



# Ellicott Street

## Artspace Buffalo

### Parcel Inventory

Address	Type	Condition	Comments	Recommendations
973/975 Ellicott	Duplex	Excellent	suburban-style, deep setback, 1991	
979 Ellicott	VACANT	Fair/Good	owned by 9 Edna, desire path	
980 Ellicott	Commercial	Excellent	3-building complex, Osmose	
991 Ellicott	Double	Fair/Good	character structure	
993 Ellicott	VACANT	Good	owned/maintained by 997 Ellicott	
997 Ellicott	Single	Fair/Good	cottage style	
1001 Ellicott	VACANT	Good	owned/maintained by Mount Cavalry	
1003 Ellicott	Church	Excellent	Mount Cavalry CME Church, 1959	
1030 Ellicott	Rowhouses	Excellent	Stafford House, 13 gated rowhouses	
1033 Ellicott	Multifamily	Excellent	Ellicott Place subsidized apartments	
1037/1041 Ellicott	VACANT	Good	privately owned	
1042 Ellicott	Single	Poor/Fair	ABANDONED	code enforcement/rehab
1044 Ellicott	Single	Fair		
1047/1049 Ellicott	Duplex	Excellent	suburban-style, deep setback, 1991	
1050 Ellicott	Single	Excellent	corner of Coe, gateway structure	
1054 Ellicott	Double	Fair/Good		
1056 Ellicott	Single	Good/Exc	architectural quality	
1060 Ellicott	Single	Fair		
1061/1063/1067 Ellicott	VACANT	Good	privately owned	artist housing site?
1062/1066/1070 Ellicott	VACANT	Good	1070/1062 City of Buffalo, 1066 private	south entrance to Artspace
1069 Ellicott	Single	Good		
1072 Ellicott	Double	Good/Exc		
1093 Ellicott	Single	Excellent	great architecture	
1094 Ellicott	Double	Excellent	great architecture	
1097 Ellicott	Single	Excellent	great architecture	
1098 Ellicott	Single	Good/Exc		
1101 Ellicott	Single	Excellent	great architecture	
1105 Ellicott	VACANT	Fair	43 foot frontage, Cash Realty	residential infill, Artspace?
1109 Ellicott	VACANT	Fair	43 foot frontage, Cash Realty	residential infill, Artspace?
1113 Ellicott	VACANT	Fair	privately owned, recent demo	residential infill, Artspace?
1117 Ellicott	VACANT	Fair	76 foot frontage, Cash Realty	residential infill, Artspace?
1123 Ellicott	Single	Good	architectural quality	
1127 Ellicott	VACANT	Good	privately owned	
1131 Ellicott	Double	Good		
1135 Ellicott	Single	Good		
1137 Ellicott	Double	Fair/Good		
1138 Ellicott	Convent	Poor/Fair	ABANDONED, St Vincent's Orphanage	code enforcement/rehab
1141 Ellicott	Double	Good/Exc		

## Ellicott Street

### Observations, Conditions, Opportunities

Ellicott Street is one of the most important and historic streets in the city. Named after Joseph Ellicott, who drafted Buffalo's radial grid system in 1803, Ellicott Street begins downtown and ends in the Midtown neighborhood. Markedly changing character north of Best Street, Ellicott becomes a comfortable, meandering residential drive beyond a zone dominated by the Buffalo Niagara Medical Campus closer to North Street. The street contains some of the best houses in Midtown, as well as some of its finest opportunities for redevelopment.

Most conspicuous is a small grouping of low-rise commercial structures recently renovated by Osmose, near the intersection with Edna Place. Built a century ago as a malting house for the German American Brewing Company, this complex at 980 Ellicott is a case study in enlightened adaptive reuse. Osmose has been meticulous in attention to the streetscape, with closely-knit trees planted within tastefully selected iron grilles. A block up, the Mount Cavalry CME Church acts as a placeholder for the corner with Dodge, forming a striking architectural pose. The home at 2050 Ellicott, part of the collection of houses on Coe Place, is perhaps the most beautiful cottage-style residence in Midtown. These historic structures are paired with many newer developments that in one way clash with the older built environment, but in other ways does add something to a vital mix of architectural styles, shapes and materials. Perhaps the oddest of these juxtapositions is the gated community at 1030 Ellicott, where thirteen rowhouses face toward a central courtyard and common swimming pool. The less successful of these intrusions are the two suburban-style duplexes at 1037 and 1047 Ellicott, completed in 1991. The duplex at 1047 Ellicott is perhaps the most damaging, as it forms a highly disconcerting terminating vista for Coe Place.



*The German American Brewing Company malt houses, on Ellicott at the terminus of Edna, are now offices for Osmose.*

The corner of Northampton and Ellicott streets is a very central part of the Midtown district, containing some of its best homes and forming a sort of placeholder for the neighborhood. Houses like the 1093 and 1094 Ellicott are simply fabulous. Toward Riley are perhaps the most important components of this architectural milieu, as well as some of the best opportunities for quality infill development. St. Vincent's Convent, a five-story, E.B. Green-designed masterpiece, frames the block at the conclusion of Ellicott Street and Riley. Constructed between 1898 and 1899, it was long the home of a Catholic convent and girl's orphanage and high school. E.B. Green was the most prolific local architect of the turn of the century and was known for such works as the Dun Building and the Greater Buffalo Savings Bank. St. Vincent's remains a hidden secret of his because of its obscure location. Its main façade, with a 200-foot frontage on Ellicott Street, is built of orange brick trimmed with paler brick and stone and ornamented with neo-Gothic, Classical and Renaissance details. It was briefly the Buffalo campus of Erie Community College from 1971 to 1981, before being abandoned for their new downtown campus in the Old Post Office. St. Vincent's has been vacant and exposed to the elements since 1982.



St. Vincent's Convent, waiting to be rediscovered.

Ellicott Street terminates in a nondescript, empty lot. In what had been the site of two houses, the lots are need minimally maintained and do little to announce a dramatic conclusion to an important street. Establishing a vista at the end of the very conclusion of such an important part of the radial grid plan will be essential.

## **Recommendations, Strategies, Suggested Improvements**

### *Restore two-way traffic north of Goodell*

Ellicott Street should be seen as a two-way boulevard, but from Goodell Street north it is configured for only one-way traffic, confusing the flow of traffic, impeding full exposure to the neighborhood's scenic and architectural assets, and

encouraging high vehicle speeds to the detriment of pedestrians and cyclists. When Michigan Avenue was converted to two-way traffic, it was to the benefit of everybody thereofre:

- The same should be done for Ellicott Street
- Ellicott should retain a northbound parking lane and providing space for two lanes of traffic in each direction.

Bury utility lines, install distinctive street lamps

Ellicott Street's importance in Buffalo's radial grid system is deflated by the absence of modern, attractive street lighting to combat this:

- The current wooden utility lines should be buried and replaced.
- The City should consider truly unique, truly interesting replacement lamps, set to the scale of pedestrians and adding to the flavor of a creative, arts-focused community

Install bike racks at key corners

- Small, unobtrusive but attractive bike racks should be installed at the corners with Best, Northampton and Riley streets would allow people to safely store bicycles in areas near employment sites (like Osmose), transit stops, and residential development areas (like Artspace and potentially St. Vincent's Convent).

Reserve 1062, 1066 and 1070 Ellicott for south entrance to Artspace

It will be important to make the border between Artspace and the Midtown neighborhood as porous as possible, so that the activity it fosters is allowed to spill over so the general perception will be that the project is part of the neighborhood thereofre:



*The Art Moderne lamps installed at the 1939 World's Fair in New York are not known to have been repeated anywhere else. What if a company was found to resurrect the design for their installation on Ellicott Street?*

- A key entryway into the Artspace project area could be placed at the three adjoined lots of 1062, 1066 and 1070 Ellicott streets. into the areas nearby. It won't be enough to

Consider creative signage at terminus with Riley

To add quirk to a physical setting that includes the gorgeous houses of Northampton, the key pedestrian corridor of Riley, and the majestic presence of St. Vincent's Convent, this plan suggests:

- The addition of an eccentric stop sign on Ellicott Street at the corner with Riley. Following some precedents that have been set along other destinations, like Route 66, it could be an ordinary stop sign (placed on a side lot or playground so as not to break state and federal highway signage laws) with an additional red sign beneath it, reading "In The Name of Love, Before You Break My Heart." The sign, of course, would quote a lyric from singer Diana Ross. This creative stop sign would invite local tourist traffic to swing by the neighborhood to see, well a ridiculous sign, with the hope that they might also see the architectural and scenic assets of Midtown as well. It would also display the City's willingness to take risks and have fun with their planning efforts.

Find renovation solution for St. Vincent's Convent, reclaim public space for public use

St. Vincent's Convent has been a white albatross around the neck of the Midtown community since its abandonment by ECC over twenty-five years ago. Still privately owned, it had been subject to a handful of redevelopment attempts, but nothing appears to have gone further than a sign announcing a redevelopment effort, still plastered alongside the building and listing James D. Griffin as mayor. There has been some interest



*Creative, eccentric signs have been successful at attracting tourists and onlookers. Isn't this a noble goal for Midtown?*

arising around the building as a potential space for new apartments, but the City must be proactive in assuring that a redevelopment solution is found sooner than later for the project. The former public space beside St. Vincent's was, at one time, a playground associated with the orphanage and high school there. A dramatic staircase, though crumbling, leads down into the space from the property of the Squier House on Main Street. The City might consider:

- Transforming the site into a place for community gatherings, performances and public art displays