

Application for Landmark/Landmark Site *

City of Buffalo Preservation Board
901 City Hall
Buffalo, New York 14202
Telephone: (716) 851-5029
Fax: (716) 851-4388

1. Address of Site: 11 Plymouth Avenue, Buffalo, New York 14201
2. Name of Property (if any) N/A
3. Name of Present Owner Christopher N. Brown
- Owner Address 11 Plymouth Avenue
City Buffalo
Zip 14201
Phone (716) 884-1914
Contact person Christopher Brown Phone (716) 884-1914

4. Has the owner, if other than applicant, been contacted?

Yes ? No

If yes, is owner in favor of landmark designation?

Yes ? No

If yes, submit a signed statement/affidavit by owner supporting designation.

5. Present use of property Residence
6. Year of Construction 1887
- Information Source Common Council Proceedings, July, 1887, page 864
7. Architect Richard Caudell (builder)
- Information Source Deed
8. Is property endangered? Yes No ?

If yes, explain:

9. Please describe the architectural, historical, geographical and cultural significance of this landmark and/or landmark site. Attach additional pages if necessary. Please indicate the sources of information.

One-half of the property is currently in the Allentown preservation district. This application seeks to either: 1.) extend the Allentown district to include the structure located at **11 Plymouth Avenue** or 2.) to landmark the structure independent of any preservation district.

For detailed significance, see attached:

Appendix A - 11 Plymouth Avenue: An Exemplary Cultural Legacy of a Buffalo New York Victorian-era Builder/Architect and Residential Developer.

* This application may also serve as an application for inclusion of **11 Plymouth**

Avenue into the Allentown Historic Preservation District (See 9.).

10. Please attach any additional material which might be useful in considering the site for landmark designation, i.e.; newspaper clippings, magazine articles, photographs, etc. Please list below, which of these materials you would like returned. If you would like to present additional materials at a meeting of the Preservation Board, please indicate nature of such materials.

See Appendix B - Building-Structure Inventory Form

11. Name of Application

Christopher N. Brown
Organization, (if any)

11 Plymouth Avenue
Address

Buffalo, New York 14201
City Zip

(716) 884-1914
Phone

I hereby certify that the information contained herein is true and correct to the best of my knowledge.

Signature of Applicant

Date

Appendix A - Architectural, Historical, Geographical and Cultural Significance

11 Plymouth Avenue: *An Exemplary Cultural Legacy of a Buffalo New York Victorian-era Builder/Architect and Residential Developer*

I. Introduction.

An historic building is a product of the cultural heritage of its region, the technology of its period, the skill of its builder, and the materials used for its construction. Buffalo's historic building materials and architectural features found in its 19th Century neighborhoods often resonate with the spirit of past people and events. **11 Plymouth Avenue**, a single family dwelling constructed in 1887, is such a building. It is a tangible link between the present and the past, including connections to several individuals who have contributed to Buffalo's history in significant ways.

11 Plymouth Avenue is the result of what was common practice in Buffalo during the 19th Century - the practice of the *builder/architect*.

Like many American cities and towns which developed during the 19th Century, Buffalo experienced dramatic changes in building methods, construction techniques and technologies. Western New York was blessed with virgin forests of indigenous walnut, pine and hemlock among other hard and soft woods. Buffalo also has ample limestone and sandstone quarries nearby. All of these raw materials were used in the construction of early Buffalo homes. In the early 19th Century, homes were built as they had been for centuries, using the square-box timber frame construction method as used in barns.



11 Plymouth Avenue

Balloon framing, an engineering innovation which became popular by the mid-19th Century, changed the way that homes were constructed in the United States. Builders, freed from the constraints of timber framing and armed with new saw technologies, implemented and interpreted innovative architectural styles used in homes at less expense than traditional timber-framed dwellings. In the 1840s and 1850s, Buffalo witnessed the construction of ambitious homes in the prevailing styles of the day: Gothic Revival, Greek Revival and Italianate. Until the 1850s or 1860s, Buffalo had few architects, but had many builders. Most builders relied upon their own specific training (often brought with them from Europe) or relied on architectural pattern books such as those popularized by Andrew Jackson Downing. By the 1850s, Buffalo had two architects who produced pattern books and Lewis F. Allen, for whom Allentown is named, also wrote a book on the subject in 1852 entitled *Rural Architecture, Being a Complete Description of Farm Houses, Cottages and Out Buildings*. However, it was not until after the Civil War that Buffalo had produced a significant number of its own architects and not until the 1870s and 1880s that many of them became prominent. Until that time, builders relied upon their own experience and artistic design inspiration to produce most of the residential housing in the City of Buffalo. Frame dwellings, which represent Buffalo's greatest housing stock, required building permits throughout the city's history. On the contrary, brick and stone structures did not require building permits until the 1890s. The requirement of building permits yields an important source of documentation for many of Buffalo's 19th Century homes.

While there were many architects who practiced in Buffalo during the Victorian era, often they designed commercial structures, churches and homes for the wealthy. Interestingly, it is often such large spectacularly designed buildings which have held up least well to the test of time. Even though Buffalo still has some examples of larger buildings, many of these structures were demolished in the 20th Century, perhaps because there was no way to protect them with a distinction such as we have today with a Landmark Designation. The demolitions were seen as an alternative when confronted with factors including: buildings that were too large, too expensive to maintain, their styles were out of fashion, or because the land upon which they were built evolved from a residential street to a commercial thoroughfare.

In contrast, homes constructed by lesser-known Victorian-era builders/architects have often stood the test of time, but they have not been well documented or appreciated. Only recently has there been a growing interest

in acknowledging the contributions these *builders/architects* have made to Buffalo's historic architectural heritage.

It seems properties of this kind, those that have prevailed as residences for over 100 years, are the pedestrian Victorian homes so well represented in the City of Buffalo's urban fabric. Their secrets are hidden within their walls for often there is little or no documentation of their history. Who built them and why? Who designed them? For whom were they built?

The answers to these questions for many Buffalo homes may be answered with an examination of an extraordinary representative builder/architect during the Victorian era: Richard Caudell, builder of **11 Plymouth Avenue**. The structure is the product of an important Buffalo builder and it provided housing for a prominent Buffalo family in the home's early years. Both home builder and home occupant made significant contributions to Buffalo's cultural legacy.

It is hoped that this application serves as a model for other similar properties that deserve preservation protection. Many houses such as **11 Plymouth Avenue** have significant histories which have not been documented, including many homes in Buffalo built prior to 1850 which are not in a preservation district nor landmarked. With each property that is properly documented, the appreciation for Buffalo's comprehensive historic housing stock gains support and interest from the general public.

II. Geographical and Site Significance.

The site of **11 Plymouth Avenue** is adjacent to the Allentown Preservation District and is located on the east side of the first block of *Plymouth Avenue*. The first block of *Plymouth Avenue* is historic in its own right. The neighborhood of **11 Plymouth Avenue** was a virgin forest until the early 19th Century. The history of the site can be traced back to 1620 when James the First, King of Great Britain, granted the Plymouth Colony all of New England which included New York State. In 1663, due to decrees by Charles the Second, both the State of New York and Commonwealth of Massachusetts laid claim to the area that is now Western New York.

In 1786 a commission was set up in Hartford, Connecticut and as a result, Massachusetts granted to New York State a one-mile strip of land along the Niagara River between Lake Ontario and Lake Erie. It was recognized that the Native Americans who inhabited the site had a superior title which could only be extinguished by purchase. In a treaty and sale of 1794, the Native Americans allowed the purchase of the "One Mile Strip." The land was part of the Village of Black Rock until annexed by the City of Buffalo in the early 1850s. The site which is now **11 Plymouth Ave.** was sold by New York State to Ebenezer Walden, who purchased large tracts of land in the area by 1833. However, water lines had not been installed past *Chippewa Street* until about 1850, so the area was not readily developed for residential use until the mid-1850s and most development did not occur until immediately after the Civil War.



Sidway Mansion on Hudson Street at Plymouth, 1835-1892.

While construction of large numbers of frame and brick homes took place in the neighborhood after the Civil War, the west side of *Plymouth Avenue* was dominated by the Barker/Sidway mansion, constructed in 1835 by Benjamin Rathbun for Buffalo Mayor Pierre Barker and purchased about 10 years later by Jonathan Sidway. The mansion and events held there have been well documented by the Sidway family. Sidway's wife, Parnell, was the daughter of Margaret St. John, who fended off the British during the War of 1812 and owned the only house in Buffalo to survive the City's burning during the war (*460 Main Street* near *Eagle Street*, demolished in 1871). The Barker/Sidway mansion on *Hudson* and *Plymouth* was demolished about 1892 but the original barn is still extant, located behind *34 Plymouth Avenue* (a possible candidate for landmark status).

Franklin Sidway and his wife Charlotte Spaulding Sidway demolished the original Barker/Sidway mansion about 1892 and built a smaller yet still grand home on the lot for their residence (extant, *30 Plymouth Ave.*). They also built several other large houses on the site which served as homes for prominent Buffalonians. For example, *22 Plymouth Avenue* was built for Civil War veteran Charles O. Shepard, who served as U.S. Consul to Japan in the 1870s and was knighted by the Portuguese for seizing a ship containing Portuguese slaves in Japan.

The history of **11 Plymouth Avenue** can be traced to its first owner, Charles Lamphier. Lamphier owned a house, sign and boat painting business at *95 Main Street*. After the Civil War, *Hudson Street* and all points north were still considered suburban, and large homes with ample lots were constructed in this area. On September 1, 1859, Lamphier purchased a lot on the northeast corner of *Hudson Street* and *12th Street*, which had 52 feet frontage along *Hudson Street* and was 116.5 feet deep. He paid \$1,300 for it and the price suggests that the land was unimproved at the time of its purchase. In 1864, he purchased an additional 23 feet along *Hudson Street*, so his total lot size was 75 feet wide by 116.5 feet deep. Lamphier built a large brick home circa 1860 (photograph not available, although location is indicated in the following Supporting Notes Section 1 - Site Map, 1B - 1D). The address of the home which Lamphier built was *316 Hudson Street*.

11 Plymouth Avenue Site/Occupant History

Year	Owner or Occupant	State/Improvement
?-1794	Iroquois Confederacy	Virgin Forest
1794-1833	State of New York	Virgin Forest
1833-1859	Ebenezer Walden	Readied for building
1859-1877	Charles Lamphier	First house built on site
1877-1887	William Weston	
1887	Richard Caudell	First house demolished, 4 houses built on site, including present 11 Plymouth
1887-1903	Carlton Ladd	First resident of 11 Plymouth
1904	Frank M. Gregg and family	House rented from 1903-1913
1909	Mrs. C.S. Teneyck	Ran a boarding house from 11 Plymouth
1913-1941	Herman Lehman	

Then, over a three year period from 1873 to 1876, certain events conspired to rename "*12th Street*" to "*Plymouth Avenue*." A few blocks up from *Hudson Street* and *12th Street*, the *Jersey Street Methodist Church* built in the late 1860s was located at the northwest corner of *Jersey Street* and *12th Street*. After a disastrous fire in 1873, members of the Methodist congregation were determined to build another church. They sold the lot where their old church burned down to the City of Buffalo, and somewhat ironically a firehouse was built on the site in 1875 (extant, *306 Jersey Street* - see Firehouse #2 landmark information on file with the Buffalo Preservation Board). The congregation purchased the triangular lot across the street bounded by *Porter Avenue*, *Jersey Street* and *12th Street* and built a new church there. Inspired by the colonists at Plymouth Rock, they renamed the church: *Plymouth Methodist Church*. The church presently on the site is a successor to the 1873 edifice and was constructed in 1911. It is a City of Buffalo landmark and is currently the home of the Karpeles Document Manuscript Museum. (See Plymouth Methodist Episcopal Church landmark information on file with the Buffalo Preservation Board.)

So it was that in 1876 *12th Street* was renamed *Plymouth Avenue* at the request of Buffalo Mayor William G. Fargo, a Jersey Street resident himself.

On 7/17/1877, Charles Lamphier sold the property at *316 Hudson Street* (at the renamed northeast corner of *Hudson Street* and *Plymouth Avenue*) to William and Bridget Weston for \$6,750, which indicates that the house was completed at the time of purchase. Charles Lamphier died on 10/8/1881 (aged 53 years) and his wife, Jane, died on 10/22/1883 at the age of 57.

By the 1880s, street car lines opened in the neighborhood which allowed the area of *Plymouth Ave./Hudson St.* to be accessible by many more Buffalonians who earned their incomes on the waterfront a mile or so to the south.

Consequently, the value of a large lot like *316 Hudson Street* was worth more than the price supported by the single house upon it.

As early as 1884 the Lamphier/Weston house began to be advertised for sale. It was advertised by real estate agents Hume and Sanford for \$10,000.¹ The house was still for sale with a different agent in March of 1885 when it was described as “two stories, brick, gas, water, cellar, lot 75 x 116 ½ , \$10,000.”² With an asking price of \$10,000, the house would have been considered an expensive property in its day. By comparison, other houses which were selling in its price range at the same time were the following: *1103 Delaware Avenue*, \$10,000; *28 Whitney Place*, \$10,000; *222 Pennsylvania Street*, \$10,000; *245 Georgia Street*, \$10,000; and *51 Irving Place*, \$8,000.

Builder Richard Caudell purchased the Lamphier/Weston house and lot on the corner of *Hudson* and *Plymouth* in March 1887 for \$7,000 and then bought an additional 15 feet of adjoining land north of the lot on *Hudson Street* for \$1,500, so he then owned a lot 90 feet wide and 116.5 feet deep. In July 1887, Caudell probably deconstructed the original brick house, as was the custom of the day. He then built four homes in its place: *314 Hudson Street*, *318 Hudson Street*, *320 Hudson Street* (demolished in late 1970s and replaced with a garage built according to preservation standards) and **11 Plymouth Avenue**. All the homes except for **11 Plymouth Avenue** are frame structures designed in the Queen Anne style. **11 Plymouth Avenue** is constructed of masonry and may have been built from bricks salvaged from the Lamphier/Weston home. Of the four original structures built on the original Lamphier development, one has been lost to fire (*320 Hudson Street*) while the other two structures - *314 and 318 Hudson Street* - are in the Allentown Historic Preservation District. Since two of the three original homes built in 1887 are included in the Allentown preservation district, it is appropriate that **11 Plymouth Avenue** be considered for landmark status, either as a local landmark or for inclusion in the Allentown Historic Preservation District.

One interesting item of note: when the house was first built, its address was *13 Plymouth Avenue* but was renumbered to **11 Plymouth Avenue** by either a superstitious owner or by chance.

III. Architectural Assessment/Importance.

11 Plymouth Avenue is a two and one-half story home designed in the Queen Anne style with a variety of surface styles including a brick structure and wood shingle gables. Being built on a knoll, the house has an imposing appearance from the street level. It has a four-gable roof and “L” shaped plan. The front gable has paired windows with a cornice head, dentils, rope molding, ancones (brackets), shingles and wood paneled vergeboard. The second floor has segmentally arched windows with limestone sills and a geometric brick band between first and second floor and below the first floor windows. The house’s architecture discloses that it is designed for a narrow city-sized lot. Its “L” shaped plan with interior features of a central staircase and pocket doors optimized its position on a narrow lot and made the most of the narrow width of the house. The home also has a side porch with a segmentally arched doorway and wood paneled door. At one time there appears to have been a wrap-around piazza on the structure, the front portion of which was removed at some point. The house is one of a now-rare surviving member of Buffalo’s brick homes from the 1880s designed in the vernacular Queen Anne style. Other than the removal of the front piazza, the house is original to its 1887 design. (See Supporting Notes, Site Maps, 1F.)

IV. Historical and Cultural Significance.

The historical and cultural significance of **11 Plymouth Avenue** has two points of interest:

- A.) The builder/architect: Richard Caudell; and
- B.) The first occupant: Carlton T. Ladd.

Each of these men made significant contributions to the City of Buffalo.

A. The Home’s Builder

¹*Real Estate and Builder’s Monthly*, September, 1884, page 18. Hume and Sanford RE and Insurance agents, 16 W. Swan St., Coit Block. NE corner Hudson and Plymouth, 75 x 116.

²*Real Estate and Builder’s Monthly*, March, 1885, page 11. CJ Hastings.

Richard Caudell (born 1833 - died 1898) and his son William Caudell (born 1859 - died 1920) lived on the west side of Buffalo and were active builders there from 1864 until the late 1890s. (See Supporting Notes, Section 2.) However, they built the majority of their houses during the boom decade of Buffalo real estate in the 1880s. Richard was born in England and his wife, Ann, was also born in England.



497 Porter (left), home of Richard Caudell, built circa 1864. (Demolished, date unknown.) Note horse and buggy.



Ann, Myrtle and Richard Caudell, Builder of 11 Plymouth Ave. (circa 1897).

Richard Caudell began living in Buffalo in 1864 and had a simultaneous career as a piano and melodeon tuner with Prince & Co., a manufacturer of organs and melodeons, at the corner of Niagara, Maryland and 7th. By 1875 he had opened his own business in partnership with P. C. Frederick called Frederick & Caudell, manufacturers and dealers of doors, sash, blinds, flooring, siding, moldings, brackets and lumber. They were also dealers in hard and soft coal, with their office, mill and yard at 141 Perry Street. Caudell lived at 497 Porter Avenue. (In the mid-19th Century known as 382 North Street.) The Caudell family homestead at 497 Porter Ave. has been demolished (see

photo above). Caudell began building houses in the late 1860s and in the 1880 U.S. census described himself as a carpenter by trade.

By 1880, Richard moved to a house he built at 154 Fargo Ave. (extant) but William stayed at 497 Porter Ave. Richard Caudell was not among Buffalo's most voluminous house builders, yet he built for both his personal investment and for his clients, providing design and construction services. In his contributions to Buffalo, Caudell called himself a "public benefactor" and believed that by building homes, he "contributed to the growth of the city." Between 1864 and 1884, he had built over 100 houses on Buffalo's west side. (See Supporting Notes, Photos of Homes Built by Richard and William Caudell Section 3A-3N.)

William Caudell became Richard's partner in the construction of homes by 1881. Caudell himself stated that the homes he built gave "evidence of execution by a master hand; much of it being architecturally ornamented, and, at the same time, luxuriously and artistically finished." William was recognized as "one of the most perfect mechanics" in Buffalo.³

Richard's wife Ann (born 1837 - died 1903) was also involved in the building business. Often Ann initiated property transactions, obtained permits for construction and took title to many parcels of property which were later resold to Buffalo homeowners. (See Supporting Notes, Section 5.) Women often engaged in property transactions in the 19th Century, such as the selling and buying of property and obtaining necessary building permits in their own name.

Richard Caudell held many mortgages on the properties he built, making homes accessible to Buffalonians in the days before banks offered 30-year mortgages.

Richard and Ann's daughter Myrtle Viola Caudell (born 1878 - died 1963) spent much time in the Porter Avenue Caudell family homestead across from the State Normal School on Porter and Normal (now Buffalo State College, although now removed). She attended school there, became a teacher and later became director of Buffalo State College's home economics department for nearly 20 years. During Miss Caudell's tenure at the college, the home economics course was increased from 3 to 4 years and students were given more courses in the liberal arts. In 1963, *Caudell Hall* at Buffalo State College's Elmwood Avenue campus was named in her honor.

While not an architectural innovator, Richard Caudell constructed handsome houses and by granting mortgages, provided a way for which Buffalonians to buy a home in the days before 30-year mortgages, making homes affordable to many (see Supporting Notes, Section 5). Caudell's homes contained identifiable signature architectural features such as stylized windows, paneled verge board and incised decorations.



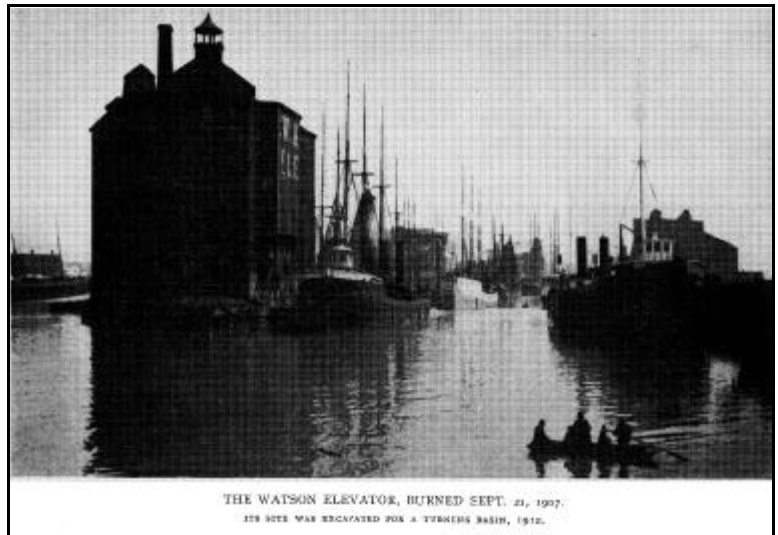
**Carlton T. Ladd, as
Foreman of
Liberty Hose
Company, a
volunteer fire
department 1872-
1879.**

B. First Owner

11 Plymouth Avenue was commissioned by Carlton T. Ladd, his wife Mary (Margerette) and daughter Margaret (Margerette), who was born while Carlton and Mary lived at **11 Plymouth Avenue**. Mary was born in New York State in March, 1862 but came from Irish lineage as both her mother and father were born in Ireland. The Ladd's were married about 1880 and had 4 children but only Margaret (born September, 1898) survived. Before they moved to **11 Plymouth Avenue** in 1888, they lived at *295 Hudson Street* at the southwest corner of *Cottage Street*. The Ladd's lived their lives together in the neighborhood for many years, maintaining residences on *Hudson Street*, then *Plymouth Avenue* and finally *West Ave*. In his younger days, Carlton Ladd lived at *108 E. Swan Street* about 1873 and then at *200 Pearl Street* in 1875. In 1878, he lived at *79 W. Huron Street*.

³Paul, William Cox, editor. *The Phenomenal Growth of Buffalo*. A treatise on the accomplishments of her builders and contractors and auxiliary industries toward the development of the city during 1884 with a retrospect of her advancement during the past decade. Press of the Times Co., Ltd., Buffalo, NY 1884. (See Supporting Notes, Section 6.)

Buying a house in the 19th Century was very difficult and expensive. Thirty year mortgages were not in existence until the 20th Century. The Ladd family purchased **11 Plymouth Avenue** for \$6,650 and the Caudell's gave the Ladd's a \$5,650 mortgage to buy the property. The mortgage was specified to be paid in annual payments of \$500.00 with interest paid semiannually on all sums remaining unpaid. They also had the privilege of paying said principal amount in sums not less than \$200 at any one time when interest was due and payable. The mortgage specified that fire insurance was required in the amount of \$3,000. The November 1886 edition of the *Real Estate and Builder's Monthly* gave a representative financial breakdown for a \$3,000 house: \$500 down, \$20 month for 12 years, plus interest at 5% or \$125. Taxes and water at \$60 or \$425 per year which translates into \$36 per month. For many working class folks, an expense such as this represented a large percentage of the household budget.



Carlton Ladd was a supervisor with the Watson Grain Elevator.

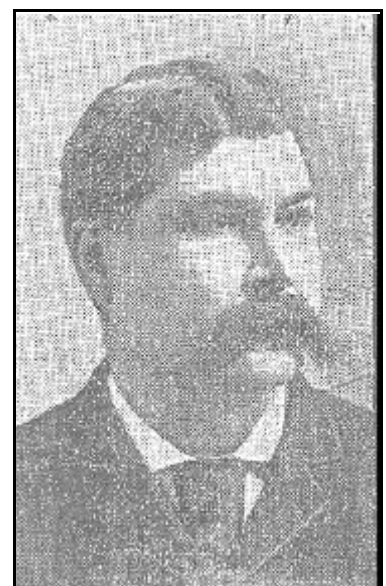
Carlton Ladd (born 3/1848 - died 1907) moved to Buffalo when he was a young man and worked in a grocery business with his older brother James S. (born 1835). Ladd was born in New York State, his father born in Vermont and mother in New York State. Later, Carlton Ladd was a superintendent with the Watson Grain Elevator for many years. Ladd in his younger days was also a fireman, joining the Liberty Hose Company (a volunteer Buffalo fire company) about 1872. Ladd's badge number was 330 and while he retired by about 1880, he continued as a member of the Exempt Firemen's Association. Ladd was a prominent Republican of the 21st Ward. Mayor Knight appointed him examiner of election inspectors and he was for many years a familiar figure in the civic history of Buffalo.

The Ladd family lived at **11 Plymouth Avenue** for about 15 years and the people living in the house in the year 1900 give a snapshot of the lifestyle of a Buffalo Victorian-era working family. Besides Carlton, Mary and the infant Margaret, also living in the home were Charles Chamberlain (born August, 1857), a 42 year old single business agent and cousin of Carlton Ladd. Chamberlain, although born in Pennsylvania, had parents born in Germany. Also living in the home was John Pendgast (born November, 1878), a 21 year old single man and nephew of Carlton Ladd. He was born in New York, his father was from Canada and his mother was from New York State. Finally, a young woman name Elsie Tassing was also living at **11 Plymouth Avenue**. Elsie was a 17-year old servant from Germany. Being born in November, 1884, she had immigrated to the United States in 1896. Because both she and Carlton's cousin were from Germany, it is probable that Carlton Ladd's family was from Germany. In addition, it is likely that Elsie spoke little or no English, so someone in the Ladd household probably had to speak German in order to communicate with Elsie.

The home's original owner, Carlton Ladd, passed away in 1907. After his death, it appears his widow Mary lived at *24 Plymouth Avenue*.

Subsequent Owners/Occupants.

The Ladds moved out of **11 Plymouth Avenue** in 1903 and the home's next owner, Herman Lehman, lived there from 1913 until 1941. During the period between 1903 and 1913 the house was owned by a series of corporations and was rented. It was used for a period as a boarding house, typical for the day. An examination of the home's residents reveals a window into the social conditions which existed at the turn of the 20th Century. For example, during the period the home was used as a boarding house, for several years it was leased and managed by Mrs. Christina S. Teneyck, a 51 year old widow. For income, she rented out rooms to boarders. In 1910, she had three young women under 25



Carlton T. Ladd, first owner of 11 Plymouth Ave.

years of age living with her. Also living at the home was her 30 year old son, Percy, a piano teacher who gave lessons from the house.

As detailed in the preceding narrative, **11 Plymouth Avenue** has an interesting history due to its builder and early occupants. It is a tangible link between Buffalo's past and its future. The home is presently 116 years old and while the surrounding neighborhood and its social conditions have changed considerably, the home's architectural and decorative features are representative not only of Buffalo's vernacular architecture from the 1880s but also the signature carpentry forms of its builder. The house will remain a constant reminder to future Buffalonians of the type of buildings being constructed in the neighborhood during the late 19th Century.

V. Conclusion.

Request for landmark status or inclusion into the Allentown Preservation District for **11 Plymouth Avenue** is based upon the following reasons:

- Near original condition of an 1887 Queen Anne brick and frame structure. The brick portion of the structure has never been painted.
- Member of a cluster of homes built by Richard Caudell (including *314 Hudson and 318 Hudson*), **11 Plymouth Avenue** is the only one of which is not in a preservation district.
- Landmarking/inclusion in preservation district may give home future protection from insensitive modifications.
- **11 Plymouth Avenue** is the only known example of a brick home built by Richard Caudell.
- The home may have been an early example of reuse of a deconstructed brick home built earlier on the site.
- The documented history of Richard Caudell and Carlton Ladd's connection with **11 Plymouth Avenue** is an important study of Victorian-era builders and consumers of representative housing in a Victorian Buffalo neighborhood.

11 Plymouth Avenue borders the Allentown Historic Preservation District and is located in a block being targeted for rehabilitation in partnership with Heart of the City Neighborhoods, Kleinhans Community Association and West Side Neighborhood Housing Services. Currently targeted for redevelopment are: *306 Hudson Street, 15 Plymouth Avenue, 42 Plymouth Avenue and 44 Plymouth Avenue*. Landmarking **11 Plymouth Avenue** will give the block needed attention and compliment existing efforts taking place by identifying a critical structure important to the conservation of the entire block. This application also serves to give better appreciation of 19th Century homes in an era when similar homes on the west side of Buffalo are threatened with abandonment or demolition. Lack of appreciation for the historical value of such homes makes it difficult to garner support to save similar at-risk structures. For example, at least one of the Caudell-built homes listed in Section 2 of this application is currently on the City of Buffalo's demolition list. It is the applicant's hope that this Landmark application and the accompanying research buys greater appreciation for Buffalo's rich cultural legacy of architecture.

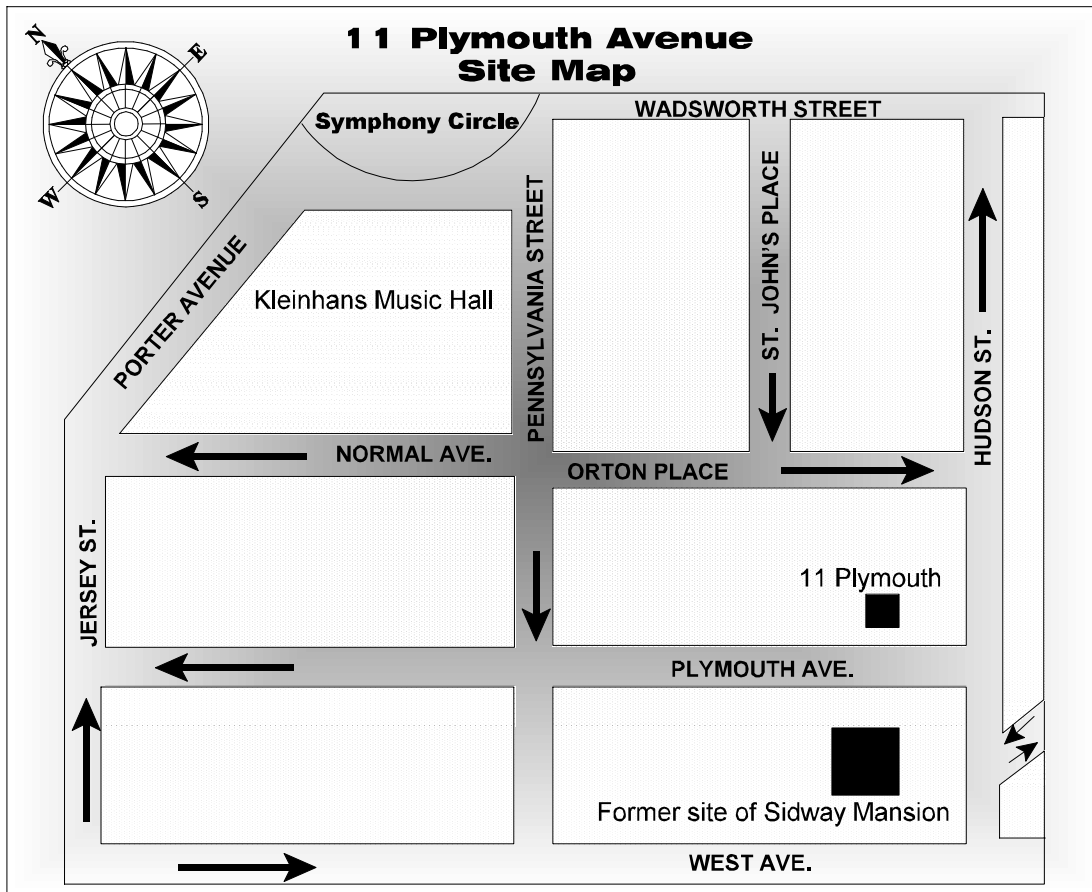
The applicant wishes to acknowledge David F. Granville for assistance in preparing this application.



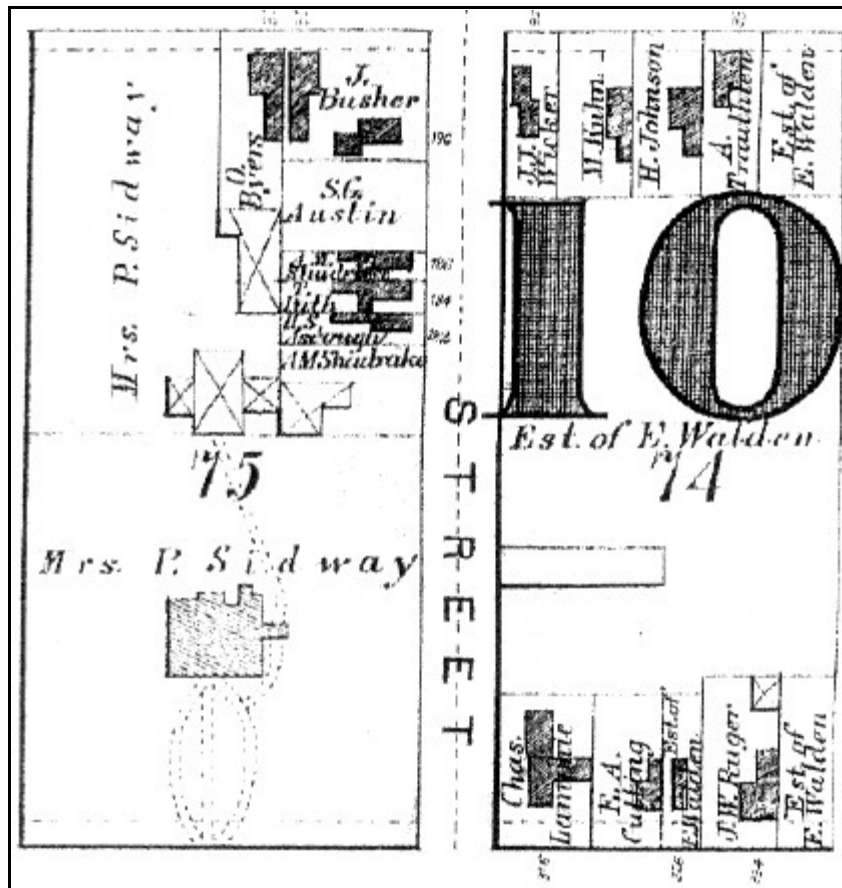
19th Century Advertisement for firm of Frederick and Caudell.

SUPPORTING NOTES

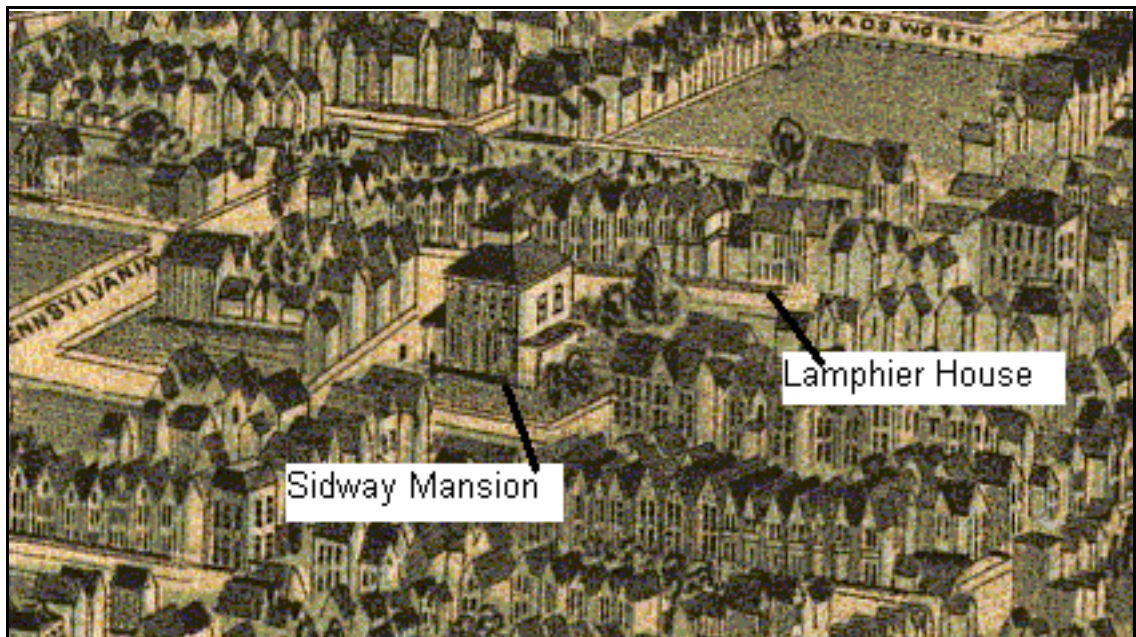
1. Site Maps



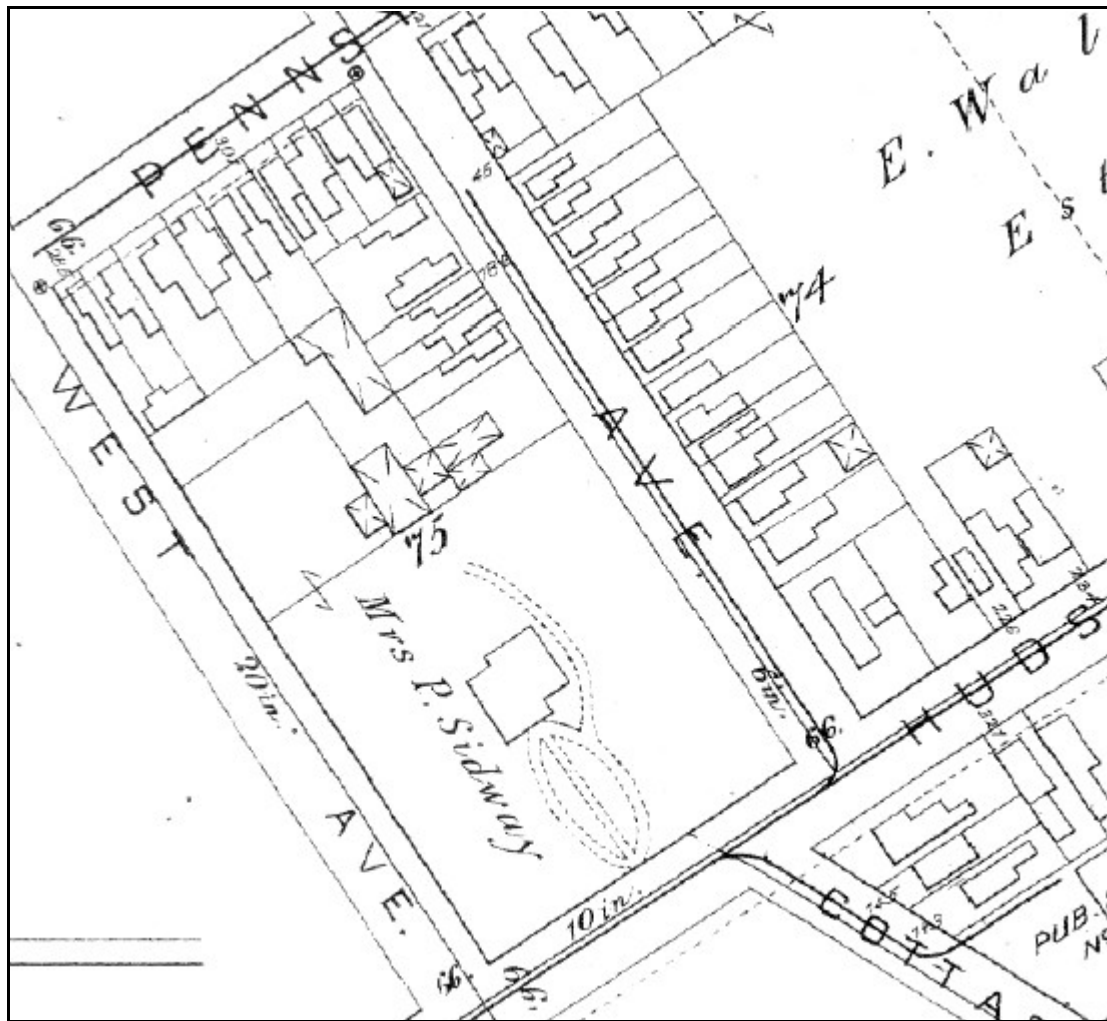
1A - Site map showing location of 11 Plymouth Avenue and surrounding streets.



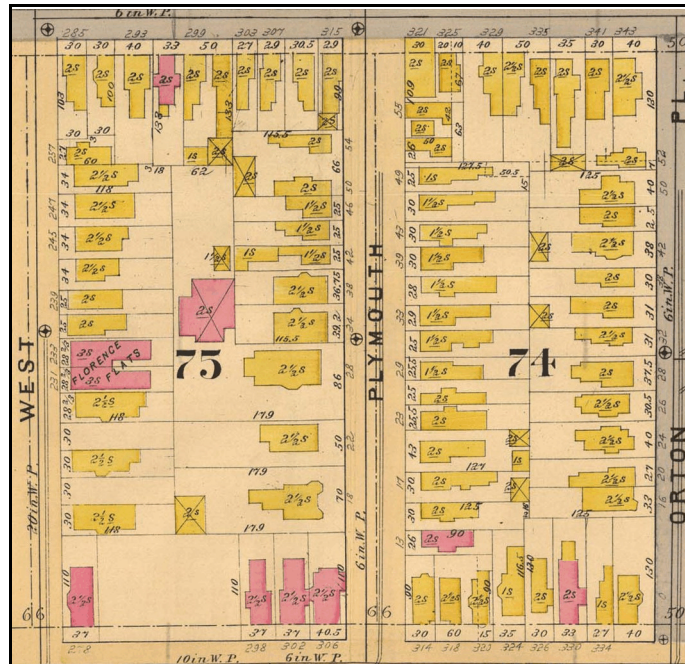
1B - 1872 map showing Sidway mansion on left (yellow) and Lamphier house (red) on right.



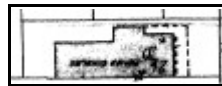
1C - Circa 1880 3-D map showing Sidway mansion on left and Lamphier house on right.



1D - 1884 map showing Sidway mansion on left (yellow) and Lamphier house (red) on right.



1E - 1894 site map showing Sidway mansion demolished (left block) and Lamphier/Weston house at NE corner of Plymouth and Hudson replaced by 4 homes built by Richard Caudell.



1F - Circa 1899 Sanborn mapping showing detail of 11 Plymouth with piazza.

2. Homes Attributed to be built by Richard and William Caudell

<u>Address</u>	<u>Year</u>	<u>Notes</u> *See Section 4 for further information
82 10 th	1883	
86 10 th	1883	Decorative verge board (See photo 3K)
92 10 th	1883	Interesting porch (See photo 3L)
214 14 th St.	1883	Demolished
216 14 th St.	1883	Demolished
314 14 th St.	1891	Extant
320 14 th St.	1886	Queen Anne, good condition, (See photo 3A & 3B)
386 14 th St.	1889	Extant
157 15 th St.	1874	Early example of cottage style, (See photo 3J)
165 15 th St.	1873	Extant
27 18 th St.	1884	
239 Allen St.	1873	
521 Ashland St.	1898	
46 Bessie Street	1892	
437 Connecticut	1878	Extant, for sale, 683-5833.
447 Connecticut	1877	
442 Connecticut	1873	Demolished
474 Connecticut	1883	
478 Connecticut St.	1885	Many original features, (See photo 3G)
272 Dewitt St.	1886	Greatly modified
274 Dewitt St.	1886	Stained glass present in home.
154 Fargo Ave.		
158 Fargo Ave.	1875	Italianate with brackets
162 Fargo Ave.	1874	
164 Fargo Ave.		Paneled verge board, original porch, (see photo 3C & 3D)
550 Fargo Ave.	1890	
133 Herkimer St.	1888	
41 Herkimer St.	1889	Interesting house.
66 Herkimer St.	1887	
314 Hudson St.	1887	(See photos 3M & 3N)
318 Hudson St.	1887	
295 Jersey St.	1895	
248 Lexington Ave.	1885	(See photos 3E & 3F)
252 Lexington Ave.	1885	
258 Lexington Ave.	1885	
220 Maryland St.	1889	(See photo 3I)
171 Normal St.	1895	Demolished
380 North St.	1872	Demolished
44 Orton Pl.	1887	In Allentown district (See photo 3H)
307 Pennsylvania St.	1881	Allentown
313 Pennsylvania St.	1882	
322 Pennsylvania St.	1882	Allentown
328 Pennsylvania St.	1882	Allentown
342 Pennsylvania St.	1887	Allentown
344 Pennsylvania St.	1881	Allentown
346 Pennsylvania St.	1880	Allentown
11 Plymouth Ave.	1887	
172 Richmond Ave.	1884	
395 Utica St.	1896	
397 Utica St.	1896	
312 Vermont St.	1887	
314 Vermont St.	1887	
387 Vermont St.	1885	
633 West Ave.		Demolished
178 York St.	1886	Good condition

90 York St.

1895

On demolition list

3. Photos of Homes Built by Richard and William Caudell



3A - 320 14th Street. Queen Anne style house, circa 1886.



3B - 320 14th Street. Detail of verge board - Caudell used this pattern frequently on homes he constructed.



3C - 164 Fargo Ave., mid-1880s, same verge board as found on 320 14th Street.



3D - 164 Fargo Detail.



3E - 248 Lexington Ave., circa 1885. Porch is original structure and distinctive in its architectural elements.



3F - 248 Lexington Ave. Detail - same paneled verge board as 14th Street and 164 Fargo.



3G - 478 Connecticut Street. Similar verge board as previous 3 properties. Circa 1885. The door is similar to 248 Lexington.



3H - 44 Orton Place. Similar gable window to 478 Connecticut Street and ancones as found on 11 Plymouth Ave. Circa 1887.



3I - 220 Maryland



3J - 157 15th Street. Detail. Circa 1874.



3K - 86th 10th. Circa 1883.



3L - 92 10th. Circa 1883.



3M - 314 Hudson Street, built along with 11 Plymouth in 1887.



3N - 314 Hudson Street, gable detail on western elevation (Plymouth Ave.).

4. Properties Built and Sold or Mortgages Held by the Caudell Family (1866-1903)

Addresses with asterisk listed in "Address/Comments" column are cross-referenced in Section 2.

<i>Grantor/ Mortgagee</i>	<i>Grantee/ Mortgagor</i>	<i>Type</i>	<i>Liber</i>	<i>Page</i>	<i>Date</i>	<i>Description</i>	<i>Address/Comments</i>
R. Caudell	Amanda C. Sherman	D	247	100	8/15/66	N 273 W 14 th	
Caroline Caudell	Wm. Caudell	M	211	401	3/18/68	Penn. 60' East 13th	
A. Caudell	Jennie E. Bullock	M	240	441	5/1/71	13 th 191' S. North	
R. Caudell	John Caudell	M	232	169	9/1/71	7 th 321' S. Jersey	
Caudell	Francis Cook	M	192	274	5/1/72	North 191' East 13 th	380 North*
Caudell	David W. McCormick	M	267	562	5/15/73	S 19 B 138	126 6th?
Caudell	Frank X. Brandle	M	260	137	7/1/73	S 25 B 137	239 Allen*
Caudell	Henry W. Binderman	M	267	28	9/22/73	S 20 B 138	165 15th*
Caudell	James Wilson	M	267	184	10/15/73	132' East 15 th	442 Connecticut*
Caudell	Hannah Penfold	M	269	170	01/27/74	S 24 B 138	157 15th*
Caudell	Jacob Reich	M	280	340	10/1/74	S 22 B 138	Also L290P280 3/15/75
Caudell	Henry Mills	M	282	413	10/1/74	Fargo 365' S York	162 Fargo*
Caudell	Elizabeth Spindler	M	282	425	10/1/74	S 23 B 37	
Caudell	Andrew Schmitt	M	282	422	10/1/74	S 21 B 138	
Caudell	Henry C. Weils	M	282	423	10/1/74	Conn. 33' East 15th	
Caudell	Augusta S. Wedekindl	M	282	421	10/1/74	Conn. 33' East 15th	
Caudell	Michael Weitzel	M	282	424	10/1/74	S 24 B 137	
Caudell	Rev. Allen P. Ripley	M	280	44	4/16/75	Fargo 399 ½' S Porter	158 Fargo. Pub. of Bflo Christian Advocate
R. Caudell	Allen P. Ripley	D	341	631	4/2/75	Fargo 399½ S. Porter	158 Fargo*
R. Caudell	Peter C. Frederick	D	347	405	5/8/75	Perry corner Columbus	

<i>Grantor/ Mortgagee</i>	<i>Grantee/ Mortgagor</i>	<i>Type</i>	<i>Liber</i>	<i>Page</i>	<i>Date</i>	<i>Description</i>	<i>Address/Comments</i>
R. Caudell	Peter C. Frederick	D	341	547	5/8/75	Perry corner Columbus	
R. Caudell	Milton G. Potter	D	342	204	7/23/75	Var. Block 135	
R. Caudell	Milton G. Potter	D	342	311	8/27/75	Wads 80 E Hudson	
A. Caudell	Conrad Hagg	M	275	548	3/1/77	Conn. 81' W 16th	447 Connecticut*
A. Caudell	Wm. Kunz	M	336	322	01/28/78	Conn. 162' W 16 th	437 Connecticut*
A. Caudell	Wm. Kunz	M	336	601	12/17/78		
A&R Caudell	Agnes Mosher	D	404	24	4/30/80	13 th 445 NW Penn.	
A. Caudell	Agnes Mosher	M	342	330	12/29/80	13 th 445 N Penn.	
A&R Caudell	Frances Jaeger	D	410	101	4/1/80	13 th 477 N Penn., \$3100	Also, L342P349
A. Caudell	Frances Jaeger	M	342	348	4/1/80	13 th 477 N Penn	
R. Caudell	Frederick H. Gatchell	D	417	25	3/17/75	Fargo	
R. Caudell		P		606	1879	Frame building 22 x 44, two stories high, located on Thirteenth Street, 150 feet southwest of Porter Avenue.	
A. Caudell		P		837	1881	Frame addition, west side 13 th , 120 feet north of Pennsylvania, 20 x 30 feet, 18 feet high.	
R. Caudell		P		291	1880	Two frame buildings 22 x 42 feet, 20 feet high, on lot north side Pennsylvania Street, 35 feet south of Thirteenth Street - 344, 346 Pennsylvania*	
A. Caudell	Wm. H. Baker	D	404	315	3/21/81	N Penn. 63' S of 13 th , lot size 28 x 120, \$4400	344 Penn.*
A. Caudell	Wm. H. Baker	M	359	156	3/21/81	Penn. 63' S 13 th	344 Penn.*
A. Caudell		P		907	1880	Frame building 20 x 28 feet and rear 16 x 26 on lot north side Pennsylvania street 90 feet west from Thirteenth Street. 342 Penn.*	
A. Caudell	Margaret Barnum	D	404	360	4/20/81	N Penn 91' W of 13 th , lot size 25 x 120, \$3800	342 Penn.*
A. Caudell	Margaret Barnum	M	359	194	4/20/87	Penn. 91' SW 13 th	342 Penn.*
A. Caudell	Girard McVicar	D	404	508	9/1/81	N Penn. 35' W of 13 th , 28 x 120, \$4500 block 90	346 Penn.*

<i>Grantor/ Mortgagee</i>	<i>Grantee/ Mortgagor</i>	<i>Type</i>	<i>Liber</i>	<i>Page</i>	<i>Date</i>	<i>Description</i>	<i>Address/Comments</i>
A. Caudell		P		386	1881	Frame building 48 x 71 with 5 feet wing, all to be 20 feet high, northwest side of Pennsylvania street 60 feet east of Plymouth avenue. 328 Pennsylvania*	
A. Caudell	Chas. A. Wenborne	D	433	90	3/14/82	N PA 60 E of Plymouth, \$5800 block 90	328 Penn.*
A. Caudell	Chas. A. Wenborne	M	373	302	3/25/82	B 90 -PA	328 Penn.*
Wm. Caudell	George Sandrock	D	409	362	4/1/82	Block 135	
Wm. Caudell	George Sandrock	M	377	185	4/1/82	B 135	
A. Caudell	Charles A. Wenborn	D	409	364	5/22/82	N Penn. 35' east of Plymouth, 35 x 120	
A. Caudell	Thomas Robinson	D	401 409	550	4/24/82	N Penn., NE corner of Penn and Plymouth, lot size 30 x 120, \$5000	322 Penn.*
Wm. Caudell		P		686	1881	Frame building 20 x 48 with wing 4 x 18, southeast side Pennsylvania street, 51 feet southwest of Plymouth Avenue. 307 Penn.*	
Wm. Caudell	Byron Wells	D	401	612	12/1/82	SE line Penn. 59 ½' W of Plymouth, lot size 29 x 99, \$4600 block 75	307 Penn.*
R. Caudell		P		100	1882	Frame building on southerly side Pennsylvania street 34 feet westerly from Plymouth avenue 313 Penn.*	
R. Caudell		P		345	1882	Frame barn 20 x 28, 16 feet high in rear lot west side of Fargo, 160 feet north of Jersey.	
R. Caudell		P		345	1882	4 frame buildings on west side of 10 th Street, 150 feet north of Virginia	
A. Caudell	Mathilde E. Mack	D	450	147	4/2/83	Block 46 - 10th	
A. Caudell	Carolina Ullenbrush	D	450	234	4/14/83	10 th 133' N of VA	82 Tenth* 84 Tenth
A. Caudell	Elvira Austin	D	450	376	3/22/83	10 th , block 46	
A. Caudell	Edward C. Hawks	D	451	471	5/25/83	10 th , 214' N of VA	92 Tenth*
R. Caudell	A. Caudell	D	425	561	10/7/82	18 th	
A. Caudell	James E. Ford	D	425	562	4/18/83	18 th , block 135	

Grantor/ Mortgagee	Grantee/ Mortgagor	Type	Liber	Page	Date	Description	Address/Comments
A. Caudell	Thomas Robinson	D	469	5	12/3/83	Anderson and Ashland	
A. Caudell	James E. Ford	D	469	6	11/26/83	Butler and Ashland	
A. Caudell	John Heath	D	469	139	1/22/84	block 23	
A. Caudell	John Heath	D	469	197	2/6/84		
A. Caudell	Charles Gollwitzer	D	469	218	2/3/84	Anderson 125' W Ashland	60 x 114, 60' west of Ashland, 125 deep, \$1,200
A. Caudell	Edward Bangasser	D	469	244	2/23/84	Anderson 60' W Ashland	60' west, lot size 30 x 140, \$600
A. Caudell	Thomas Robinson	D	442	447	3/1/84	Anderson Pl.	
R. Caudell	Edwin L. Ferguson	D	445	294	3/29/84	18 th , 259 N. Conn.	27 18 th *
A. Caudell	Wm. Page	D	475	46	4/24/84	Butler St.	248 Butler* (Lexington)
Wm. M. Caudell	Charles L. Klein	D	475	540	2/29/84	14 th St. \$500	
A. Caudell	Lee M. Cootes	M	430	178	4/1/84	S 172 ' 3 '4	
A. Caudell	Carolina M. Ullenbrush	D	475	621	8/1/84	W side Richmond, 108.5' north of 16 th , 30 feet	172 Richmond, J. H. Ullenbrush, optician
A. Caudell	A. Caudell	D	406	281	12/31/84	Dewitt 185' S Delevan	
A. Caudell	A. Caudell	D	406	279	12/31/84	Dewitt 154' S Delevan	
A. Caudell	A. Caudell	D	406	280	12/31/84	Dewitt 216' S Delevan	
A. Caudell	Frank X. Wanenmacher	D	488	431	4/29/85	Richmond, 210 S CT	
A. Caudell	Lee M. Cootes	D	488	528	5/1/85	block 25	
R. Caudell	Charles Dettman	M	440	246	6/11/85	High 225' E Jefferson	
A. Caudell	Charles Teller	D	489	90	7/1/85	VT 68' S 17 th \$3,000	387 VT*
A. Caudell	Charles Teller	M	433	392	7/1/85	VT 68' S 17 th	387 VT*
A. Caudell	Anna Batterson	D	489	161	7/15/85	Butler 153' W Ashland \$3,800	258 Butler*

Grantor/ Mortgagee	Grantee/ Mortgagor	Type	Liber	Page	Date	Description	Address/Comments
A. Caudell	Anna D. Batterson	M	440	418	7/15/85	Butler 153' W Ashland	258 Butler* Renamed Lexington 3/18/88.
A. Caudell	Emily A. Patric	D	489	249	4/1/85	Dewitt 154' S Delevan \$600	
A. Caudell	Emily A. Patric	M	420	470	4/1/84	DeWitt 154 S Delevan	
A. Caudell	Lee M. Cootes	D	489	336	9/1/85	Butler 118' W Ashland	
A. Caudell	Lee M. Cootes	M	430	316	9/1/85	Butler 115' W Ashland	
A. Caudell	Seaman Van Vliet	D	489	333	9/1/85	block 137 \$3,900	
A. Caudell	Seamen Van Vliet	M	433	450	9/1/85	Sub 23 B 87	478 Connecticut*
A. Caudell	Mary Rupprecht	M	430	316	9/1/85	Huron 100' W. Morgan	
Wm. Caudell		P		579	1886	Frame house, 21 x 50 feet, 2 stories high on north side of Vermont, 150 feet east from 14 th Street.	
R. Caudell		P			1885	Frame house, 21 x 34 feet and rear 16 x 16 feet, 18 feet high, located on north side of York Street, 30 feet west of 16 th St.	
A. Caudell	David Galbraith	D	500	321	3/1/86	York 30' S of 16th	178 York*
A. Caudell	David Galbraith	M	449	162	3/1/86	Block 120 - York	178 York.* Also, L442P383
A. Caudell	Emma & George S. Putnam	D	500	333	3/4/86	14 th 149' S RI	320 14th*
A. Caudell	Emma Jane Putnam	M	449	172	3/4/86	14 th 149' S RI	320 14th*
A. Caudell	James Smith	M	457	62	4/27/86	Ellicott 123' N High	
Wm. M. Caudell	Mary & Edward Freer	D	508	180	6/4/86	17 th 120' SE CT	
A. Caudell	Lydia A. Price	D	508	208	6/8/86	Dewitt 184' S Delevan	272 Dewitt*
A. Caudell	Wm. C. Bryant	D	471	132	5/27/86	PA 91' S 13 th	342 Penn.*
R. Caudell		P		864	1887	3 frame dwellings, 20 x 44 feet, with wing 4 feet, 2 stories high on NE corner of Plymouth and Hudson Streets. (314, 318, 320, 11P)*	

Grantor/ Mortgagee	Grantee/ Mortgagor	Type	Liber	Page	Date	Description	Address/Comments
A. Caudell	Anastasia Weston	D	524	94	3/18/87	NW line VT, 115' SW from SW line of 15 th , then NW parallel with 15 th , 116 ½ depth, \$4500	312 Vermont*
A. Caudell	Mary Rupprecht	D	524	134	4/1/87	Linwood 388' N Ferry	
Wm. Caudell		P		921	1886	Frame dwelling, 22 x 36 and rear 16 x 16, all 2 stories high on south side Orton Place, 200 feet east from Pennsylvania St.	
A. Caudell	Sidney Lake	D	524	235	4/11/87	Orton, \$5600	44 Orton*
A. Caudell	Sidney Lake	M	461	564	4/11/87	Orton 177' S PA	44 Orton*
A. Caudell	Inez C. Brown	D	521	371	4/19/87		
A. Caudell	Inez C. Brown	M	482	20	4/19/87	S 2B B1 S172	
A. Caudell	Mattie A. Bicknell	D	531	45	6/9/87	Vermont 85' S 15th	314 Vermont*
A. Caudell	Mattie A. Bicknell	M	478	280	6/13/87	VT 85' S 15 th	314 Vermont,* husband was James Y.
R. Caudell		P		516	1887	Frame dwelling, 15.5 x 51 feet and 7.5 x 15 5/6 feet rear, 16 feet high, on the northwest side of Herkimer, 45 feet north of Arkansas St.	
A. Caudell	Frederick H. Young	D	531	151	6/20/87	Herkimer 30' N Arkansas	66 Herkimer*
A. Caudell	Frederick H. Young	M	478	289	6/23/87	Herkimer 30' N Arkansas	66 Herkimer*
A. Caudell	Mary E & Charles W Lawrence	D	553	212	8/1/88	Herkimer 90' S Breckinridge	133 Herkimer*
A. Caudell	Mary E. Lawrence	M	504	288	8/1/88	Herkimer 90' S Bouck	133 Herkimer*
R. Caudell		P		277	1887	Frame dwelling, 22 x 28 feet, 16 x 22 feet rear, on north side Massachusetts, 60 feet east of 14 th .	
A. Caudell	Wm. H. Barnes	D	563	17	8/15/88	MA 60' N 14th	
A. Barnes	Wm. H. Barnes	M	514	398	9/15/88	Mass. 60' NE 14th	
A. Caudell	Charles B. Gilmour	D	563	500	11/21/88	Breckinridge 170' E Dewitt	
A. Caudell	Mary F. Ladd	D	564	184	1/2/89	Plymouth 90' N Hudson \$6,650	11 Plymouth*

Grantor/ Mortgagee	Grantee/ Mortgagor	Type	Liber	Page	Date	Description	Address/Comments
A. Caudell	Mary F. Ladd	M	515	476	01/02/89	Plymouth 90' W. Hudson	11 Plymouth*
Wm. M. Caudell	David O. Bordeaux	D	564	229	1/8/89	14 th 166' S MA \$2,800	386 14th*
Wm. M. Caudell	David O. Bordeaux	M	515	528	2/8/89	14 th 166' S MA	386 14th*
A. Caudell	Celinda M. Thebaud	D	569	185	4/5/89	MD 40' W Whitney \$7,000, north side of MD, lot size 35 x 116 1/2	220 Maryland*
A. Caudell	Celinda M. Thebaud	M	526	274	4/5/89	MD 40' W Whitney PI	220 Maryland*
A. Caudell	Charles P. Brandel	D	569	304	4/23/89	Breckinridge 30' E Barton	
A. Caudell	Charles Brandel	M	514	518	4/23/89	Breckinridge 60' Barton	
Wm. M. Caudell	Roland Anderson	D	574	266	9/25/89	Herkimer 116' S Arkansas	41 Herkimer*
Wm. M. Caudell	Roland Anderson	M	534	558	9/25/89	Herkimer 116' S Arkansas	41 Herkimer*
Wm. M. Caudell	Luis F. Iulj	D	567	136	9/5/89	PA 60' E 13 th	
A. Caudell	James W. Nicholson	D	588	73	2/11/90	18 th 241' N MA	
A. Caudell	James W. Nicholson	M	550	324	2/11/90	18 th 271 N MA	
A. Caudell	Mary Bennett	D	590	496	4/28/90	West 204' N RI	633 West*
Wm. M. Caudell	Mary Bennett	M	556	348	4/28/90	West 204' N RI	633 West*
Wm. M. Caudell	Arthur C. Good	D	590	586	4/3/90	Herkimer 146' S Arkansas	
Wm. M. Caudell	Arthur C. Good	M	556	560	4/3/90	Herkimer 146 S. Arkansas	
Wm. M. Caudell	Kate C. Wolff	D	590	593	5/12/90	12 B 175	
A. Caudell	William & Annie Powell	D	589	541	4/26/90	Hudson and Plymouth	314 Hudson*
A. Caudell	James Luttetd	D	591	433	4/30/90	Seneca	
A. Caudell	Elizabeth Koelsch	D	606	130	8/1/90	L249	

Grantor/ Mortgagee	Grantee/ Mortgagor	Type	Liber	Page	Date	Description	Address/Comments
Wm. Caudell		P		539	1891	3 frame buildings, 24 x 36 feet, 18 feet high, north side Purdy, 450 feet north of Ferry	
A. Caudell	George F. Francis	D	626	421	2/23/91	Arnold 420' E Grant	
A. Caudell	Levi G. Mowrey	D	627	37	5/1/91	14 th 239 E RI	314 14th*
A. Caudell	Levi G. Mowrey	M	580	537	5/1/91	14 th 239' E RI	314 14th*
A. Caudell	Girard McVicker	D	610	80	4/13/91	Penn	346 Penn.*
A. Caudell	Lee M. Cootes	D	627	209	5/27/91	Dewitt	
A. Caudell	Carl Karnuth	D	653	384	5/2/88	Var.	
A. Caudell	Fanny Grist	M	594	171	6/24/91	Brayton 345 S MA	124 Barton
A. & R. Caudell	James Rae	D	666	162	5/1/92	Bessie 140 S. Fost.	46 Bessie St.*
A. Caudell	Chas L. Janke	D	669	19	11/1/92	Jefferson 297 N Glenwood	1395 Jefferson
A. Caudell		P		1366	1890	3 frame dwellings, 24 x 40 feet, 2 stories high, on the east side of Fargo, 36 feet north of Hampshire.	
Caudell	Asa Reid	D	668	564	12/24/92	Fargo 87 N Hampshire	550 Fargo*
A. Caudell	Asa Reid	M	636	194	12/24/92	Fargo 87 N Hampshire	550 Fargo*
A. Caudell	Martha Parker	M	636	243			
UL Caudell	Lucien E. Munsell	D	682	548	4/8/93	Tryon 217 S Bouck (Lafayette)	
A. Caudell	Lucien Munsell	D	669	624	4/24/93	Hudson 60' E Plymouth	320 Hudson
Ann Caudell	Henry P. Knauss	D	752	638	6/26/94	Jefferson 173 N Glenwood	
Ann Caudell	Dean D. Gowey	D	773	553	12/1/94	Arkansas 30 E Grant	
R. Caudell		P		1518	1895	2 frame buildings, 20 x 52 x 20 feet, north side Utica, 191 feet east of Richmond	
Wm. Caudell		P		2231	1895	2 frame buildings, 20 x 52 x 20 feet, north side Utica, 216 and 266 feet east of Richmond.	
Ann Caudell	Dean D. Gowey	D	784	464	4/1/95	York 144 SW 14 th	90 York*

Grantor/ Mortgagee	Grantee/ Mortgagor	Type	Liber	Page	Date	Description	Address/Comments
A. Caudell	Dean D. Gowey	M	769	373		York 115 S 14 th	90 York*
Ann Caudell	John F. Zahn	D	801	128	7/22/95	Normal 187 N York	171 Normal*
R. Caudell		P		2002	1896	Frame building, 26 x 48 x 20 feet, southeast corner Jersey, 70 feet west of Plymouth.	
Ann Caudell	Wm. M. Caudell	D	814	123	2/27/96	Utica 250 E Richmond	397 Utica*
Ann Caudell	Paul T. Batzell	D	814	363	5/1/96	Normal 120 NW Penn.	
A. Caudell	Paul T. Batzell	M	798	479	6/26/96	Normal 120 N Penn.	Was in RE. House listed as 44 Plymouth
A. Caudell	Charity Foundation of PE Church	D	803	185	6/3/96	Agreement	
Wm. & Annie Caudell	Ellen D. Strickland	D	866	170	3/31/98	Utica 275' E Richmond	395 Utica*
Wm. & Annie Caudell	Jamima D. Smith	D	854	229	6/8/98	Ashland 140' N Auburn	521 Ashland*
Wm. & Annie Caudell	Ann Caudell	D	855	29	2/17/96	Jersey 111 W Plymouth	295 Jersey*
Wm. Caudell	Gilbert Brady	D	911	234	11/16/99	Block 175	
Ann Caudell	Jessie C. Deyo	D	685	492	5/1/03	Jersey 111 W Plymouth	295 Jersey*
Wm. Caudell	Catharine Atkins	D	970	358	7/21/03	Ferry 303' E Grant	
A. Caudell	Annie Caudell	D	964	360	3/1/01	York 30' S 16th	
A. Caudell	Annie Caudell	D	969	405	3/1/01	13 th 198' S RI	
A. Caudell	Myrtle Caudell	D	685	507	9/1/03	North 233' W 14th	
A. Caudell	Myrtle Caudell	D	685	508	9/16/03	Porter 191' E 13th	
A. Caudell	Myrtle Caudell	D	685	511	9/14/03	Fargo 59' N Hampshire	
A. Caudell	Hiram W. Deyo	D	685	512	9/14/03	Fargo 432' S Porter	
A. Caudell	Ulysses L. Caudell	D	685	510	9/14/03	Hudson 30' E Plymouth	318 Hudson*
A. Caudell	Jessie Deyo	D	685	506	9/14/03	Utica 200 E Richmond	
Annie Caudell	Arnold Weppner	D	975	301	12/1/03	York 30 S 16th	

Type Key: D=Deed; M=Mortgage; P=Permit

5. Building Permits Obtained by the Caudell Family (Common Council Proceedings)

- 1879 R. Caudell, to erect frame building 22 x 44, two stories high, located on Thirteenth Street, 150 feet southwest of Porter Avenue. (P. 606)
- 1880 Richard Caudell, to erect two frame buildings 22 x 42 feet, 20 feet high, on lot north side Pennsylvania Street, 35 feet south of Thirteenth Street. (P. 291)
- Ann Caudell, to erect frame building 20 x 28 feet and rear 16 x 26 on lot north side Pennsylvania street 90 feet west from Thirteenth Street. (P. 907)
- 1881 A. Caudell, to erect frame building 48 x 71 with 5 feet wing, all to be 20 feet high, northwest side of Pennsylvania Street 60 feet east of Plymouth Avenue. (P. 386)
- Wm. M. Caudell, to erect frame building 20 x 48 with wing 4 x 18, southeast side Pennsylvania street, 51 feet southwest of Plymouth Avenue. (P. 686)
- A. Caudell, to erect frame addition, west side 13th, 120 feet north of Pennsylvania, 20 x 30 feet, 18 feet high. (P. 837)
- 1882 Richard Caudell, to erect frame building on southerly side Pennsylvania street 34 feet westerly from Plymouth Avenue. (P. 100)
- R. Caudell, to erect 4 frame building on west side of 10th Street, 150 feet north of Virginia. (P. 345)
- R. Caudell, to erect frame barn 20 x 28, 16 feet high in rear lot west side of Fargo, 160 feet north of Jersey. (P. 345)
- Thos. Robinson, to erect frame house 22 x 28 feet, located on the northerly corner Plymouth avenue and Pennsylvania Street. (P. 461)
- Samuel Somerville, to erect frame house 22 x 28, located on the northeast side Pennsylvania street, adjoining the corner of Plymouth Avenue.
- R. Caudell, to erect frame barn 20 x 28, 16 feet high in rear of lot west side Fargo avenue, 160 feet north of Jersey. (P. 629)
- 1883 None for Caudell
- 1884 None for Caudell
- 1885 R. Caudell, to erect frame house, 21 x 34 feet and rear 16 x 16 feet, 18 feet high, located on north side of York Street, 30 feet west of 16th St.
- 1886 Wm. Caudell, to erect frame house, 21 x 50 feet, 2 stories high on north side of Vermont, 150 feet east from 14th Street. (P. 579)
- Wm. Caudell, to erect frame dwelling, 22 x 36 and rear 16 x 16, all 2 stories high on south side Orton Place, 200 feet east from Pennsylvania St. (P. 921)
- 1887 R. Caudell, to erect frame dwelling, 22 x 28 feet, 16 x 22 feet rear, on north side Massachusetts, 60 feet east of 14th (P. 277)
- R. Caudell, to erect frame dwelling, 15.5 x 51 feet and 7.5 x 15 5/6 feet rear, 16 feet high, on the northwest side of Herkimer, 45 feet north of Arkansas St. (P. 516)
- R. Caudell, to erect 3 frame dwellings, 20 x 44 feet, with wing 4 feet, 2 stories high on NE corner of Plymouth and Hudson Streets. (July, 1887, p. 864)

- 1888 None for Caudell
- 1889 None for Caudell
- 1890 Ann Caudell, to erect 3 frame dwellings, 24 x 40 feet, 2 stories high, on the east side of Fargo, 36 feet north of Hampshire. (P. 1366)
- 1891 Wm. Caudell, to erect 3 frame buildings, 24 x 36 feet, 18 feet high, north side Purdy, 450 feet north of Ferry. (P. 539)
- 1892 None for Caudell
- 1893 None for Caudell
- 1894 None for Caudell
- 1895 Richard Caudell, to erect 2 frame buildings, 20 x 52 x 20 feet, north side Utica, 191 feet east of Richmond. (P. 1518)
- Wm. Caudell, to erect 2 frame buildings, 20 x 52 x 20 feet, north side Utica, 216 and 266 feet east of Richmond. (P. 2231)
- 1896 Richard Caudell, to erect a frame building, 26 x 48 x 20 feet, southeast corner Jersey, 70 feet west of Plymouth. (P. 2002)
- 1897 Richard Caudell, to erect a frame building, 26 x 48 x 20 feet, southeast corner Jersey, 70 feet west of Plymouth. (P. 1138)

6. Biographical Sketch of Builder

R. Caudell and Son.

There are, in Buffalo, a class of builders who, while not averse to the taking of large contracts for outside parties, engage largely in the work of building for themselves, whereby they become public benefactors, in the contributions they make to the real estate value of the city. These men, who thus contribute to the growth of the city, are deserving a place in all records intending to show what strides it has made, and what the future promises, in the way of a recognition of their labors of the past.

During the past twenty years, Mr. R. Caudell, of No. 154 Fargo avenue, has erected over one hundred houses, as an investment. These, nearly all of which are on the west side, by far the best for dwelling purposes, are either sold or rented, and on such terms as will be found easy and satisfactory to either lessee or purchaser. The advantage of this is, that it enables those who are seeking permanent homes to secure one in a manner at once easy, and within the reach of their purses, whether the contents be great or small. It is a service that helps, and becomes beneficial, and is one that certainly should be appreciated, and is, so far as Mr. Caudell is concerned, from the fact of his fair dealing and originality of methods. Some three years ago, Mr. Caudell admitted his son William (who by the way, is recognized as one of the most perfect mechanics here) into partnership, the firm becoming R. Caudell & Son. During the last year, they erected residences on Richmond avenue, York, Connecticut, Fourteenth and Chenango streets, and these, with the erections of former years, will show that, at any time, he would be a good man to consult for either the rental or purchase of a comfortable home. In connection with their business in Buffalo, they did considerable building in Brocton, Chautauqua county, erecting buildings and overhauling others, in that way aiding largely in the improvement of that thriving village. All of the structures erected by this house show taste and originality, and, although not among the leading builders of the city, their work, in every instance, gives evidence of its execution by a master hand; much of it being architecturally ornamented, and, at the same time, luxuriously and artistically finished. Mr. Caudell has every encouragement that the season of 1885 will be a busy and prosperous one, and it is a pleasure to know that those so enterprising and conscientious in their methods, are meeting with the success they so well deserve.⁴

Sources

Atlas of the City of Buffalo, 1872, 1884, 1890

Sanborn Maps, 1899, corrected to December, 1913 v. 1.

"Death Takes Carlton T. Ladd", *Buffalo Evening News*, July 26, 1907

"Carlton T. Ladd," *Buffalo Evening News*, July 27, 1907

Buffalo City Directories, 1850-1915

Buffalo Address Book, 1883-1915

Endres, Matt, editor and compiler, *History of the Volunteer Fire Department of Buffalo, NY*, Buffalo, NY: Wm. Graser, printer, 1906, page 97.

"Col. Charles O. Shepard," *Buffalo Times*, December 15, 1928.

Shepard, Charles O., "Knight of the Portuguese Military Order of our Lady of the Concepcion of Villa Vicosa and Why", *Buffalo Historical Society Publications*, volume xxv, 1921, The Book of the Museum, page 45.

Napora, Jim, "Plymouth Methodist Church", University at Buffalo Master's Thesis

United States Census, 1870, 1880, 1900, 1910.

Proceedings of the Common Council, 1864-1910

Erie County Deeds

Hill, Henry Wayland, Ed., *Municipality of Buffalo NY, A History, 1720-1923*. 1923, Lewis Historical Publications

⁴Paul, William Cox, editor. *The Phenomenal Growth of Buffalo*. A treatise on the accomplishments of her builders and contractors and auxiliary industries toward the development of the city during 1884 with a retrospect of her advancement during the past decade. Press of the Times Co., Ltd., Buffalo, NY 1884, page 42.

Appendix B

Building-Structure Inventory Form

11 Plymouth Avenue - Photographs





Front (West) Elevation.



Side (South) Elevation.



Rear (East) Elevation.



Side (North) Elevation.