brackets and exposed rafter ends for architectural expression. Smaller single family dwellings in the Triangle neighborhood often take the form of what Reiff calls the gabled bungalow. Houses of this type are one-and-a-half stories, have gabled roofs, often with a side dormer, and are covered with shingles or clapboard, sometimes in combination. Craftsman style details can be present, especially in the form of brackets beneath the eaves of the front gable. With the narrow end of the house facing the street, they invariably have a porch across the front.

HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 35 Heussy Avenue

MAP: Sanborn (Revised 1986): Plate 1013



PHOTOGRAPH: (Triangle R-4; N-14)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____
--

IDENTIFICATION

Property name (if any) _____

Address or Street Location 39 Heussy Avenue

County Erie Town/City Buffalo Village/Hamlet: _____

Owner _____ Address _____

Original use Residential: Multiple-family Current use Residential: Multiple-family

Architect/Builder, if known W. H. Fitzpatrick & Sons, Inc., builder Date of construction, if known 1923

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: Porch rail and supports Date: _____

Condition: excellent good fair deteriorated

Photos

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Two-story, hipped-roof, frame Craftsman residence with hipped dormer. It has a rectangular plan and is set on poured concrete block foundation. The façade has an open, full-width-porch with a bracketed pent. The original closed rail and supports have been replaced with modern metal railing. The main entrance with sidelights located in the north bay of the façade. Exterior wall fabrics are clapboard on the first floor and wood shingle on the second floor and dormers. The side walls are divided by a belt course. Fenestration is three-over-one double-hung wood sash and casement. The second floor façade has an open porch with metal balustrade, an oriel in the south bay, and a porch with sidelights door in the north bay. The roof is distinguished by wide-overhanging eaves and knee brackets. A brick chimney rests on the south slope.

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