

Appendix F

Historic Properties Information

Appendix F1

Watts Engineering Report to SHPO



Technical Memorandum

To: Elizabeth Martin, Historic Sites Restoration Coordinator
New York State Office of Parks, Recreation, and Historic Preservation

From: Justin K. Kellogg, M.S., Q.E.P.
Direct Line (716) 836-2320, ext. 129

Date: September 8, 2008

Subject: Kaleida Health – The Skilled Nursing Beds at The Buffalo General Hospital; Located on the Block bound by High Street, Michigan Avenue, E. North Street, and Maple Street
Buffalo, Erie County, New York
SHPO Project Review Number 08PR04008 – Review of Alternatives to Address Comments

Architecture
Civil
Engineering
Transportation
Engineering
Structural
Engineering
Environmental
Engineering
Asbestos/Lead
Consulting
Construction
Inspection
Mechanical
Engineering
Electrical
Engineering
Plumbing and
Fire Protection
Engineering

This memorandum has been prepared to present an analysis of alternatives for the project in reference to the Comment Number 3 of the SHPO comments letter dated August 15, 2008. Please refer to the previously submitted information for Project Review file number 08PR04008 for information on the proposed design of the facility. A completed Project Review Cover Form is provided in Attachment A.

SUMMARY OF SHPO COMMENT

Comment Number 3 of the comments letter indicates that two of the buildings identified for demolition are National Register Eligible (NRE) structures:

- 177 E. North St. – Private Residence (built 1870).
- 336 Maple St. – Private Residence (built 1890).

The comments letter indicated that demolition of these structures would constitute an Adverse Effect. This determination requires that we consider prudent and feasible alternatives which may avoid or reduce the adverse effects of the project. Please note that much of the alternatives analysis presented below was performed prior to, and during, the design of the facility to determine if the facility could be constructed with fewer property acquisitions and demolitions.

SUMMARY OF PROJECT OBJECTIVES AND NEEDS

Design considerations included project needs, required or desired design elements, and community benefits.

Watts
Architecture &
Engineering, P.C.

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DISTRIBUTION: File (Y8063)

H:\Y800\Y8063 BNMC High-Michigan Block\HUD Form\SHPO\Avoidance Memo\High Michigan SHPO Avoidance Memo v04.doc

Project Needs:

Kaleida has identified a community and operational need for this facility. This facility will replace Kaleida's existing Deaconess Skilled Nursing Facility and the skilled nursing beds at Millard Fillmore-Gates Circle. This facility's location on the Buffalo Niagara Medical Campus will enable Kaleida to realize functional and operational benefits including consolidated support staff and bulk laundry services.

The Gates Circle Skilled Nursing Beds facility (75 hospital-based beds) is being closed due to its relatively small size and embedded location within an existing hospital environment. Deaconess (242 hospital-based beds) is being closed due to the building's age, resulting on-going maintenance costs, and its hospital-like environment.

The proposed facility will house 300 total hospital-based beds: 200 for Long-Term Care, 40 for Memory Care, 30 for Sub-Acute Care, 20 for Pediatrics, and 10 for Ventilator Residents. The new facility will contain a dedicated kitchen and dietary area, personal laundry, and both physical and occupational therapy areas.

The proposed Kaleida Facility will dramatically improve the resident's overall living conditions and the staff's overall working environments. The consolidation of two existing skilled nursing facilities will also address the state-issued mandate for reduction in Skilled Nursing Facility beds, while achieving the operational benefits of creating common governance for the new consolidated facility. It should be noted that the state-issued mandate for reduction in Skilled Nursing Facility beds is urgent and all health care providers must take immediate action to comply.

Required or Desired Design Elements:

Structure Layouts: The present design was developed to be a grouping of smaller 4-story structures to reduce the impact on the neighborhood by providing a more residential type layout which can serve as an architectural buffer from the present Medical Campus located on High Street.

Size of Nursing Units: A 40-resident nursing unit is the maximum size of unit to preserve appropriate care with staff efficiency. Smaller or larger units will not work efficiently or be accepted by the New York State Department of Health.

Privacy: Privacy of nursing facility residents is an essential element of the design. Privacy is an element which is considered during essentially every

element of the facility design. Therefore, more than minimum required setbacks of 30 feet would be desirable with respect to neighboring structures.

Parking: It has been determined that 75 parking spaces is the minimum that can be provided for the project. The number of parking spaces required under the zoning code is much greater than 75; however, 75 parking spaces is all that can be provided on the site while meeting the other needs of the project.

Aesthetic Appeal and Outdoor Space: Desirable and marketable architectural appeal with outdoor greenspace for long and short term residents to walk and visit with family is another objective for the project. Architectural appeal and outdoor greenspace will increase the livability of the structure with respect to long-term and short-term care residents.

Reduced travel distances for residents: Given the difficult mobility of this geriatric population, maintaining reduced travel distances is extremely important for their quality of life. Therefore, the layout of the facility and the location of shared amenities is a constant consideration in the design of a skilled nursing facility.

Community Benefits:

Other objectives of the project which benefit the surrounding neighborhood include:

- strengthening the range of services offered within the Buffalo Niagara Medical Campus corridor,
- providing jobs to local area residents,
- providing additional commerce to the local businesses,
- providing a low profile buffer to distinguish the edge of the Medical Campus and to transition from the high-rise medical buildings within the campus down to the surrounding residences.

AVOIDANCE ALTERNATIVES

Alternatives are presented below that address a free thinking approach to the avoidance of impacts on the two on-site NRE structures identified in the SHPO comments. An analysis of the extent to which each alternative address the projects objectives and needs is also presented. Our design team has given careful consideration to the loss of the two on-site NRE structures with respect to elements of the proposed project which were identified as either essential or desired for the design of the new facility.

Alternative 1: Null (No Build)

This alternative is provided as a baseline for comparison to the other alternatives presented below. The project site is within a block which was settled in the late 19th and early 20th century in a residential pattern of individual homes. The block formerly housed approximately 48 houses which were generally constructed in various years throughout the 1870s-1890s. Due to lack of maintenance, condemnation, and demolition for other purposes, only 5 of those houses remain on the block today. Unfortunately, the block has lost most of its historic character since approximately eighty-eight percent of the turn-of-the-century structures have been demolished. The remainder of the block is now made up of vacant lots and a parking lot.

Pros:

The two NRE structures on the block would not be demolished by the proposed project.

Cons:

The project's objectives, needs, and the many community benefits offered by the project would not be realized.

Therefore, Alternative 1 is not desirable as it does not meet any of the objectives of the project including the needs of the community for a consolidated skilled nursing facility and it does not allow for the betterment of the Buffalo Niagara Medical Campus and neighborhood as a whole.

Alternative 2: Build the structure as proposed

This alternative would allow for construction of the facility as proposed in previous SHPO submittals. The site plan is included in Attachment B.

Pros:

This alternative will meet all of the objectives and needs identified above.

Cons:

This alternative will require the demolition of two NRE structures on the block.

Alternative 2 meets all of the objectives and needs of the proposed project.

Alternative 3: Move the structure to the south into the parking area

As indicated above, the number of parking spaces required under the zoning code is much greater than 75; however, 75 parking spaces is all that can be provided on the site while meeting the other needs of the project. It has been determined that 75 parking spaces is the minimum that can be provided for the project; therefore, we are not able to reduce parking to shift the proposed structure further to the south.

Therefore, Alternative 3 is deemed not feasible due to zoning restrictions.

Alternative 4: Reduce the greenspace between the nursing home units to shift the structure to the south

This alternative would reduce the building footprint by reducing the space between the nursing units. As indicated above, the present design was developed to appear as a grouping of smaller 4-story structures to reduce the impact on the neighborhood and provide an architectural buffer from the present Medical Campus located on High Street.

Unfortunately, we are not able to reduce the building overall length sufficiently to not impact the two properties and to be able to comply with building codes for side and rear setbacks without changing the multiple building concept. The code-required setbacks from the two on-site NRE structures are shown on the attached site plan (Attachment B). Therefore, the proposed facility would need to be redesigned to provide a single box-type structure (i.e. not multiple connected structures) to retain the two on-site NRE structures.

Pros:

The two NRE structures on the block would not be demolished by the proposed project.

Cons:

A redesign of the facility to a single box structure with a smaller footprint would not allow for the intended residential buffering of the structure. In addition, the proposed courtyards and greenspace appeal would be lost. The monolithic look would connote a more hospital/institutional feel that would be less compatible with the adjacent residents. Therefore, we believe that the redesigned structure would have a negative impact on the character of the neighborhood. It is also anticipated that the structure would be less desirable and marketable to long-term and short-term care residents.

As indicated above, the current layout of the building form provides reduced visual impact, by way of the proposed 4-story building, with the use of smaller building structures, separated by greenspaces, adjacent to the Maple Street elevations. This neighborhood friendly architectural element would be lost under Alternative 4. See the attached site plan for illustration of the smaller building masses along Maple Street. This decrease in the positive aspects of the design would extend a greater negative impact on the remaining neighborhood and the viewshed of the remaining off-site NRE structures identified across Maple Street (identified in the SHPO letter of August 15, 2004).

Kaleida can find no productive use for the two on-site NRE structures. Therefore if these structures were to be avoided through a redesign, Kaleida does not intend to purchase the structures and rehabilitate them. Since the buildings would remain with their current ownership, privacy has also been identified as a concern. Given the close proximity of the proposed nursing facility to the residential structures, there would be a clear view to and from the windows of the patient rooms and the on-site NRE structures.

Therefore, Alternative 4 is deemed not "prudent" since it does not sufficiently address the project objectives and needs with respect to neighborhood visual impact, outdoor greenspace, aesthetic appeal, and privacy.

Alternative 5: Increase the number of stories of the building

This alternative would increase the number of stories and reduce the number of nursing units per floor.

Pros:

The two NRE structures on the block would not be demolished by the proposed project.

Cons:

A 40-resident nursing unit is the maximum size of unit to preserve appropriate care with staff efficiency, and to stay within New York State Department of Health guidelines. The design as proposed utilizes two 40-bed units per floor to allow for a four-story structure. Reduction in footprint to save the two on-site NRE structures would require the reduction in the number of units to one per floor and would make an 8 story structure. This would likely require variances for height limitations and we feel that it would pose a serious visual detriment to the remaining neighborhood on Maple Street.

Increasing the number of stories for the facility not only impacts the surrounding neighborhood in terms of scale, but also impacts the quality of life for the nursing facility residents. A key consideration in maintaining a 4-story facility is to reduce travel distances for residents from their respective units to the ground floor shared amenities, such as the larger resident courtyards, physical therapy (PT), occupational therapy (OT), and the dental suite. As indicated above, given the difficult mobility of this geriatric population, maintaining reduced travel distances is extremely important for their quality of life.

In addition, retention of the two NRE structures would have the same privacy concerns identified in Alternative 4.

Therefore, Alternative 5 is deemed not "prudent" since it does not sufficiently address the project objectives and needs with respect to neighborhood visual impact, outdoor greenspace, aesthetic appeal, and privacy.

CONCLUSION

For the abovementioned reasons, we feel that Alternative 2 (build the structure as proposed) in conjunction with appropriate mitigation measures is the prudent and feasible alternative that satisfactorily meets the project needs and objectives.

Recognizing that this alternative would result in an adverse effect, we propose the following strategy for reducing and mitigating the impacts:

- Documentation of the two on-site NRE structures
- Salvage of historic elements of the two on-site NRE structures

In summary, we believe that our proposed project with mitigation (Alternative 2) balances the need for an aesthetically appealing and well laid out skilled nursing facility in this area with the need to respect and preserve the important cultural resources that would be impacted. We truly believe that the proposed facility would be an outstanding community asset and that addressing the identified adverse impacts by way of mitigation is justified and appropriate.

ATTACHMENT A

Project Review Cover Form



New York State Office of Parks, Recreation and Historic Preservation Historic Preservation Field Services Bureau

Peebles Island Resource Center, PO Box 189, Waterford, NY 12188-0189 (Mail)
Delaware Avenue, Cohoes 12047 (Delivery)

(518) 237-8643

PROJECT REVIEW COVER FORM

Rev. 5-05

Please complete this form and attach it to the top of **any and all information submitted to this office** for review.
Accurate and complete forms will assist this office in the timely processing and response to your request.

This information relates to a previously submitted project.

PROJECT NUMBER 08 PR 04008

COUNTY Erie

If you have checked this box and noted the previous Project Review (PR) number assigned by this office you do not need to continue unless any of the required information below has changed.

2. This is a new project.

If you have checked this box you will need to complete ALL of the following information.

Project Name _____

Location _____

You MUST include street number, street name and/or County, State or Interstate route number if applicable

City/Town/Village _____

List the correct municipality in which your project is being undertaken. If in a hamlet you must also provide the name of the town.

County _____

If your undertaking* covers multiple communities/counties please attach a list defining all municipalities/counties included.

TYPE OF REVIEW REQUIRED/REQUESTED (Please answer both questions)

A. Does this action involve a permit approval or funding, now or ultimately from any other governmental agency?

No Yes

If Yes, list agency name(s) and permit(s)/approval(s)

Agency involved	Type of permit/approval	State	Federal
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

B. Have you consulted the NYSHPO web site at ****<http://nysparks.state.ny.us>** to determine the preliminary presence or absence of previously identified cultural resources within or adjacent to the project area? If yes:

Yes No

Was the project site wholly or partially included within an identified archeologically sensitive area? Yes No

Does the project site involve or is it substantially contiguous to a property listed or recommended for listing in the NY State or National Registers of Historic Places? Yes No

CONTACT PERSON FOR PROJECT

Name _____ Title _____

Firm/Agency _____

Address _____ City _____ STATE _____ Zip _____

Phone (____) _____ Fax (____) _____ E-Mail _____

**<http://nysparks.state.ny.us> then select HISTORIC PRESERVATION then select On Line Resources

The Historic Preservation Review Process in New York State

In order to insure that historic preservation is carefully considered in publicly-funded or permitted undertakings*, there are laws at each level of government that require projects to be reviewed for their potential impact/effect on historic properties. At the federal level, Section 106 of the National Historic Preservation Act of 1966 (NHPA) directs the review of federally funded, licensed or permitted projects. At the state level, Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law of 1980 performs a comparable function. Local environmental review for municipalities is carried out under the State Environmental Quality Review Act (SEQRA) of 1978.

regulations on line at:

<http://nysparks.state.ny.us> then select **HISTORIC PRESERVATION** then select **Environmental Review**

Project review is conducted in two stages. First, the Field Services Bureau assesses affected properties to determine whether or not they are listed or eligible for listing in the New York State or National Registers of Historic Places. If so, it is deemed "historic" and worthy of protection and the second stage of review is undertaken. The project is reviewed to evaluate its impact on the properties significant materials and character. Where adverse effects are identified, alternatives are explored to avoid, or reduce project impacts; where this is unsuccessful, mitigation measures are developed and formal agreement documents are prepared stipulating these measures.

ALL PROJECTS SUBMITTED FOR REVIEW SHOULD INCLUDE THE FOLLOWING MATERIAL(S).

Project Description

Attach a full description of the nature and extent of the work to be undertaken as part of this project. Relevant portions of the project applications or environmental statements may be submitted.

Maps Locating Project

Include a map locating the project in the community. The map must clearly show street and road names surrounding the project area as well as the location of all portions of the project. Appropriate maps include tax maps, Sanborn Insurance maps, and/or USGS quadrangle maps.

Photographs

Photographs may be black and white prints, color prints, or color laser/photo copies; standard (black and white) photocopies are NOT acceptable.

-If the project involves rehabilitation, include photographs of the building(s) involved. Label each exterior view to a site map and label all interior views.

-If the project involves new construction, include photographs of the surrounding area looking out from the project site. Include photographs of any buildings (more than 50 years old) that are located on the project property or on adjoining property.

NOTE: Projects submissions will not be accepted via facsimile or e-mail.

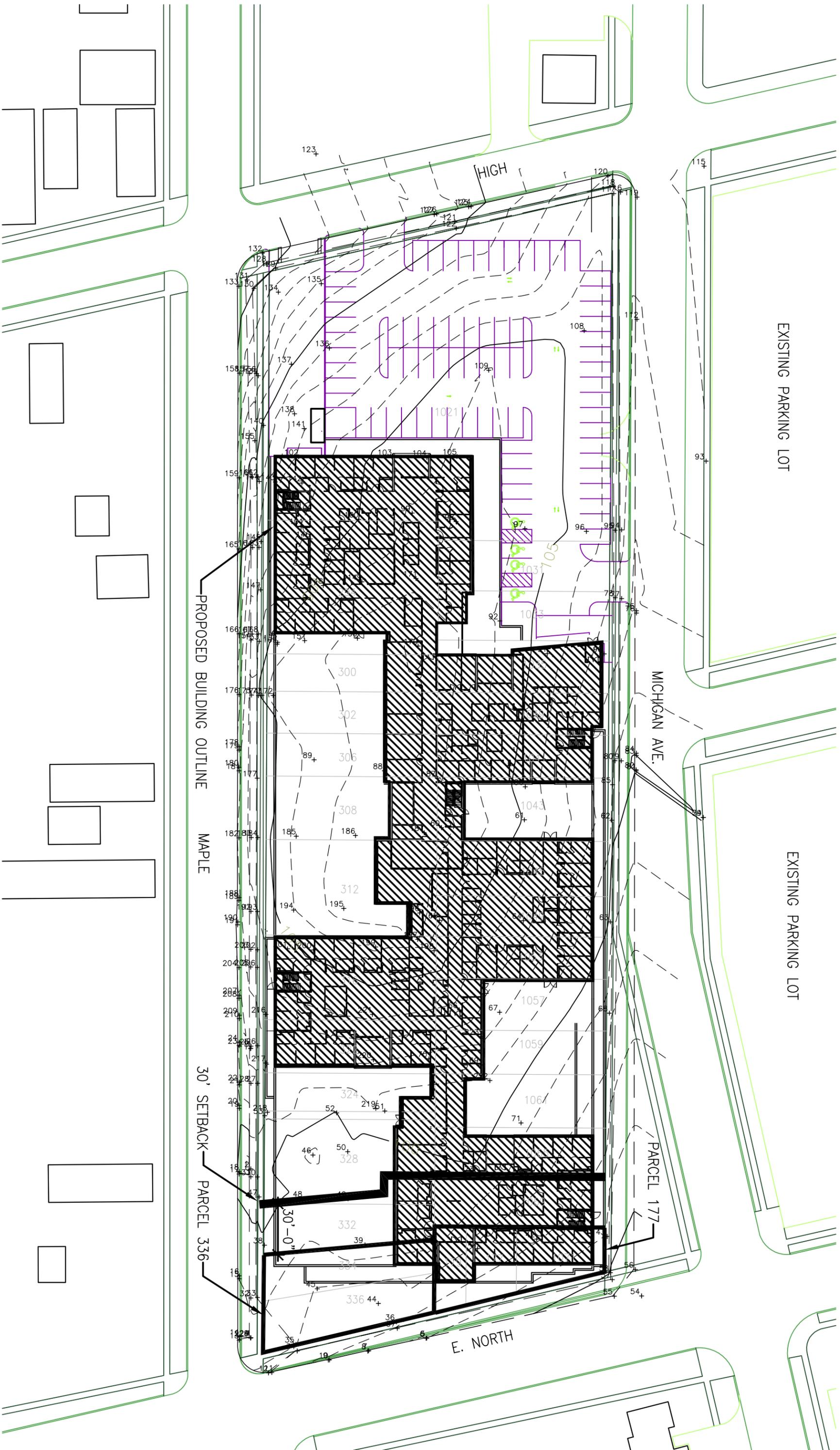
***Undertaking** is defined as an agency's purchase, lease or sale of a property, assistance through grants, loans or guarantees, issuing of licenses, permits or approvals, and work performed pursuant to delegation or mandate.

ATTACHMENT B

Site Plan Showing Required Setbacks from the On-Site NRE Structures

EXISTING PARKING LOT

EXISTING PARKING LOT



MICHIGAN AVE.

PARCEL 177

E. NORTH

PROPOSED BUILDING OUTLINE

MAPLE

30' SETBACK

PARCEL 336

KALEIDA HEALTH
SKILLED NURSING FACILITY

CANNONDESIGN

Date: 08/18/08
Project No.: 08PR04008
Scale: NONE
Reference No.:ref. #

SITE PLAN

Appendix F2

August 15th, 2008 SHPO Comment Letter



New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

Eliot Spitzer
Governor

Carol Ash
Commissioner

August 15, 2008

Mr. Al Kruger
Director of Corporate Real Estate
Kalieda Health
726 Exchange Street, Larkin Building, Suite 200
Buffalo, NY 14210

Re: HUD
Kalieda Health Skilled Nursing Beds
Buffalo General Hospital
Buffalo, Erie County
08PR04008

Dear Mr. Kruger:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO) regarding the proposed Skilled Nursing Bed Facility in Buffalo. We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based upon our review, we offer the following comments:

1. Daniel McEneny of our National Register Unit notes that two properties in the subject property area, 177 E. North Street and 336 Maple Street, are eligible for listing on the State and National Registers of Historic Places. Four properties adjacent to the project site, 305 and 309 Maple Street and 195 and 204 High Street are also eligible for listing. Several buildings on the site maintain much of their historical integrity, but not enough to warrant eligibility for listing.
2. Although the project is located in an archaeologically sensitive area, Michael Schifferli of our Archaeological Unit has no concerns about the proposed project's impact on these resources.
3. The site plans submitted include the demolition of the two buildings in the subject property area. Our regulations are clear that demolition of historic properties, either eligible or listed in the National Register of Historic Places, is deemed an Adverse Effect. That finding requires an exploration of prudent and feasible alternatives that might avoid or reduce the project effects. As a matter of policy and practice, this exploration must occur before mitigation measures can be developed and before demolition can occur. If no prudent and feasible alternatives are identified, we would enter into a formal agreement document, which would identify proper mitigation measures to be incorporated into the work.

- a. The exploration of alternatives should include assessing the two properties for reuse as part of the proposed program for the complex. The report should include a complete analysis of the program requirements.
4. The project will also have an Adverse Effect on the adjacent properties as the complex will further unravel the late 19th and early 20th century settlement pattern by creating a single structure rather than individual buildings. Kindly furnish elevations of the proposed complex so that we may evaluate its impact on the eligible properties in the vicinity.

We understand that your project is in the beginning stages of design and review. As such, we look forward to continued consultation as the design progresses. Thank you for your consultation. If you have any questions, I can be reached at (518) 237-8643, ext. 3287. Please refer to the SHPO Project Review (PR) number in any future correspondences regarding this project.

Sincerely,



Elizabeth Martin
Historic Sites Restoration Coordinator
e-mail: elizabeth.martin@oprhp.state.ny.gov

cc: Justin Kellogg, Watts Architecture & Engineering

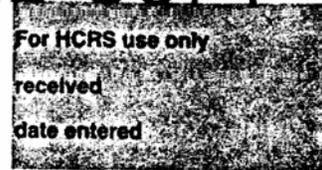
Appendix F3

NRHP Listing Forms

FHR-8-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

FILE COPY



National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Allentown Historic District

and/or common

2. Location

street & number various see #7 not for publication

city, town Buffalo vicinity of congressional district 37

state New York code 036 county Erie code 029

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name various see #7

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Erie County Clerk's Office

street & number Erie County Hall, 47 Delaware Avenue

city, town Buffalo state New York

6. Representation in Existing Surveys

title Buffalo Landmark Survey has this property been determined eligible? yes no

te 6/78-6/79 federal state county local

depository for survey records 313 City Hall, Buffalo, N.Y.

city, town state

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Allentown Historic District lies within the city of Buffalo about one-half mile north of the downtown business district. Lake Erie lies three quarters of a mile to the southwest. The district lies on a slight hill which is highest at North Street, the northern boundary of the district.

Approximately 733 buildings are in the district on 29 blocks, or parts thereof. (Dependancy buildings were not included in this total.) Most buildings are residential houses although there are some 1890's commercial buildings and residential hotels as well as three churches. The commercial structures are mostly along Allen Street and upper Elmwood Avenue, but there are a few office buildings along North Street. The residential hotels lie along Allen and North Streets. Two of the churches are at the north end of the district while the third is at the southern end. In addition to these types of buildings there is one movie theatre on Allen Street, three schools, with one on Day's Park and the other two at the intersection of Elmwood and Edward, a casket company on Virginia Street, and a printing business on Allen Street.

There are three park areas in the district, all of which Frederick Law Olmsted worked on. The two residential greens were redesigned by Olmsted in the late nineteenth century, and Symphony Circle was the first circle he laid out in Buffalo as part of his comprehensive park plan for the city.

The street plan of Allentown is formed by two distinct early nineteenth century grid patterns, those of the Holland Land Company and of the New York State's village of Black Rock. The resulting irregular intersection of the two regular block patterns running north and northeast respectively forms the angular blocks found in the west section of the district.

The architectural features of most buildings are remarkably intact and most are well maintained especially in the east and north sections of the district. About three fourths of the buildings are of frame construction with the remainder being brick.

The area began as farmland and was developed residentially primarily between 1850 and 1900. There is some early twentieth century housing stock on lots that were further subdivided or on sites of earlier buildings. The styles of the buildings reflect the tastes of builders in the late nineteenth century. The interpretation of these styles in Allentown often differed from the pure definition, but the characteristics can be attributed to a particular style. The styles of the buildings include: 6 Gothic Revival styled, 125 Italianate styled, 24 Second Empire, 92 with Queen Anne styling, 106 with Eastlake styling, 15 with Stick styling, 5 with Shingle styling, 56 Colonial Revival styled, and 196 plain styled frame houses.

HR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR HCRS USE ONLY
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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Allentown Historic District
Erie County

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

The majority of buildings are residential houses but forty-three are commercial, twenty are apartment buildings and eleven were carriage houses. There are fourteen buildings which have been identified as intrusions.

The physical characteristics of Allentown today are mostly the same as they were during the late nineteenth century. Most residential streets have many trees, and houses built close together with between two and three stories. The commercial sections have brick commercial buildings, most under five stories, frame commercial buildings, and residences converted to commercial use. North Street is lined with large houses with wide lawns and trees, some apartment buildings and a few residential and office buildings which are intrusions. Symphony Circle has residential houses with wide lawns, a music hall and an intrusion nursing home. Arlington Park is a small green with many trees and houses on roomier building plots. Day's Park has a center green with few trees and a school, which is an intrusion, at the northwest end.

The boundaries of the Allentown Historic District were chosen because they reflect a distinct section of Buffalo. The architecture of the surrounding areas changes drastically within a block of the borders. To the east lies Delaware Avenue which has numerous intrusions. North of the district the area developed somewhat later than Allentown with larger houses and building plots. To the west and southwest the buildings have been altered extensively thereby losing most integrity. To the south begins the downtown business district which has a different ambiance.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input checked="" type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

Allentown was named after Lewis Allen who originally owned the parcel of land that is now designated as Allentown. His land stretched from Main Street over to Day's Park. Allen Street is reported to have been the trail that his cattle followed. The name "Allentown" has only been used for the area in the past twenty years as the residents have tried to foster an awareness of the distinct history of this neighborhood. Allentown developed essentially as a streetcar suburb of the city after the Civil War. There was some development before that time but the boom in development after the Civil War is what determined the character of the present Allentown. The streets are basically an extension of those laid out in downtown Buffalo by Joseph Ellicott of the Holland Land Company. Cottage Street, the western boundary of the district, is a result of the conversion of Black Rock, at one time independent of Buffalo, and Buffalo's development. North Street was the city line in 1852, being basically rural at that time. As the city expanded, this street became developed by the well-to-do, who could commute to their downtown offices. Many of the original residences of North Street have been replaced by grander houses that were put up in the late nineteenth century. The Bemis-Ranson House (see photo 19), the Warren House, and the Metcalfe House are good examples of the type of houses that were built in this period. The early period is represented by Italianate and Second Empire style houses, with those remaining being on the south side of the street. As North Street became the most prestigious residential street in the city, the surrounding streets developed. The houses on the east side of the district are more substantially built; those towards the western end of the district are smaller and of frame construction.

Irving Place, which is a one-block street that runs between North Street and Allen Street, has excellent examples of the architectural styles that were built in Buffalo in the late nineteenth century, including the Italianate, Second Empire, Queen Anne and Shingle styles. Joseph Churchyard was the first to build his house on the street at 54 Irving Place. He later built a house directly behind his for his daughter and another to the south on Irving Place. Park Street, which is a two-block street between Virginia and North Street, developed at the same time with similarly styled houses. The Rohlf's-Green house at 156 Park Street was built in 1912 in the Craftsman style. The house is unique in that most Craftsman style houses were built in rural settings (see photo 28). DeRutte Alley runs behind the west side of lower Park Street. The alley retains its original brick paving and three of the carriage houses have board and batten siding. Elmwood Avenue, a main thoroughfare which runs from downtown to the city line, at one time terminated in a dead end at Edward Street. Thus, the housing on this street is similar to that on the surrounding residential blocks. The south end of the street

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Erie County

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retains its residential character while the north end between Allen and North Streets has become commercialized. Mariner Street has many frames houses at its northern end and a mixture of frame and brick at the southern end. Many of the houses have Italianate styling (see photo 27) with a few at the northern end of the street having Colonial Revival characteristics. Many houses in Buffalo were given Colonial Revival style additions in the late nineteenth and early twentieth centuries. College Street derives its name from the fact that a college was to be built on the present site of Arlington Park, but in the financial panic of (1837) the idea was abandoned and the land was broken down into lots for development. The northern end of the street is mostly of frame construction with no one style dominating. Two of the Gothic Revival style houses in Allentown can be found on this street. They originally stood next to each other at 136 and 138 College, but the latter was moved to the rear of the lot when a frame duplex was built in its place. Two frame Italianate style houses are at 121 and 123 College (see photo 24). They were built by W. S. Tifft along with four similarly styled houses directly behind these on Mariner Street. There were originally six of these frame houses on College Street, but four were taken down when the present early twentieth century frame houses were built. The southern end of College Street is dominated by frame houses with the Eastlake styling (see photo 25). Arlington Park was the later of the two public parks that were established in Allentown. Originally called Wadsworth Park after a former city mayor, it was laid out in 1866. The three Italianate style houses on the south side of the park were the first to be built. An excellent example of the Second Empire style can be found on this side of the park with the city's best example of the Gothic Revival style being on the western side of the park at 60 Arlington Place (see photo 20). The houses and the apartment building on the north side of the park were built in the 1920's; this land was originally the back yards of the houses on North Street. The land for Day's Park was donated to the city by Thomas Day in 1854. He ran one of the first brick kilns in the city. Two houses on the south side of the park were built by him for his two sons. The one at 25 Day's Park retains it's original Italianate style while the other at 33 Day's Park was given Queen Anne additions in the late nineteenth century. The Second Empire style house on the west side of the park at 124 Cottage was built by George Dakin, who was instrumental in setting up the lumber trade between Pennsylvania and Buffalo. Cottage Street, which runs along the western end of the park and then southeast to Virginia Street, has some unique examples of architecture in Allentown. The house at 3 Cottage is an excellent example of the Italianate style as it was used for larger houses in Buffalo. Across the street at

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16 Cottage is an excellent example of a Second Empire style cottage, while the style in it's most elaborate state can be seen in the Coatsworth Mansion at 49 Cottage (see photo 22). The Shingle style house directly next door to the north, at 55 Cottage, was built by Mr. Coatsworth for his daughter. Thomas Coatsworth made his money in the grain trade in Buffalo. At one point he owned two grain elevators on the Buffalo harbor. Along the lower section of Cottage are some good examples of the Italianate style as it was typically built of frame construction, while at the other end of the street, one can see the style as it was built in brick in Buffalo. Maryland Street has frame houses except for 342 Maryland Street. Originally built as a church, the building was converted to apartments when the congregation moved uptown (see photo 21). The Coit House at 414 Virginia Street is the oldest house in Buffalo, built after the War of 1812 when the city was burned by the British. It was originally located in downtown Buffalo at the corner of Swan and Pearl Streets (see photo 31). The house was moved to its present site in the 1890's. It is one of the few Federal style buildings left within the city of Buffalo. Directly across the street from the Coit House is the old St. Mary's School for the Deaf. Built in 1862 in the Italianate style, it has since lost some of its original features. At the corner of Elmwood and Edward is one of the three churches in Allentown. On this section of Edward Street are some good examples of the Italianate style. An excellent example of the Queen Anne style can be seen at 180 Edward Street. Trinity Place, which is directly south of Edward Street, has frame houses built close together. Trinity Place, like Cottage Street, bends in the middle in order to meet up with Virginia Street. Trinity Place is one of the older streets in Allentown. A few of the houses were originally built as brick workman cottages in the 1850's, frame second and attic stories were added in the late nineteenth century. A unique example of the Spanish style within the city of Buffalo can be seen at 95 Trinity Place (see photo 32). Hudson Street has some good examples of frame Eastlake style and brick Italianate style houses. Orton Place has numerous Queen Anne style frame houses. Pennsylvania Street has some good examples of the Italianate, Second Empire and Stick styles. St. John's Place was the last street to be cut through in Allentown. Good examples of the Stick style can be found on this street (see photo 16). The houses on St. John's Place are noticeably larger than those on the other residential streets in Allentown. Symphony Circle also developed in the late nineteenth century with similarly styled houses on it's northwest section. Allen Street was originally all residential single-family houses, but by the late 1800's the area had developed enough that commercial buildings with apartments on the upper floors replaced many of these houses. The section west of Elmwood Avenue saw most of this development (see photo 23). The row

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of brick Italianate style houses on the north side of the street between Park and Irving were built by W.S. Tifft, the same builder who built the frame Italianate style houses on Mariner and College Streets (see photo 30). The brick Italianate style building at 173 Allen Street was built in 1868 by the Quakers who had settled in Orchard Park. It was their urban meeting hall until it was closed in 1898. The Buckingham, at 87 Mariner Street, was built in 1896 for the Pan-American Exposition. Built as a residential hotel, it originally had a roof-top dining room. The Lenox Hotel, at 140 North Street, was built around the turn of the century and became the city's most prestigious residential hotel. Mayfair Lane, across the street from the Lenox, at 165 North Street, was built in the 1920's by Green and Wicks (see photo 29). The complex is unique in the city in that parking space was provided on the ground floor, freeing the second level for pedestrian use. The apartments were sold as condominiums.

Many noteworthy people of local and national importance have had an association with Allentown. Lewis Allen was a prominent citizen in early Buffalo and a good friend of Grover Cleveland, whose wife was brought up at 168 Edward Street. George Coit, one of Buffalo's earliest settlers, was instrumental in bringing the Erie Canal to Buffalo. Symphony Circle was the first circle laid out by Frederick Law Olmsted when he came to Buffalo in 1869. Originally called "The Circle" by Olmsted, it still retains its original appearance. First Presbyterian Church, at One Symphony Circle, is an excellent example of the Richardsonian Romanesque style (see photo 17). Designed by the prominent local architectural firm of Green and Wicks, the interior has Tiffany light fixtures and stained glass. Green and Wicks, who designed the original section of the Albright-Knox Art Gallery, also built two houses on North Street; numbers 208 and 256. The apartment building at 230 North Street was also designed by Green and Wicks. The Birge Mansion, on the northeast quadrant of the circle, was built by Little and Browne of Boston for George K. Birge (see photo 18). George Birge was president of the Birge Wallpaper Company and a major stock holder in the Pierce-Arrow Motor Company. He was also on the Board of Directors for the Pan-American Exposition. The house is unique in Buffalo. One enters in the rear of the building and goes into the two-story court from which all the main rooms of the house can be entered. Kleinhans Music Hall, which is at the southwest quadrant of the circle, was designed by Eliel Saarinen in 1939 and is the home of the Buffalo Philharmonic. The music hall is an excellent example of the International style. After Frederick Law Olmsted finished the park system for Buffalo, he was called back to redesign and landscape other existing parks. At this time he landscaped both

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Arlington Park and Day's Park. In front of the school on Day's Park (The original school has since been replaced) he placed a circular walkway so that the students would not trample the grass. The circular sandstone planting area that was in the center of this walkway is still in existence, while the trees in the park have all replaced.

The house at 173 North Street, known as the Warren House, was designed by George Cary, a prominent local architect. He was commissioned by New York State to design the New York State buildings for the Pan-American Exposition. The only permanent building built for the exhibit, the Warren House now houses the Buffalo Historical Society. The Metcalfe house at 125 North Street was designed by McKim, Mead and White. Built in 1884, the house was their first commission in Buffalo. The firm eventually built three other residences in Buffalo but this is the only one displaying their early shingle styling. The other houses are from their late period and all are derived from classical styles.

F. Scott Fitzgerald lived at 29 Irving Place when he was a child. Some of his earliest plays were acted out in the attic of this house. Katherine Cornell was brought up at 174 Mariner Street. The theatre group that her grandfather started in his attic eventually organized as the Buffalo Players, an amateur theatrical group that staged shows at the Allendale, at 203 Allen Street. The Allendale was built in the 1920's with Italian Renaissance styling. Built as a local vaudeville playhouse, it is now being used as a movie theatre. Lars Potter, who was instrumental in the organization of the Buffalo Players, still lives at 60 Irving.

Allentown is recognized throughout Buffalo and western New York as a distinct section of the city. While the individual buildings are important, the fact that Allentown retains its nineteenth century identity as a neighborhood within the city of Buffalo makes it unique. All facets of the nineteenth-century development of Buffalo can be viewed in Allentown. The mansions on North Street display the wealth that was brought to the city by the Erie Canal and the Industrial Revolution, in which Buffalo played major roles. The workingmen's cottages on Hudson Street are good examples of the type of housing that many Buffalonians lived in during this time period. The city has recognized Allentown by making it a Preservation District within the city of Buffalo. It is hoped that by placing Allentown on the National Register of Historic Places, this recognition will aid in continuing the preservation and redevelopment of Allentown.

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UTM References:
All zone 17

	Easting	Northing
A.	672690	4751950
B.	672850	4752000
C.	672970	4752040
D.	673200	4752040
E.	673320	4751970
F.	673400	4752060
G.	673530	4752010
H.	673550	4751940
I.	673490	4751680
J.	673450	4751520
K.	673380	4751250
L.	673340	4751240
M.	673300	4751070
N.	673180	4751100
O.	673070	4751200
P.	672970	4751390
Q.	672890	4751380
R.	672800	4751420
S.	672740	4751540
T.	672830	4751600
U.	672680	4751720
V.	672650	4751750
W.	672750	4751800

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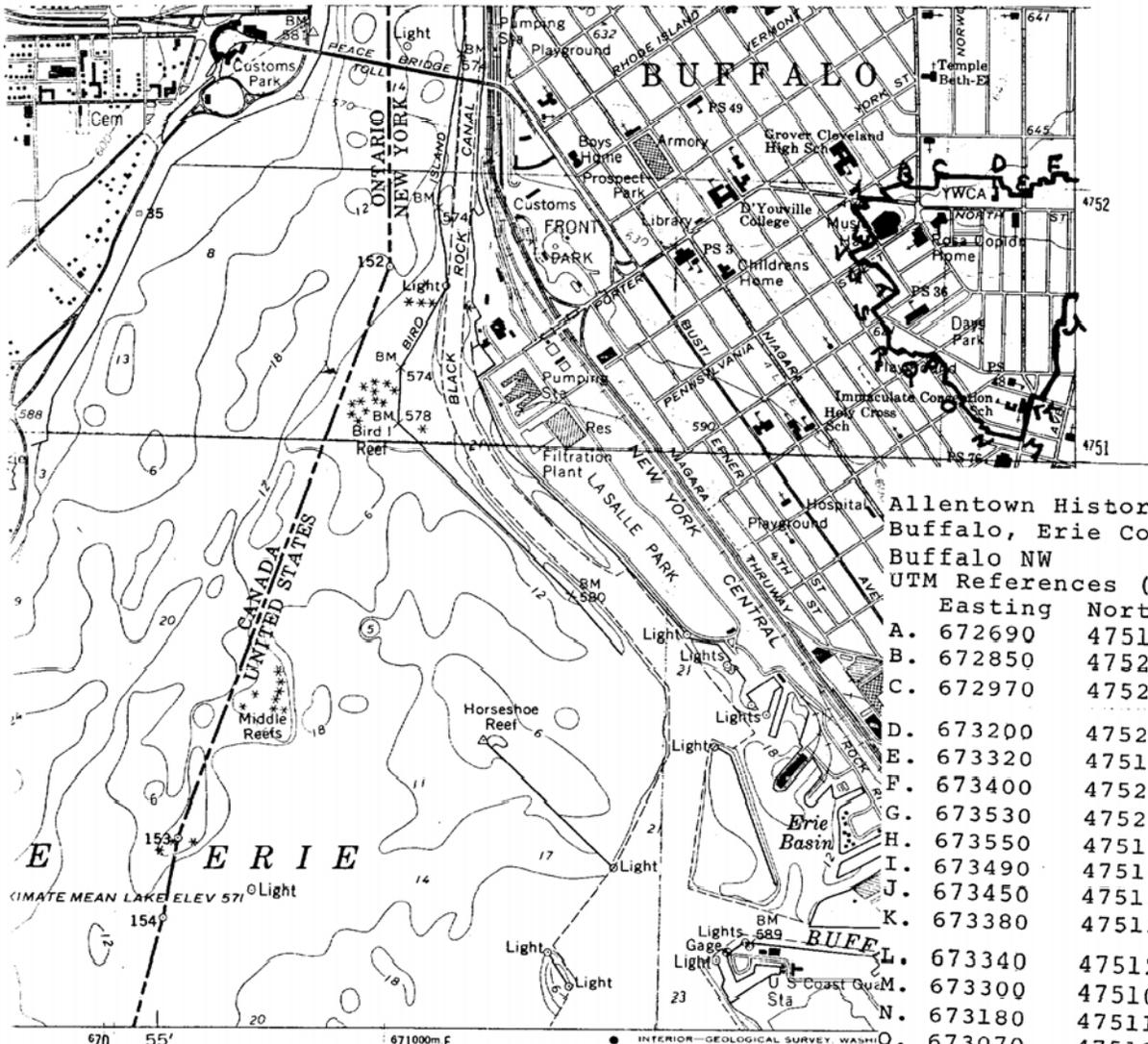
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Erie County

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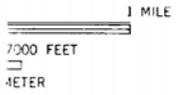
The district is bounded on the north by the rear property lines of 125-309 North Street and includes all properties on Symphony Circle. The boundary proceeds southwesterly behind Kleinhans Music Hall to Normal Avenue where it proceeds southeasterly to Pennsylvania Street. It proceeds westerly along Pennsylvania to the intersection of Pennsylvania and Plymouth including the rear property lines on the north and south sides. The boundary proceeds southerly along Orton Place including the rear property lines on the west side. It proceeds westerly along Hudson Street including the rear property lines on the north side to 296 Hudson. It proceeds southerly to include 293 and 295 Hudson, then proceeds along the rear property lines of Cottage Street and includes 9 Malta Place. The boundary proceeds southeasterly including the rear property lines of Cottage Street, then proceeds along the center of Keep Alley to its intersection with Virginia Street. The boundary proceeds southwesterly to Trinity Place where it includes the rear property lines along the southwest and south sides to the intersection of Elmwood and Trinity Place. The boundary proceeds north along Elmwood to the intersection of Elmwood and Edward. It proceeds easterly along Edward and then proceeds northerly following the rear property lines of the west side of Delaware Avenue until it reaches North Street, the point and place of beginning.



Allentown Historic District
 Buffalo, Erie County
 Buffalo NW
 UTM References (zone 17)

	Easting	Northing
A.	672690	4751950
B.	672850	4752000
C.	672970	4752040
D.	673200	4752040
E.	673320	4751970
F.	673400	4752060
G.	673530	4752010
H.	673550	4751940
I.	673490	4751680
J.	673450	4751520
K.	673380	4751250
L.	673340	4751240
M.	673300	4751070
N.	673180	4751100
O.	673070	4751200
P.	672970	4751390
Q.	672890	4751380
R.	672800	4751420
S.	672740	4751540
T.	672830	4751600
U.	672680	4751720
V.	672650	4751750
W.	672750	4751800

See Buffalo N Quad

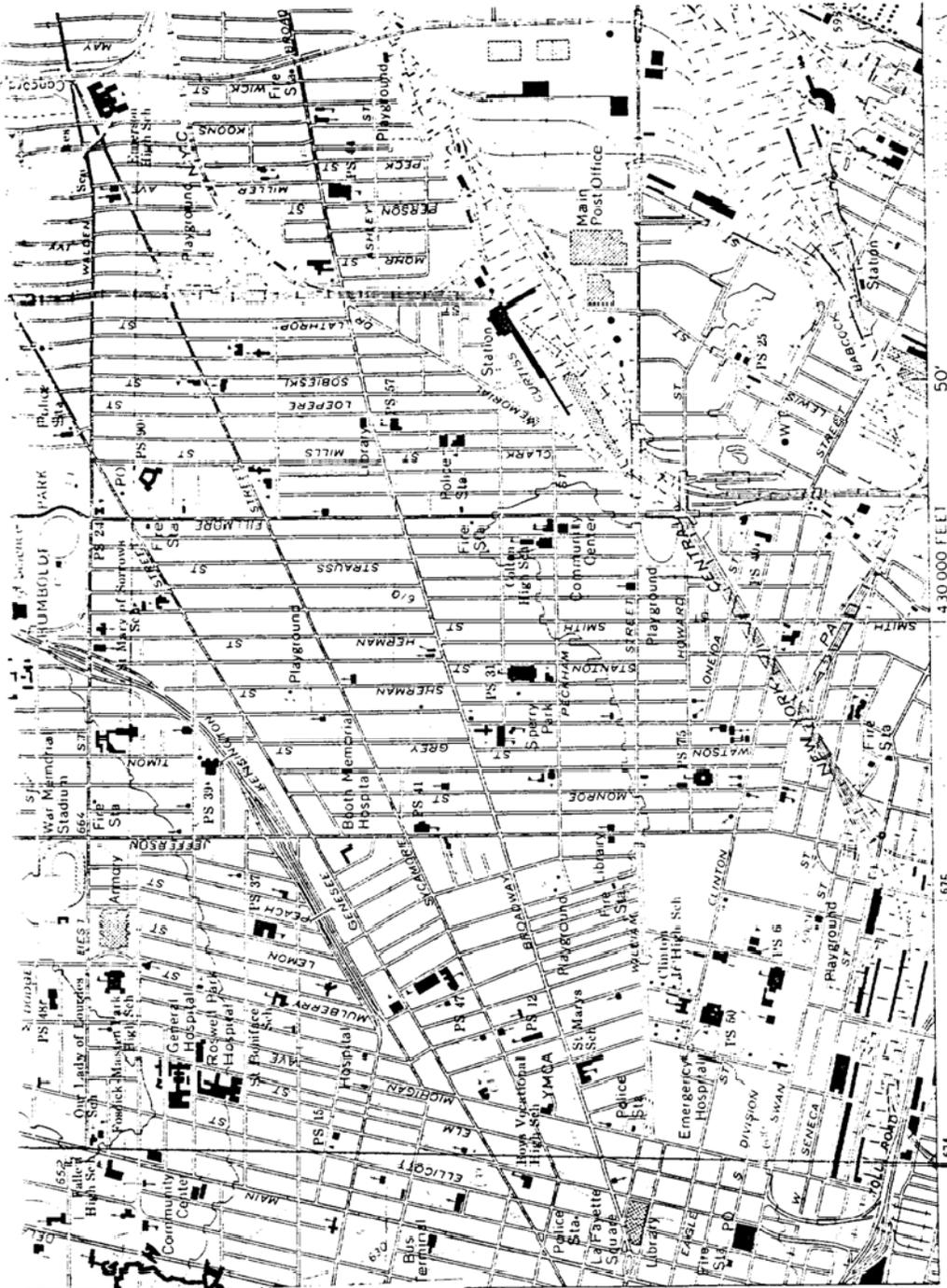


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ROAD CLASSIFICATION
 Heavy-duty —————
 Medium-duty —————
 Interstate Route (circle with line)
 Light (circle with dot)
 Unimproved (circle with cross)

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Allentown Historic District
 Buffalo, Erie County
 Buffalo NE Quad
 UTM References (zone 17)
 Easting Northing
 G. 673530 4752010
 H. 673550 4751940
 I. 673490 4751680

42°52'30" 78°52'30"
 BUFFALO SE
 2269145 E

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Control by USGS, USC&GS, USCE, and U.S. Lake Survey
 Planimetry compiled by U.S. Corps of Engineers from
 aerial photographs taken 1942. Topography by
 planetable surveys 1948. Revised 1965

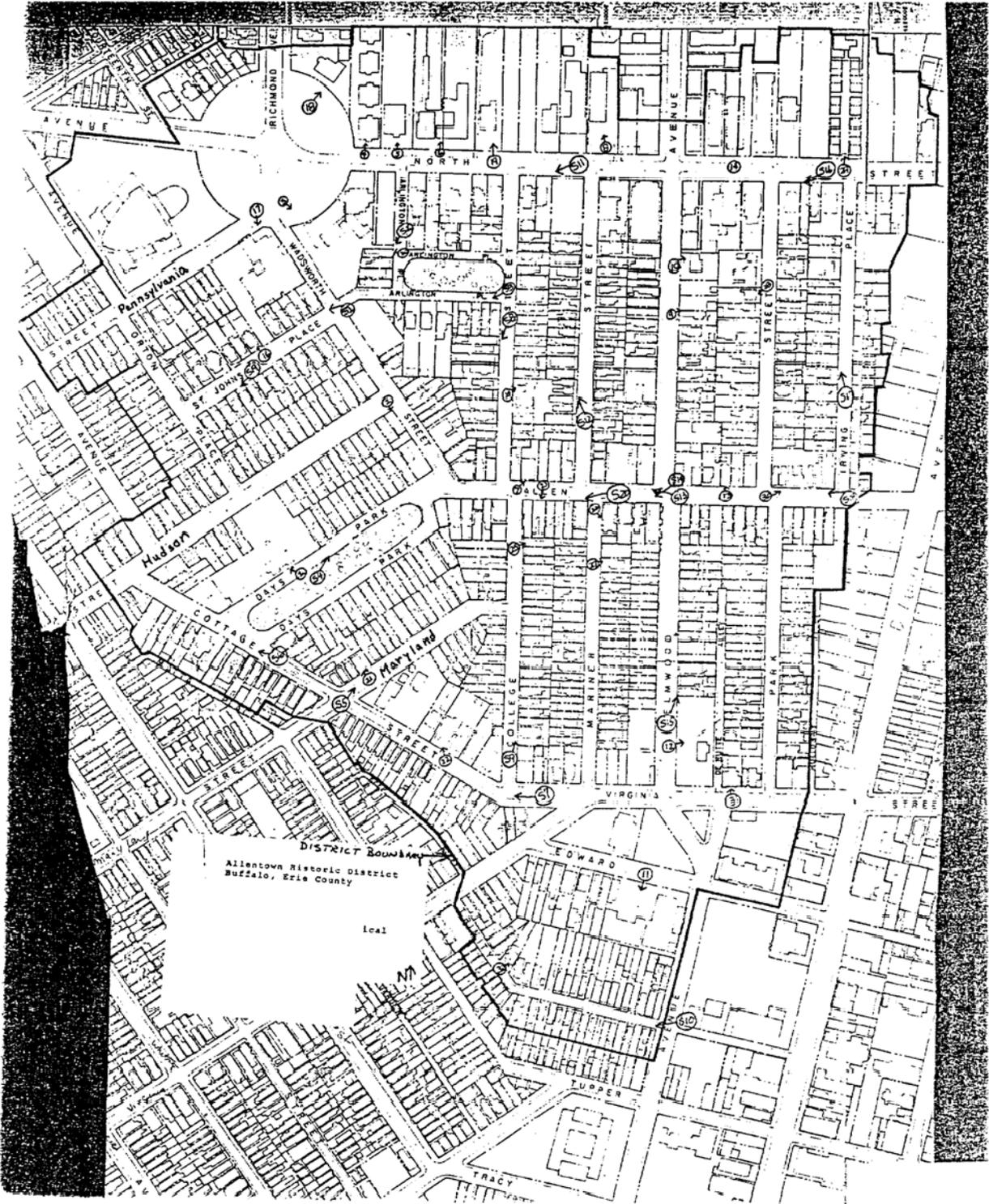
Polyconic projection. 1927 North American datum
 10,000-foot grid based on New York coordinate system, west zone
 1000-meter Universal Transverse Mercator grid ticks,
 zone 17, shown in blue

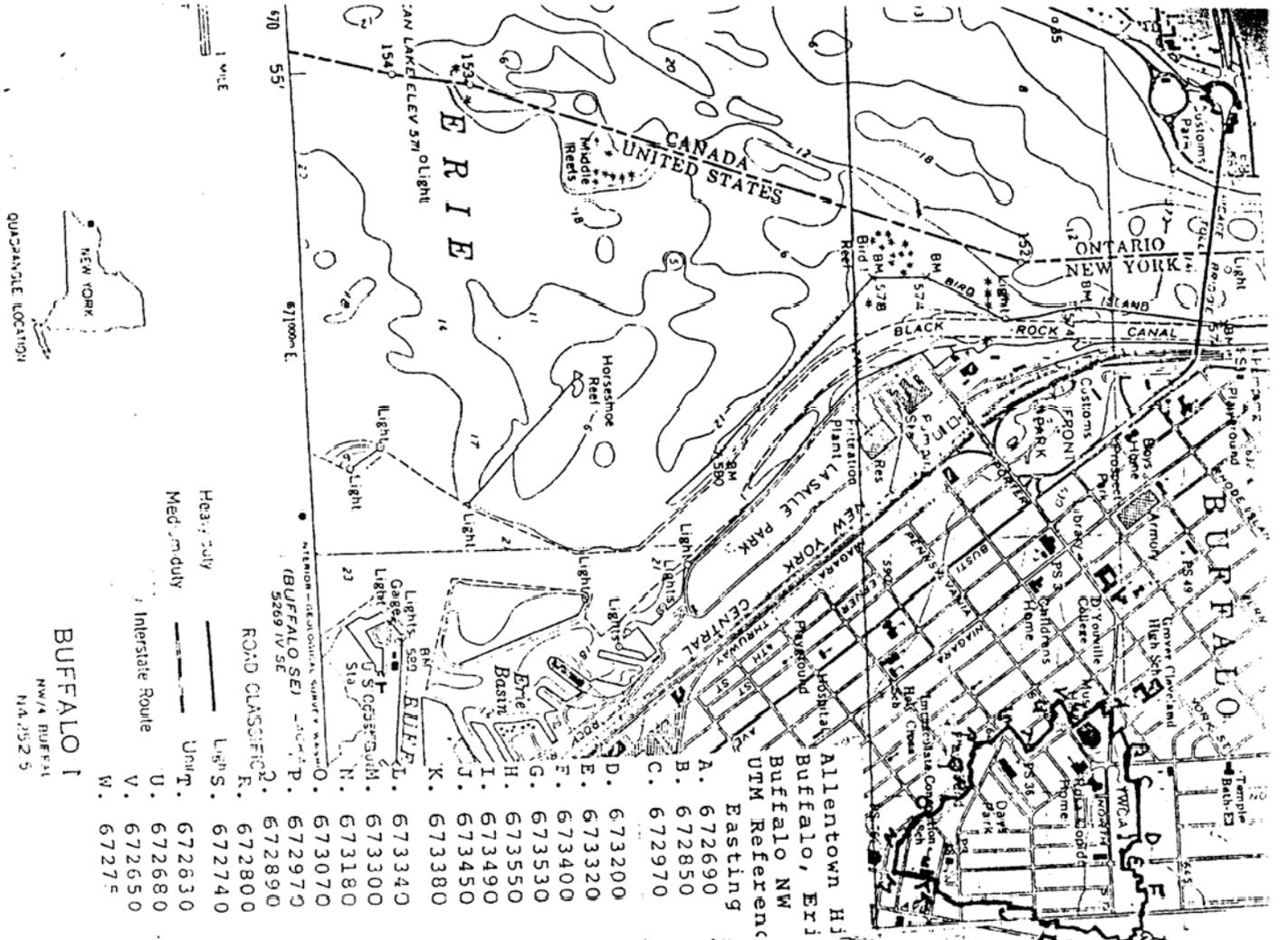
Red tint indicates areas in which only landmark buildings are shown



UTM GRID AND 1965 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

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 SURVEY
 A FOLDER DESCRIBING TOPOGRAPHY



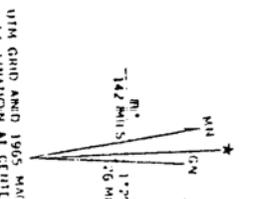


BUFFALO I

NW/4 BUFFAL
N.A. 5255



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Control by USGS, USCGS, USCE, and U.S. Lake Survey
Planned by U.S. Corps of Engineers from
aerial photographs taken 1942. Topography by
USGS 1948. Revised 1965
from 1927 North American datum
to New York coordinate system, west zone
reverse indicator grid ticks.



Landmark buildings are shown

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Exp. 10-31-84

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

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**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Fosdick-Masten Park High School

and/or common City Honor's School

2. Location

street & number Masten Avenue and East North Street not for publication

city, town Buffalo vicinity of

state New York code 36 county Erie code 29

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> na in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> na being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name City of Buffalo

street & number 95 Niagara Square

city, town Buffalo vicinity of state New York

5. Location of Legal Description

courthouse, registry of deeds, etc. Erie County Hall

street & number 25 Delaware Avenue

city, town Buffalo state New York

6. Representation in Existing Surveys

title Statewide Inventory of Historic Resources has this property been determined eligible? yes no

date 8/8/81 federal state county local

depository for survey records Division for Historic Preservation

city, town Albany state New York

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	moved date <u>NA</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Fosdick-Masten Park High School is prominently situated on a 5.2 acre parcel of land in northeast Buffalo, New York. The nominated property occupies nearly an entire city block in a predominantly residential neighborhood. A grassy lawn landscaped with mature trees surrounds the building. The school faces west on Fosdick Avenue, beyond which is a 1970's residential development. The property is bounded on the north and south by Best Street and E. North Street, respectively, beyond which are late nineteenth and early twentieth century dwellings. Across Masten Avenue to the east of the nominated property is the National Guard Armory.

The site on which the school was constructed was originally known as Masten Place. This landscaped park, built on an early nineteenth-century potter's field, was an element in the comprehensive parkway system developed by Frederick Law Olmsted for the city of Buffalo in 1869. The parkland originally occupied a city block in a rapidly developing residential district, bounded by Best Street, Masten Street, East North Street and Michigan Avenue on the north, east, south and west, respectively. This block, the historical setting of the school, was recently divided by the creation of Fosdick Avenue which runs north-south between Best and East North Streets. To the west of Fosdick Avenue, a residential neighborhood developed in the 1970's on that half of the former parkland. Recently, the property on which the school is sited has been intruded upon; two non-contributing residential structures, one at the southwest corner lot and one at the northwest corner lot, have recently been built on the property.

The three-and-one-half-story brick structure, constructed between 1912-1914, sits on a raised foundation of sandstone. It is H-shaped in configuration with two interior courtyards. The exterior is sheathed in white glazed terra-cotta tiles, one of the few such buildings in Buffalo. A terra-cotta belt course, encircling the entire building, separates the first story from the upper two stories. First-story bays on all elevations generally consist of double-window units divided by mullions and separated by two-story terra-cotta pilasters. The capitals of the pilasters as well as the horizontal panels which separate the second and third story windows are accented with stylized details. Second-story windows have sills which are defined by the belt course below and flat arches above. The lintels of the third-story windows join to create a terra-cotta belt course which encircles the entire building and defines the attic story. Fenestration of the attic story consists of small, regularly spaced square windows which alternate with recessed panels. Red Mediterranean clay tiles cover the hipped roofs. Modillions, egg and dart molding and dentils ornament the copper cornice. Regularity and symmetry in plan, classical detailing and grandiosity in scale as exhibited in the Fosdick-Masten Park High School make it representative of Beaux-Arts classicism.

The front (west) facade is fifteen bays wide and fenestration is symmetrical. A four-story clock tower, centrally located in the nine-bay-wide center section, was originally the visual focal point of the front facade. The upper portion of elaborate tower had to be removed in 1928 because of water damage. What remains is the slightly projecting base of the tower which defines the main entrance. A parapet, ornamented with medallions and egg and dart molding, replaced the removed tower. A two-story shouldered architrave surrounds the second and third story windows of the tower base. The triple-window units of each story are separated by horizontal panels which are ornamented with stylized classical detailing. Mullions divide the windows of each unit. At the first story of the tower base is a projecting entrance porch. The frieze and cornice of the porch are ornamented with

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rosettes and egg and dart molding. A cast-stone panel in the frieze identifies the school's name. Above the entablature is a terra-cotta parapet which conceals the porch's flat roof. Below the entablature, paired limestone pilasters flank the centrally located double door.

The remainder of the center section of the front facade consists of two four-bay-wide portions which flank the tower base. Each bay on all stories consists of a double-window unit. Small square attic windows are located above each pair of windows. This nine-bay-wide center section is flanked by two projecting pavilions, each three bays wide. The central bay of each pavilion consists of a triple-window unit which is flanked by pilasters. The side bays consist of double-window units. Above each pair of windows is a small attic window. Pilasters articulate the corners of both pavilions.

The central section of the north elevation is twelve bays wide. The prominent second and third-story end bays of this central section contain double-window units, each surrounded by a two-story shouldered architrave. Below each end bay is a projecting entrance porch with limestone walls. Entablature ornamentation of these porches resembles that of the front porch. Terra-cotta parapets crown the porches. The remaining ten bays of the center section are, with the exception of the two central bays, double-window units. The central two bays consist of single-window units. Two slightly projecting pavilions flank the (twelve-bay-wide) central unit. The western pavilion is three bays wide. The central bay consists of a triple-window unit flanked by pilasters. The two end bays double-window units. At the attic story, there is a small square window above each bay. Pilasters articulate the corners of the pavilion. The east pavilion is four bays wide. The double-window units are separated by pilasters and the corners are again articulated by pilasters. Broad sidewalks and a lawn slope down to Best Street. The south elevation is identical to that of the north. A large paved parking lot and a small grassy plot occupy the property between the building and E. North Street.

The rear (east) elevation is fifteen bays wide. A centrally located four-story chimney tower, engaged in a five-bay-wide projecting pavilion, visually dominates the rear. Pilasters articulate the corners of the fourth-story level of the tower and the recessed panels in each of the four sides are ornamented with molded festooning. The cornice of the building encircles the tower at the roof line. Below the egg and dart molding and dentils which ornament the cornice is a recessed panel bearing the name "Masten Park". The belt course above the first story also encircles the chimney tower.

On the second and third stories of the projecting pavilion on the rear elevation, two bays each consisting of a double-window unit, flank each side of the chimney tower. The first story is sheathed in terra cotta with no windows. Two five-bay-wide wings flank the central pavilion. Fenestration on all stories consists of double-window units separated by pilasters. Above each third-story pair is a small square attic window. A small lawn slopes down to Masten Avenue.

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The interior of the school is defined by the regular organization of classrooms around a central core comprised of the auditorium and kitchen/cafeteria. Two brick-faced courtyards separate the core from the classrooms. Beyond the courts a hallway encircles the building which provides access to the classrooms around the perimeter. Much of the original interior detailing is intact and well maintained.

The first floor entry vestibules, two on the south elevation and two on the north elevation, have Italian marble walls, baseboards and floors. The treads and landings of the stairways located at these entrances are of marble with risers of steel. The main entrance and staircase is also of marble with a wrought-iron and brass rail. Plaster moldings on the first floor duplicate the architectural detailing of the exterior entablature. The interior woodwork throughout the building is natural finish, quarter-sawn oak.

The cafeteria is in the basement level of the central core. In 1928 the basement level of the south courtyard was roofed over, thus expanding the capacity of the cafeteria. The cafeteria area features a red quarry tile floor and brass rails. On the first floor, above the original cafeteria, is the auditorium. A balcony, entered from the second story, spans the north, west and south sides. It is suspended by rods from the roof trusses.

The classrooms which encircle the central core have hardwood floors over concrete and the hall corridors have a composition flooring over concrete. The finish of the walls and ceilings is primarily plaster.

Both the interior and exterior of Fosdick-Masten Park High School remain intact and well preserved. This representative example of Beaux Arts-influenced building design retains its original architectural integrity. The school remains functional and serves as an important civic landmark for the community.

There are no archaeological remains from the potter's field that occupied the site prior to it being landscaped by Frederick Law Olmsted as Masten Place. However, it appears that the large mature trees on the perimeter of the site are landscape features as they appear on the plan for Masten Place drawn in 1887 (see illustration 1) and are either original plantings or second plantings in the same locations.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> social
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-1914	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1912 - 1914

Builder/Architect

Esenwein & Johnson

Statement of Significance (in one paragraph)

The City Honors School, formerly and more commonly known as the Fosdick-Masten Park High School, is an excellent representative example of Ecole des Beaux Arts-influenced architecture popular in America in the early twentieth century. The school exhibits many of the features associated with Beaux-Arts architecture including symmetry and regularity in design, prominent situation on the highest ground in the city and grandiosity in scale and form. It is also locally significant for its association with the history of Buffalo, representative of an unprecedented period of economic prosperity and population growth. This important civic landmark was designed by the prominent local architectural firm of Esenwein & Johnson, both trained in Beaux-Arts classicism.

Buffalo grew slowly until 1825 when it was designated the western terminus of the Erie Canal. By 1830, Buffalo was the shipbuilding capital of the Great Lakes area. In 1843 rail transportation came to Buffalo and the subsequent establishment of cattle, meat-packing and lumber industries brought prosperity to the city. The growth of Buffalo continued throughout the nineteenth century and by 1860, the city was considered the nation's grain center. The city experienced a tremendous boom in development following the Civil War. By the mid-1880's, Buffalo was considered the nation's leading inland port.

The first high school in Buffalo was the old Central School on Niagara Square. As the capacity of Central School was exceeded, the overflow was accommodated in a building known as The Annex. Soon The Annex had annexes of its own in various grammar schools and other facilities in the city. By the late 1880's it became apparent that the accommodations for secondary education could not adequately meet the demands of the city's expanding school-age population. In 1894 the Common Council met and decided to procure Masten Park as a site for the erection of a new high school.

The history of Masten Park begins in 1832, the year in which Buffalo received her charter as a city and the year that Asiatic Cholera was raging in various parts of the county. Citizens of Buffalo, fearing that the epidemic would spread to their community, realized that a greater space for burial of the dead would be required. As interment in the old Franklin Square Cemetery had been prohibited, a suitable site for a potter's field, or public burial ground, was sought. A five-acre parcel of land of Farm Lot #30 of the Holland Land Purchase was obtained from William Hodge on the northeast outskirts of the city. The land was bounded on the south by East North Street and on the north by Best Street. The eastern boundary, Cemetery Street, separated the potter's field from the adjoining twelve acres which had been purchased by Sylvester Matthews and Birdseye Wilcox for use as a private burying ground. Michigan Avenue defined the western boundary.

In 1855 Cemetery Street was extended northward beyond Best Street. The new extension was named Prospect Street. In 1879 the two streets were combined and renamed Masten Street in honor of the Hon. Joseph G. Masten, judge of the Supreme Court, a one-time prominent Buffalonian who, in 1843, became Buffalo's first Democratic mayor.

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In 1869 Frederick Law Olmsted was commissioned to design a comprehensive urban parkway in the undeveloped northeast section of the city toward which the residential district was rapidly expanding. In addition to the single great park, Delaware Park, a network of open areas close to the existing dense residential sections would be created. One of these areas was the former potter's field on Masten Street, long since discontinued as a burial ground. Work on the park began in 1886 and excavated coffins and remains were reinterred in Forest Lawn Cemetery. The potter's field was renamed Masten Place and was opened to the public in 1887. The parkland occupied an entire city block; it was bounded by Best Street, Masten Street, E. North Street, and Michigan Avenue on the north, east, south and west, respectively.

Less than a decade later, Masten Place was chosen as the ideal location for the city's new high school. Despite strong opposition by the City Park Commission, the Board of Public Works took possession of the property in September, 1895. The prominent local architectural firm of Milton E. Beebe & Son was hired to construct the new school. Classical in style, the Masten Park High School was completed in September, 1897. Prominently situated on the crest of the highest ground in the city in the center of a beautiful park, the high school could be seen from almost every part of the city. Buffalo was the first city in the state, with the exception of New York City, to have two high schools.

A tragic fire in March, 1912 destroyed the Masten Park High School. The already overcrowded secondary education situation necessitated the immediate reconstruction of a new high school. Rather than drawing up new plans, the board decided to modify and update the plans of the existing Lafayette High School. Esenwein & Johnson, the prominent local firm that had designed Lafayette High School in 1901-03, was commissioned to revise the plans for the new Masten Park High School.

The firm of Esenwein & Johnson produced some of Buffalo's most outstanding buildings during the building boom at the turn of the century. August Esenwein was born in Germany and studied at the Polytechnic Institute in Stuttgart. After working as a draftsman in Paris when the influence of Ecole des Beaux Arts classicism was at its height, he migrated to the United States ca. 1880. He settled in Buffalo and began his career there in the employ of a local architect. He submitted a design for the Temple of Music for the Pan American Exposition to be held in Buffalo in 1901. His design was chosen and the structure was later built under his supervision. He joined James Johnson in 1898 to create an architectural firm which was responsible for designing many of Buffalo's outstanding buildings, including Lafayette High School, the Public Library and the General Electric Building. Johnson was born in New York, studied in Syracuse and later was employed by the prominent New York City firm of McKim, Mead & White. After Esenwein's death in 1926, Johnson continued to practice under his own name.

Esenwein & Johnson completed the revision of the earlier plans for Lafayette High School in December, 1912, and bids were accepted for the construction of the new Masten Park High School. Metz Construction Co. submitted the winning bid, and the cornerstone was laid in September, 1913. The school, although not quite completed, was ready for occupancy in September, 1914. The students of The Annex and its annexes moved into Masten Park High School. Frank S. Fosdick, originally the principal of The Annex, was appointed principal of the new high school. A progressive and dedicated educator and

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administrator, Fosdick served for nearly three decades. Immediately following his death in March, 1927, the school board changed the name to Frank S. Fosdick High School. Later in the same year, the name was again changed to Fosdick-Masten Park High School. The school became the Fosdick-Masten Girl's Vocational High School in 1953. It closed in June, 1979 and remained vacant until September, 1980 when it re-opened as the City Honors School.

The architectural integrity of this prominent civic landmark is exceptional. Historically it represents the period of rapid expansion and economic security enjoyed by Buffalo at the turn of the twentieth century. It is an excellent representative example of the influence that Beaux-Arts classicism had on the design of educational buildings at the turn of the century as well as a monument to civic pride and the belief that educational institutions deserved the best buildings public money could buy.

9. Major Bibliographical References

Albany, New York, New York State Office of Parks, Recreation and Historic Preservation, Research Files.
 Banhan, Reyner et alia. Buffalo Architecture: A Guide, Cambridge: M.I.T. Press, 1981.
 Cammarano, Nick. "Fosdick-Masten: A Rich History Lingers at Last Graduation" Buffalo Evening News, June 23, 1977.

10. Geographical Data

Acreege of nominated property 5.2 acres
 Quadrange name Buffalo NE Quadrange scale 1:24,000

UTM References

A	1 8	6 7 4 6 4 0	4 7 5 2 0 4 0	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

see enclosed site map

List all states and counties for properties overlapping state or county boundaries

state	na	code	county	code
				NA

11. Form Prepared By

name/title Claire Ross, Field Representative
 organization NYS Office of Parks, Recreation & Historic Preservation date March 1983
 street & number Empire State Plaza telephone 474-0479
 city or town Albany state N.Y.

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Allen F. Cooney
 title Deputy Commissioner and Counsel date 5/3/83

For NPS use only
 I hereby certify that this property is included in the National Register
 date _____

Keeper of the National Register
 Attest:
 Chief of Registration
 date _____

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10-82

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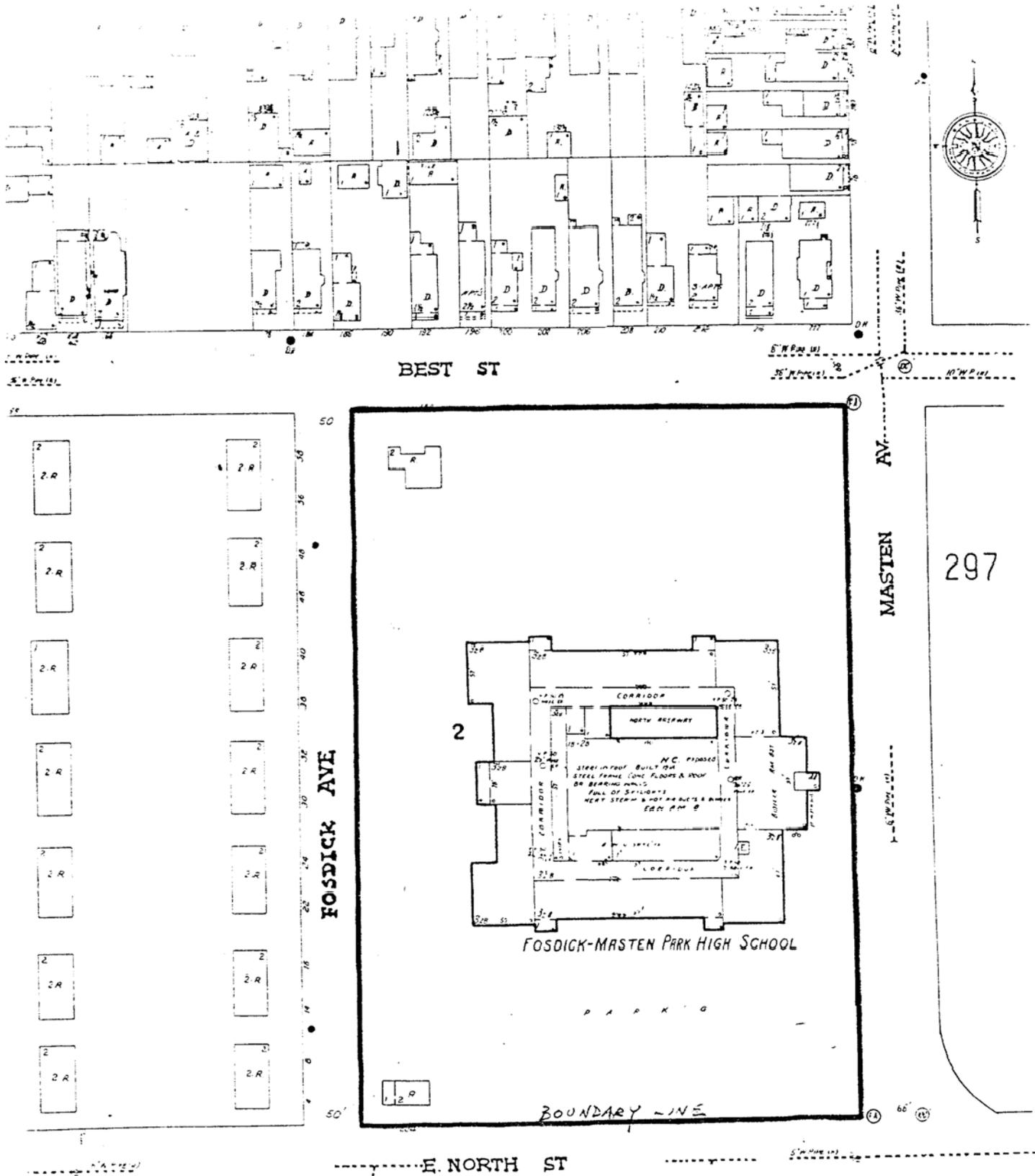
date entered

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Dibble, Ralph. "A School at the City's Heart." The Buffalo News, April 18, 1982.

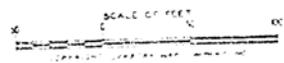


297

E. NORTH ST

273

SCALE



Fosdick-Masten Park High School
 Buffalo, Erie County, New York
 Site Map
 Boundaries of nominated
 property

Plan for "Masten Place" Published in the 18th Annual Report, 1888

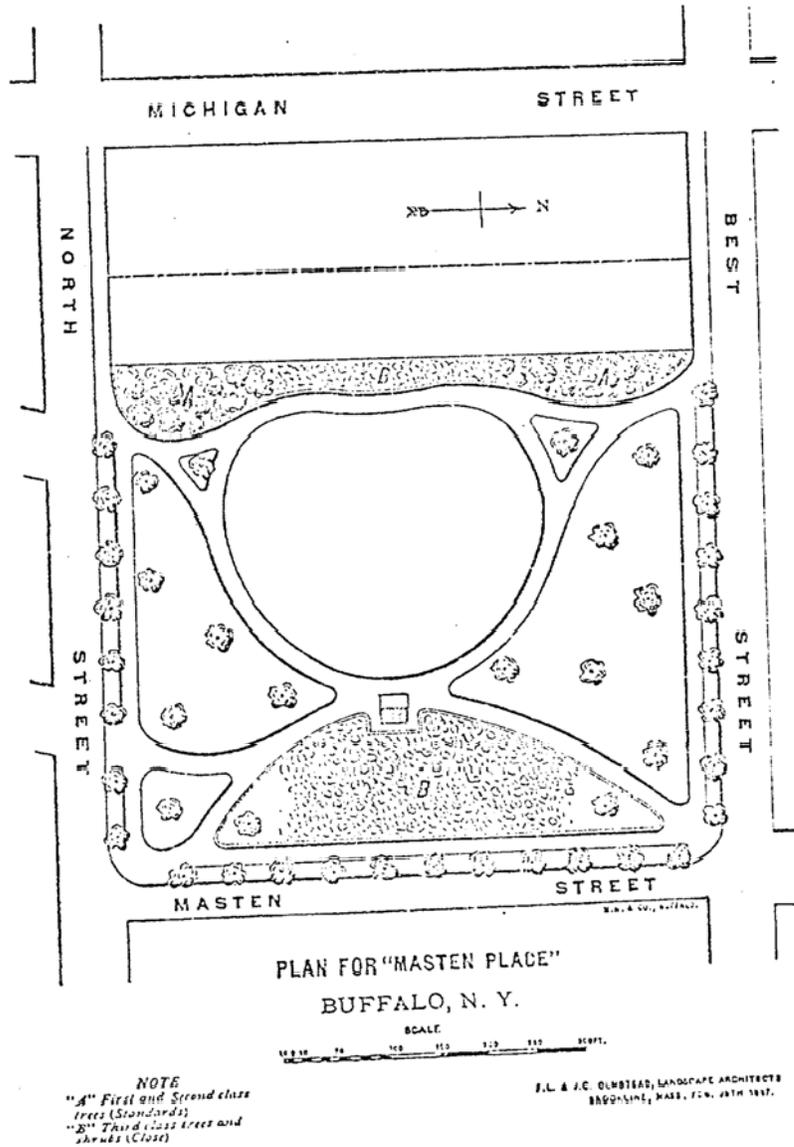


Illustration 1

Fosdick - Masten Park High School
Buffalo, Erie County, New York



Posllick-Masten Park High School
 Buffalo, Erie County, New York
 471 Reference Points

Zone 18
 674640
 4752940

BUFFALO NE QUAD

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 FEET