

United States Department of the Interior
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Section 11 Page 1

ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State

Research assistance for this nomination was provided by Lidia Invernizzi.

**BUFFALO STREET NAME CHANGES
AS REFERRED TO IN THE ELMWOOD HISTORIC DISTRICT (WEST) NOMINATION**

Adapted from: Susan Kirwan, "Buffalo Street Name Changes," Buffalo and Erie County Public Library, 2005, <http://www1.buffalolib.org/libraries/collections/genealogy/pdfs/SubjectGuides/Buffalo%20Street%20Name%20Changes.pdf>.

| Present Name | Former Name | Date Changed |
|------------------|---|--------------|
| Colonial Circle | Bidwell Place (named for Gen. Daniel D. Bidwell) | |
| Delavan Avenue | Gulf Road | Ca. 1853 |
| Delaware Avenue | Delaware Street | 1879 |
| Elmwood Avenue | North William; Oakland; Macpherson; Fremont Place (sections) | |
| Gates Circle | Chapin Place (named for Brig. Gen. Edward Payson Chapin) | |
| Lafayette Avenue | Bouck Street (named for Gov. William C. Bouck) | 1898 |
| Lexington Avenue | Butler Street | 1888 |
| Main Street | The Buffalo Road; Van Staphorst; Buffalo and Williamsville Macadam Road | |
| North Street | Guideboard Road | |
| Norwood Avenue | Howard Avenue (named for George R. Howard) | 1893 |
| Potomac Avenue | Clinton Avenue | 1879 |
| Richmond Avenue | Rogers Street (named for Harry W. Rogers); The Avenue (named by F.L. Olmsted) | 1879 |
| | | |

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HISTORIC MAPS



Map of the Holland Land Company purchase in Western New York, 1804

Joseph Ellicott and Benjamin Ellicott, *Map of Morris's Purchase or West Geneseo in the State of New York: Exhibiting Part of the Lakes Erie and Ontario, the Straights of Niagara, Chautauque Lake, and All the Principal Waters, the Boundary Lines of the Several Tracts of Land Purchased by the Holland Land Company, William and John Willink, and Others, Boundary Lines of Townships, Boundary Lines of New York and Indian Reservations, Laid down from Actual Survey, Also a Sketch of Part of Upper Canada, map* ([New York?]: Holland Land, 1804).

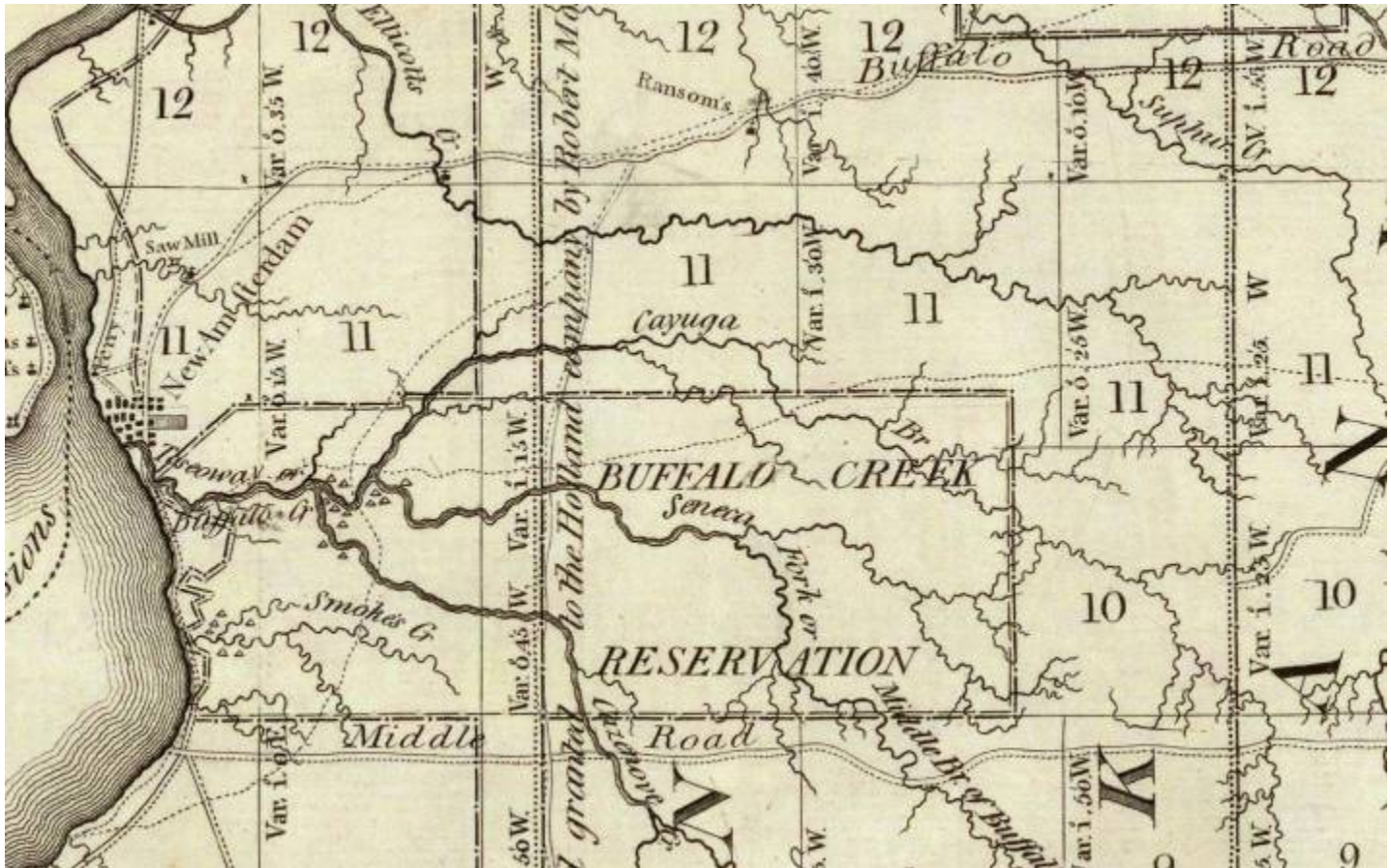
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Detail, previous map

Note that the Buffalo Road (now Main Street) is depicted here, as is a road between the Black Rock ferry and the Buffalo Road (and early Ferry Street). Noted here on the map is a saw mill at the Buffalo Road on the Scajaquada Creek, owned by William T. Johnstone. This map also shows the location of "New Amsterdam" (now Buffalo) in relation to the Mile Strip Reservation and the Buffalo Creek Reservation.

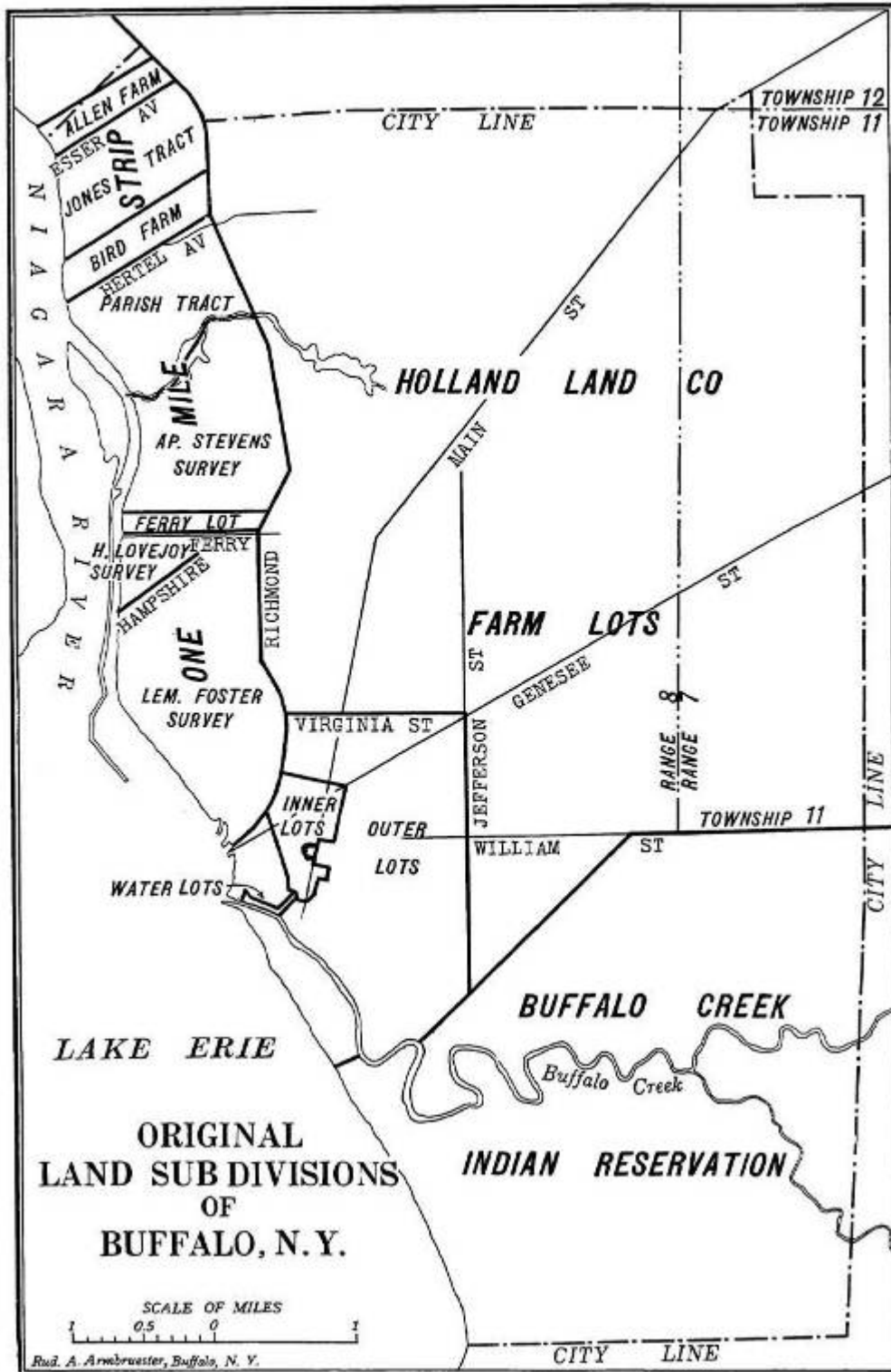
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Original Land Subdivisions of Buffalo, NY (1922, info ca. 1804)

This 1922 map depicts the original ca. 1804 land divisions in the Buffalo area with some reference to modern roads (such as Richmond Ave which did not exist in the early 1800s). Note the Mile Strip Reservation which contained the Village of Black Rock (at left along Niagara River). Notice here the division of Inner Lots and Outer Lots, with the Holland Land Co. Farm Lots beyond. The bulk of the future Elmwood district would be established in the Farm Lots area which was subsumed by the city of Buffalo in 1853. Courtesy Buffalo as an Architectural Museum.

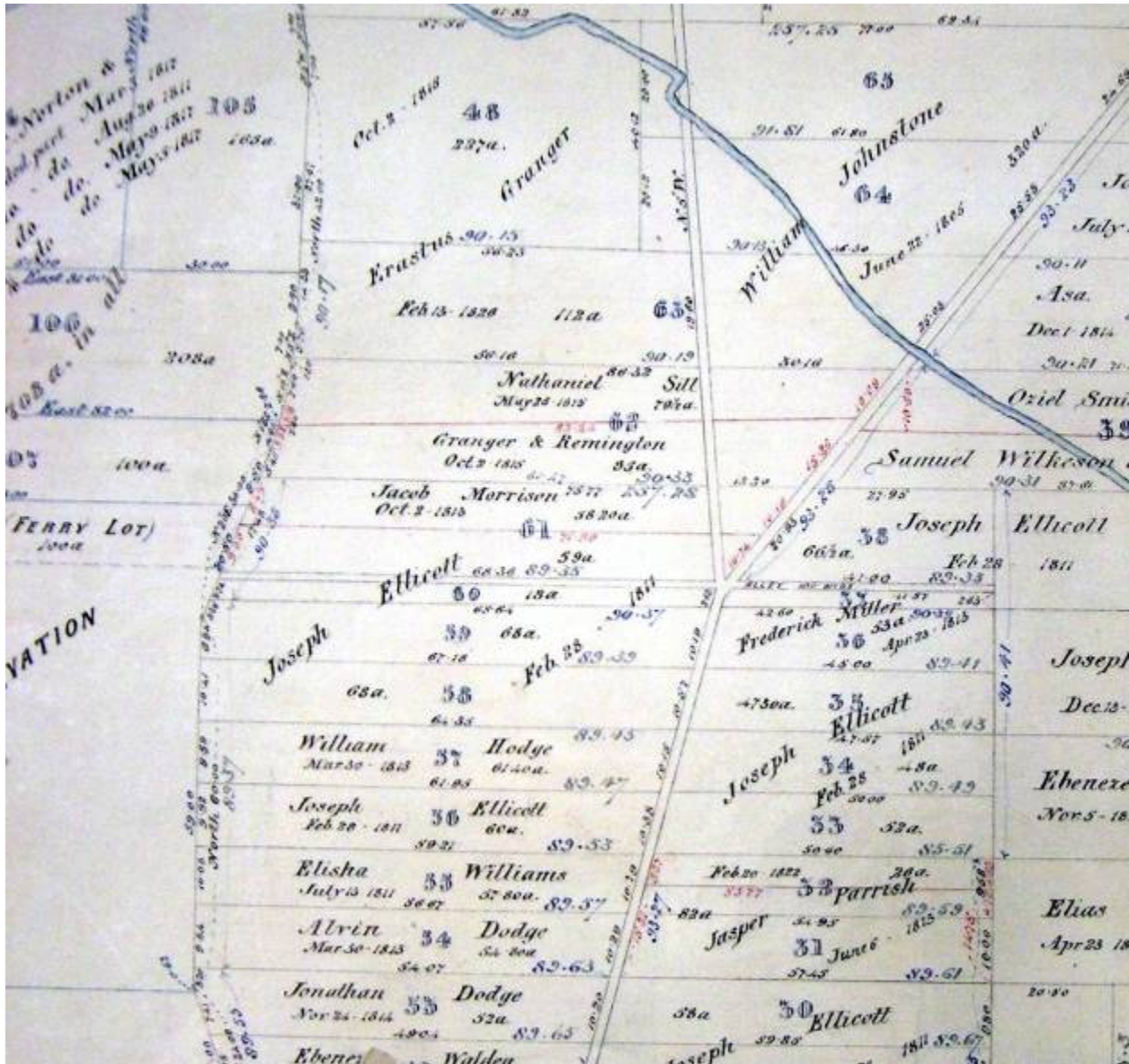
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“Map of Township 11 R.8 & W.Part T11 R.7 Holland Cos’ Land and N.Y. State Reservation in the town of Black Rock,” from the Emslie atlas (1859, information ca. 1820s)

This atlas records the earliest land purchasers in the future Elmwood district. Shown here is Main Street (center, angled right) which bends at the intersection of Ferry Street (runs west-east). This intersection was known as Cold Spring, and the other road intersecting was the historic route of the northern portion of Delaware Avenue. Delaware was eliminated at this intersection when it was joined with the extension from downtown. This map predates Elmwood and Richmond Avenues – the Elmwood Historic District boundaries range approximately from Lot 53 (owned by Jonathan Dodge) north to Lot 48 (owned by Erastus Granger). The western edge of the boundary is along the Mile Strip Reservation line, shown toward the left of this image. Courtesy BECHS.

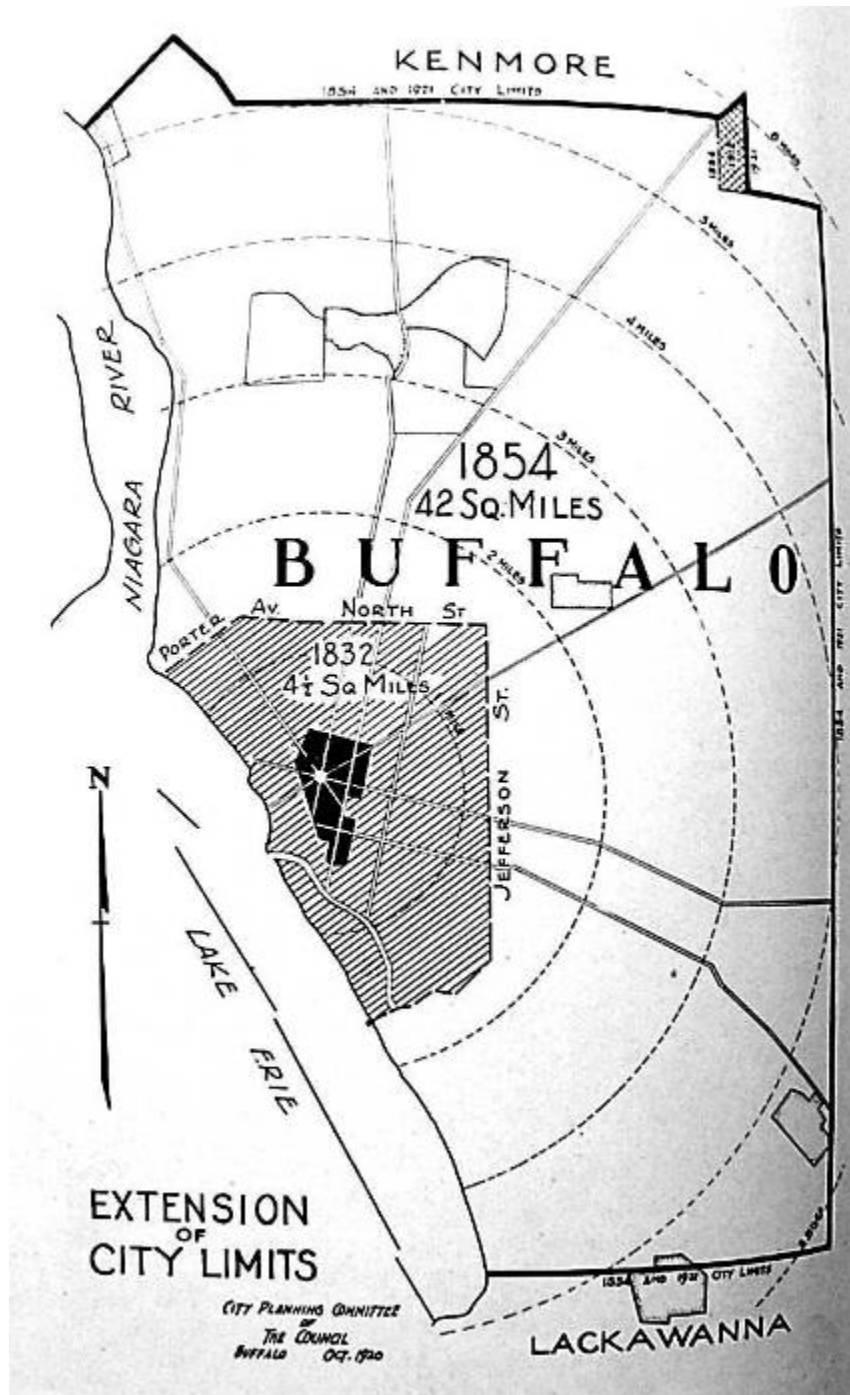
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“Extension of City Limits” (1920)

While a later map, this highlights clearly the boundary expansions of the city of Buffalo. The black-shaded area is the original 1804 city established by Ellicott. Visible here is the tremendous growth from the original 1832 city boundaries to the vast territory subsumed in 1853/54. Courtesy Buffalo as an Architectural Museum.

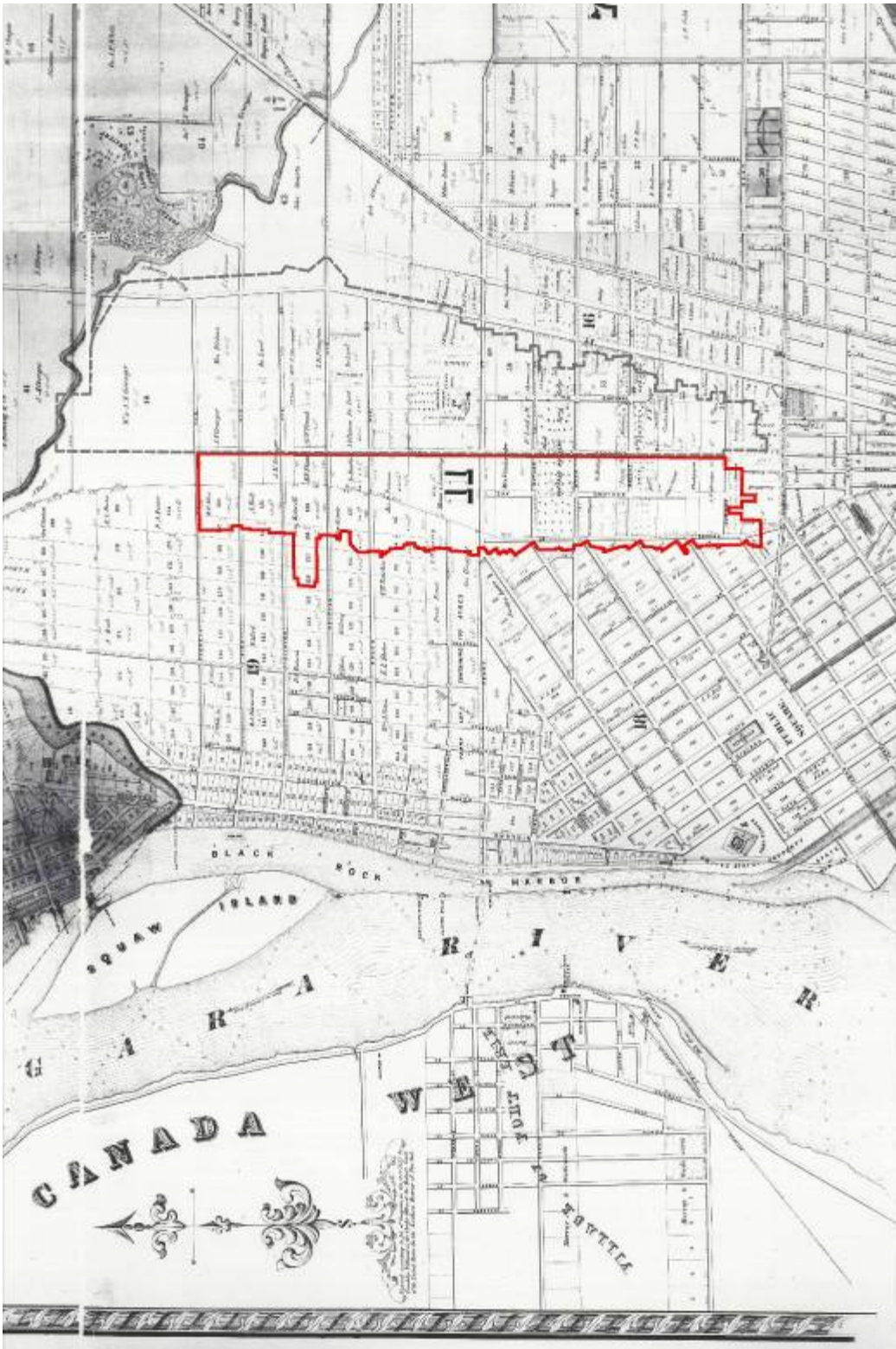
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Detail, “Williams' New Map of the City of Buffalo” (1855)

The approximate boundaries of the Elmwood Historic District (West) are superimposed on this map, as well as the proposed boundaries of the Elmwood Historic District (East). This map indicates land ownership and development shortly after the city expanded in 1853. Courtesy Cornell University.

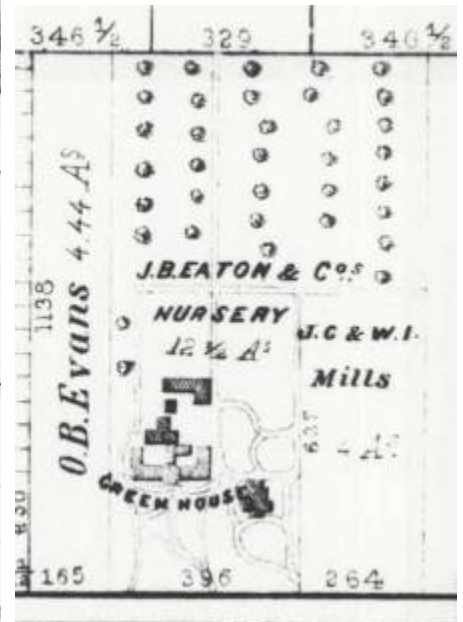
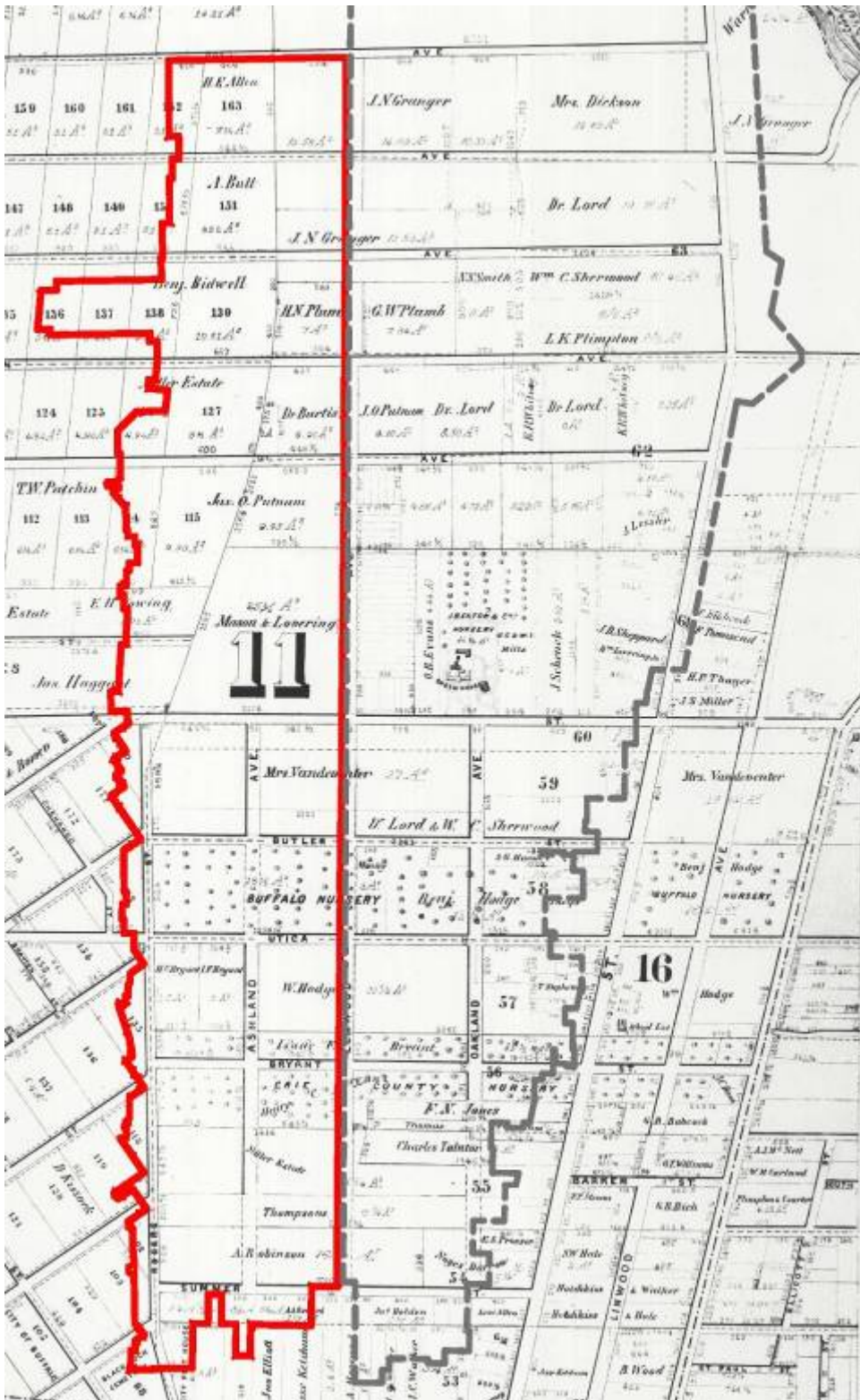
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Details of previous map.

This view clearly illustrates the largely undeveloped land in the area. Notice the 3 prominent nurseries in the area: the Erie County Nursery owned by the Bryant family, the Buffalo Nursery run by Col. Benjamin Hodge and Eaton's Oaklands Nursery on Ferry Street. Rogers Street (future Richmond Avenue) in the 1850s is a much shorter street, only extending between Summer and Ferry Streets.

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“New Map of the City of Buffalo” (1862)

Courtesy BECPL

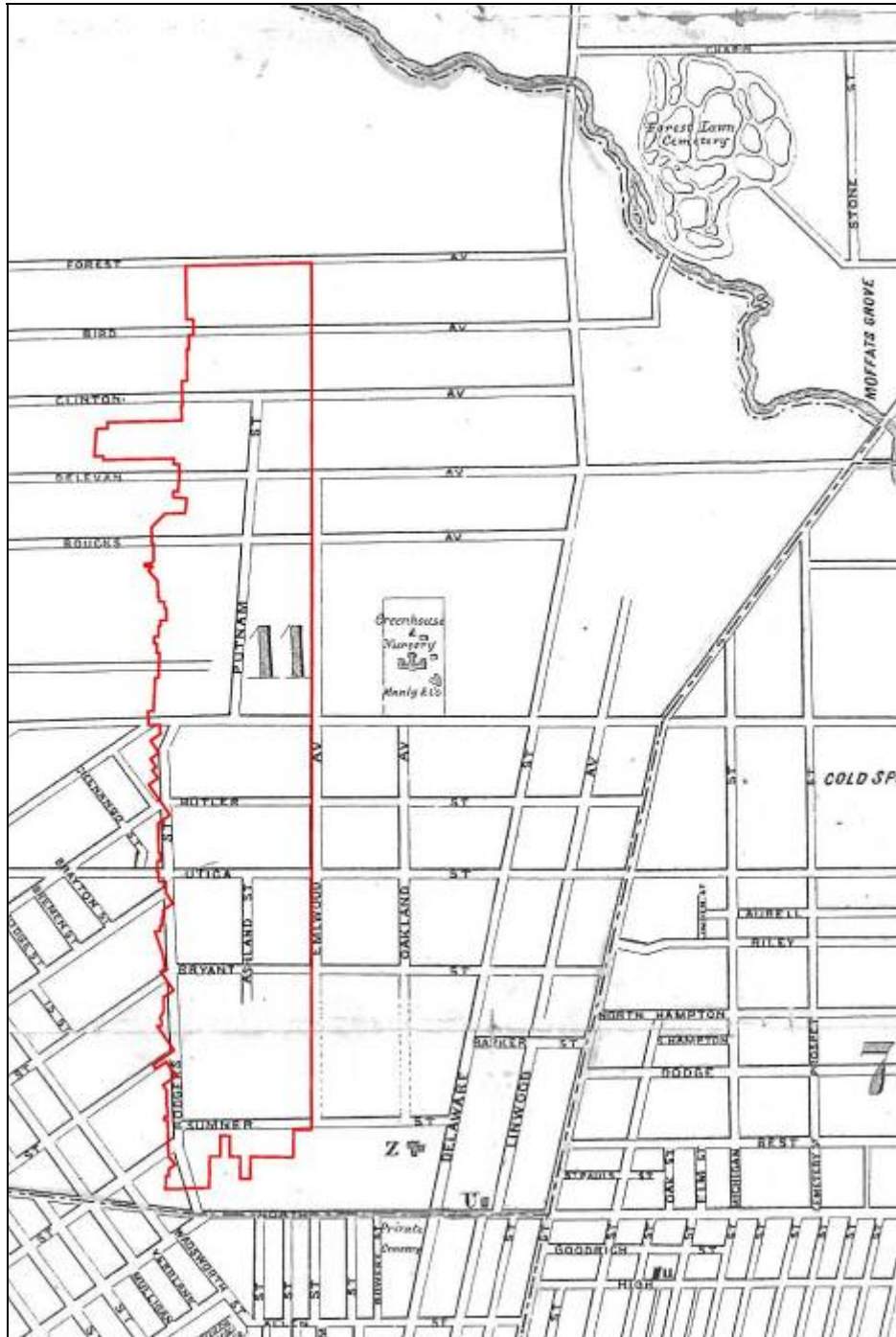
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ELMWOOD HISTORIC DISTRICT (WEST)

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Detail, previous map

Shown here are the approximate boundaries of the Elmwood Historic District (West) juxtaposed on the street map from 1862. Note here the Manley greenhouses, once the Oaklands nursery.

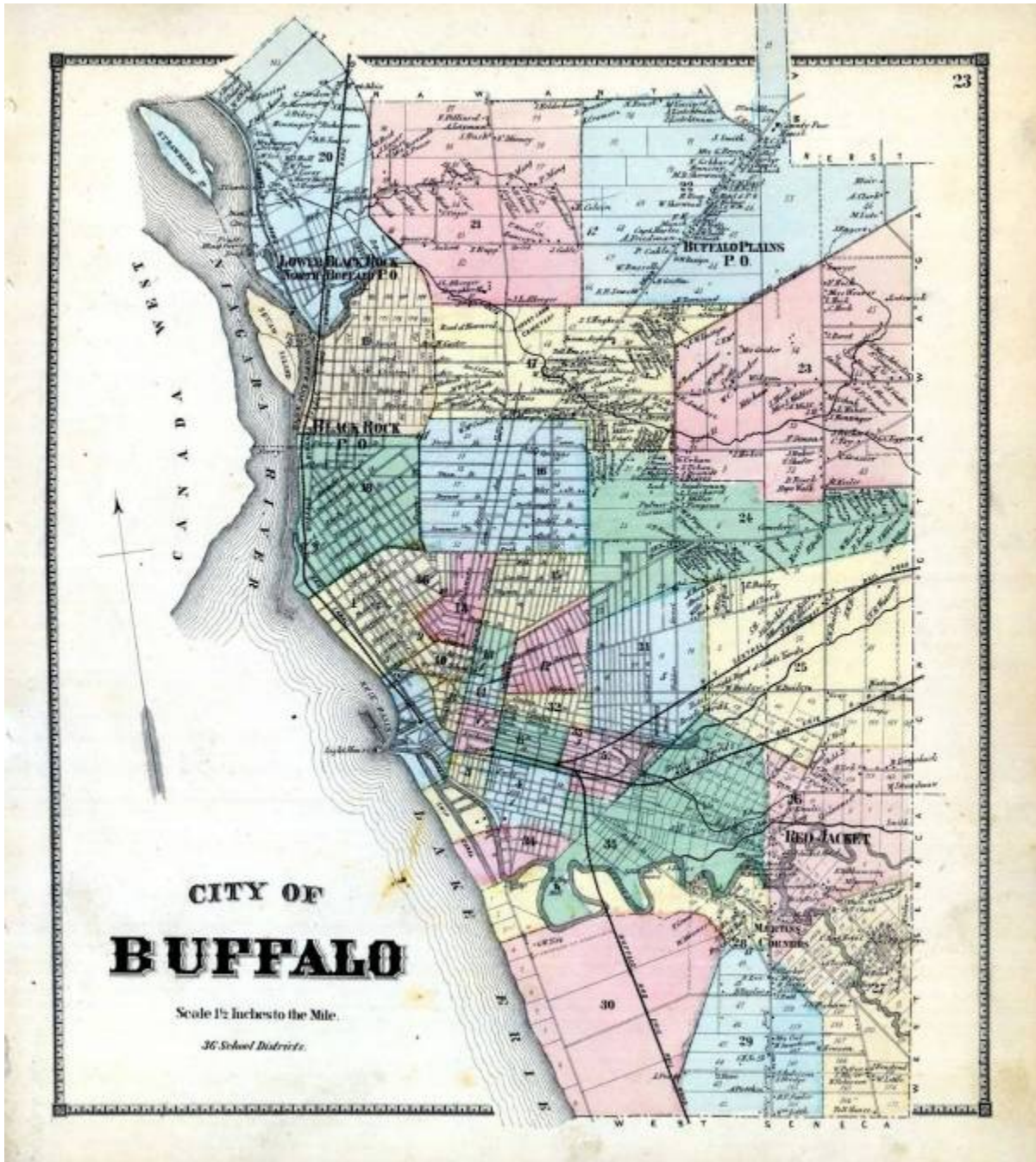
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ELMWOOD HISTORIC DISTRICT (WEST)

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“City of Buffalo” from the Stone and Stewart Atlas (1866)

Note the development of the street pattern east of Black Rock in the former Mile Strip Reservation, it is primarily a few west-east streets but little else. Courtesy ancestry.com

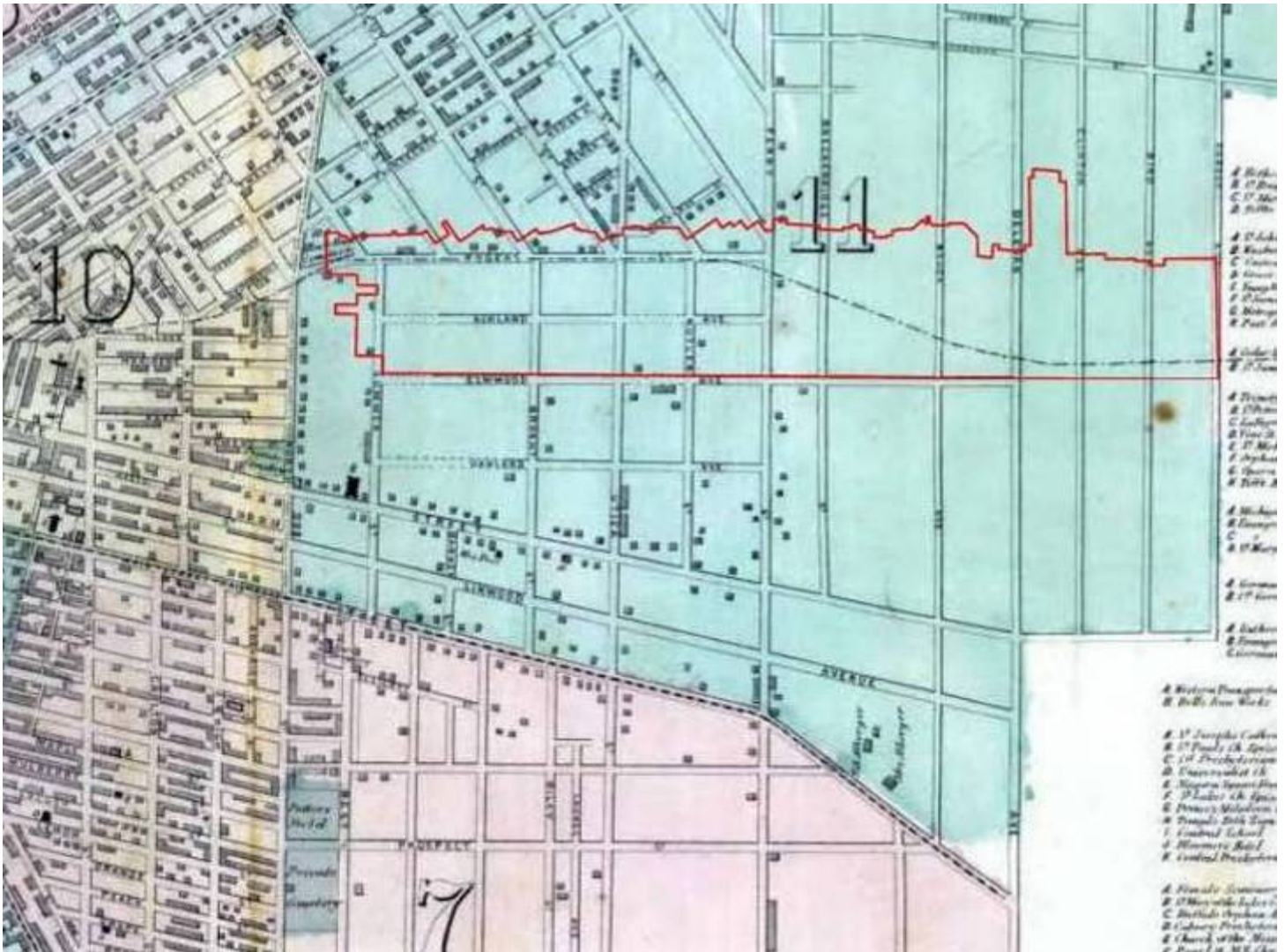
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Detail, “Map of a Part of the City of Buffalo” from the Stone and Stewart Atlas (1866)

The approximate boundaries of the Elmwood Historic District (West) are overlaid on this detail view of a map of the city of Buffalo from 1866. While buildings are shown here as indistinct squares, note the lack of any real construction in the future district in the 1860s. In comparison, the Allentown Historic District, part of which is located at the left of this image, is densely built up. Courtesy ancestry.com

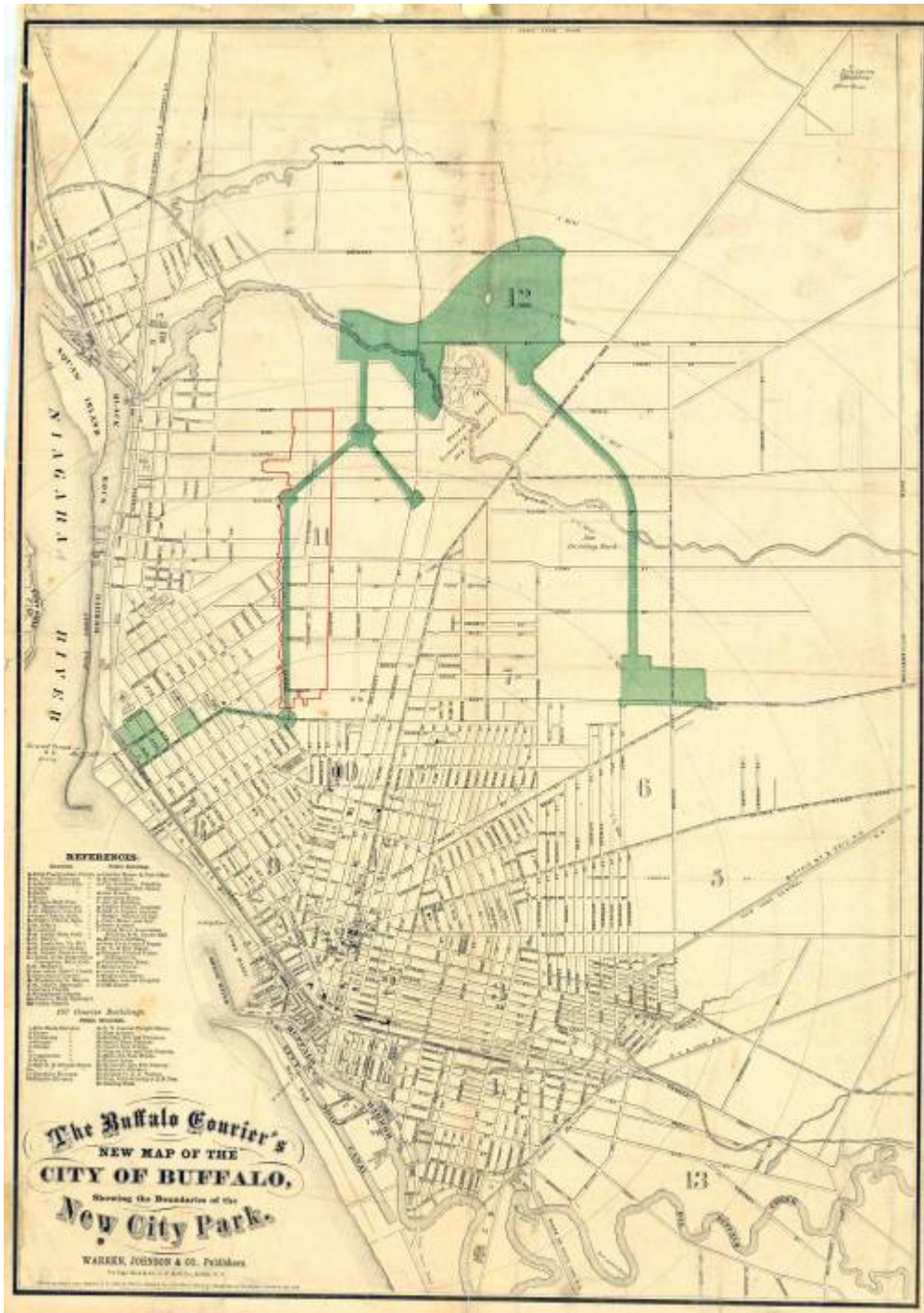
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“Buffalo Courier’s New Map of the City of Buffalo, showing the Boundaries of the New City Park,” (1869)
Shown here is an overlay of the proposed Olmsted parks and parkways system on the pre-existing street pattern. The approximate boundaries of the Elmwood Historic District (West) are also shown. Courtesy Dartmouth College.

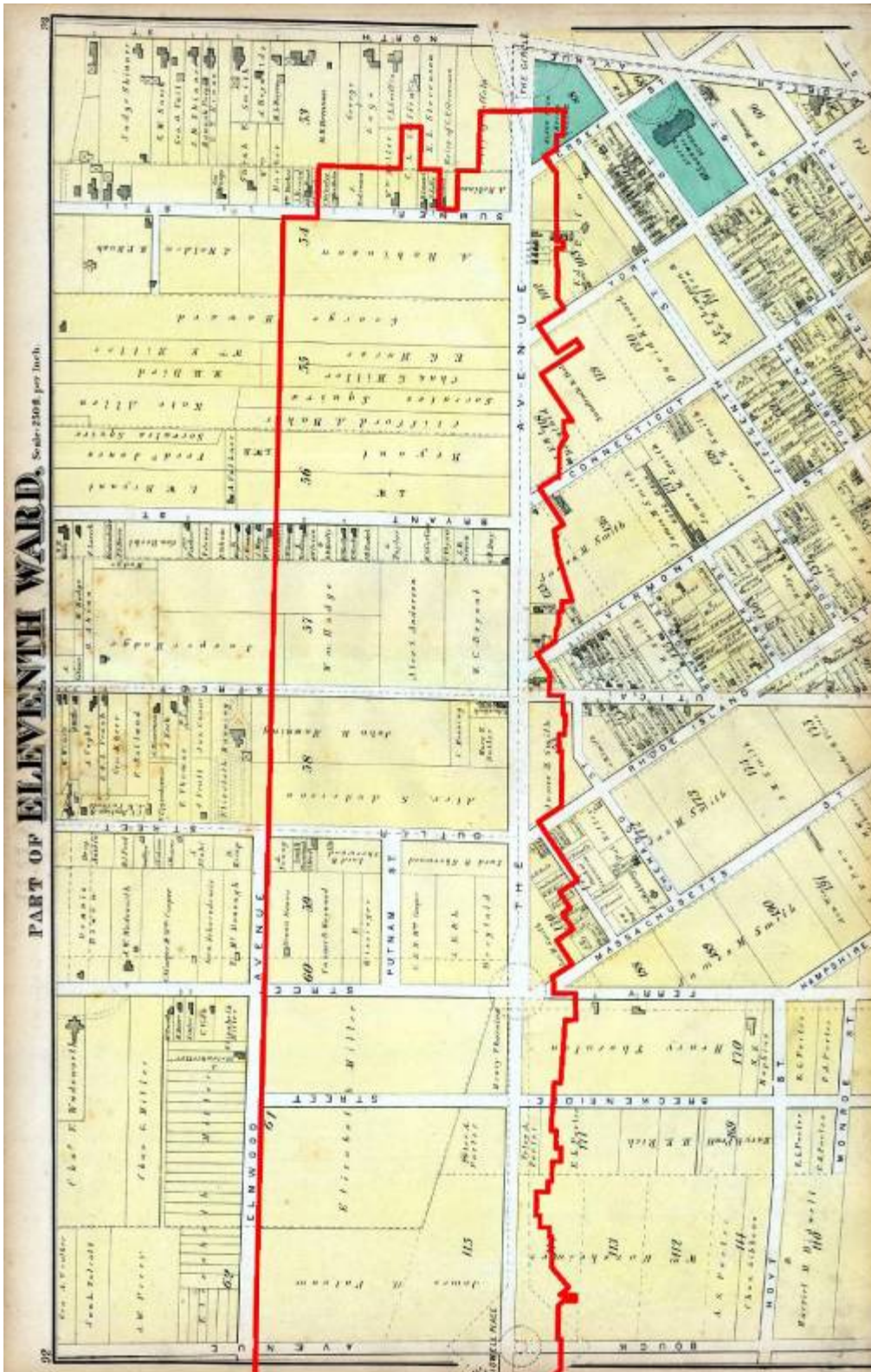
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“Part of the Eleventh Ward” from the Hopkins Atlas (1872)

The approximate boundaries of the Elmwood Historic District (West) are superimposed on this map, which highlights property ownership in 1872. This informative map shows how relatively unsettled this swath of land was in the 1870s, with some development, notably along Bryant Street. Notice here that, while indicated on earlier maps, north-south routes such as Ashland Avenue were surveyed but not established, publicly-opened roads. Courtesy ancestry.com

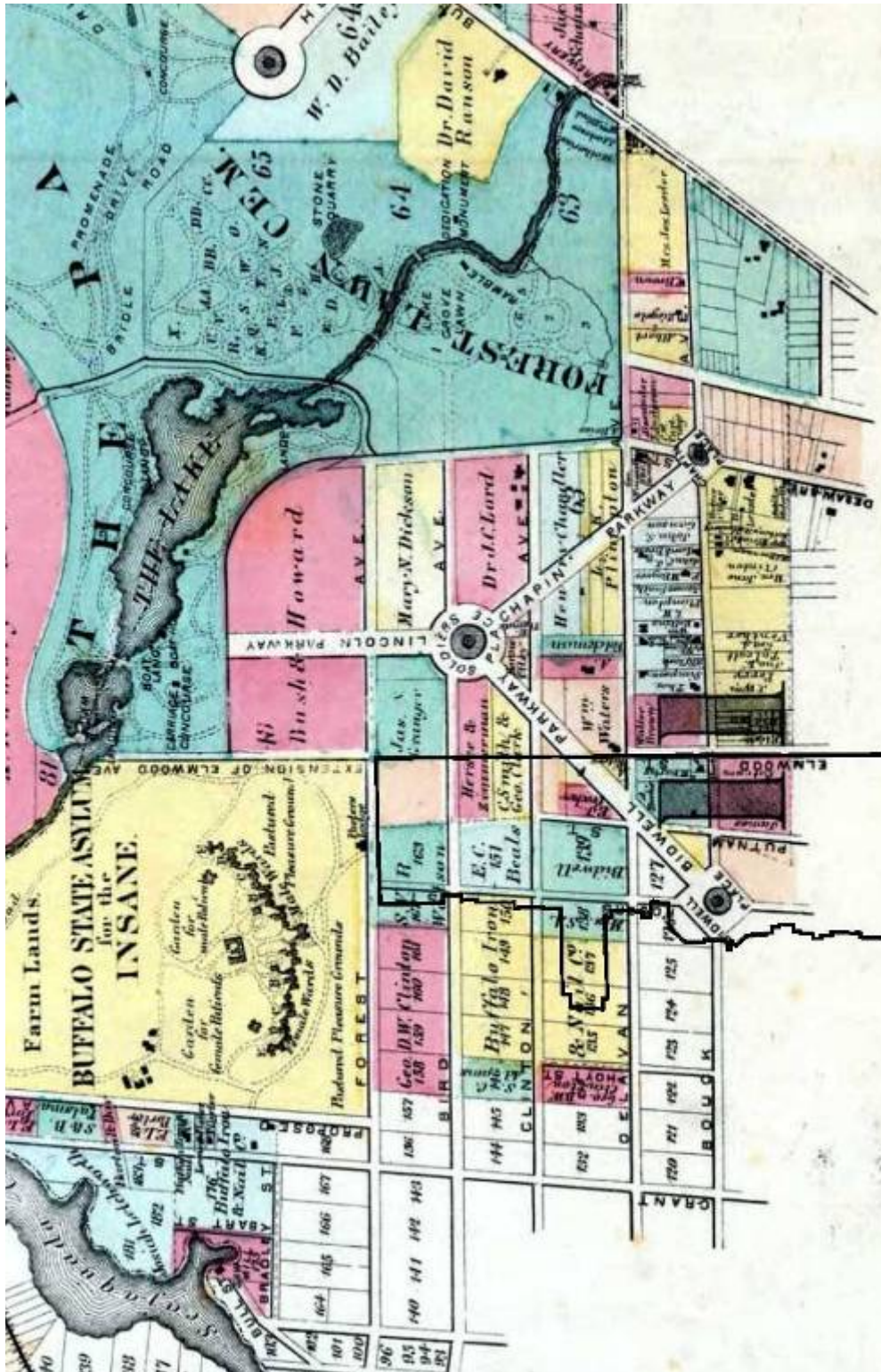
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Detail, "Parts of the Eleventh and Twelfth Ward" from the Hopkins Atlas (1872)

North is at the left of this image. The approximate boundaries of the Elmwood Historic District (West) are superimposed on this map, which highlights property ownership in 1872. This portion shows the northern area of the district, which remained large farm lots. At the time of this map, Elmwood Avenue only extended as far north as Delavan. Courtesy ancestry.com

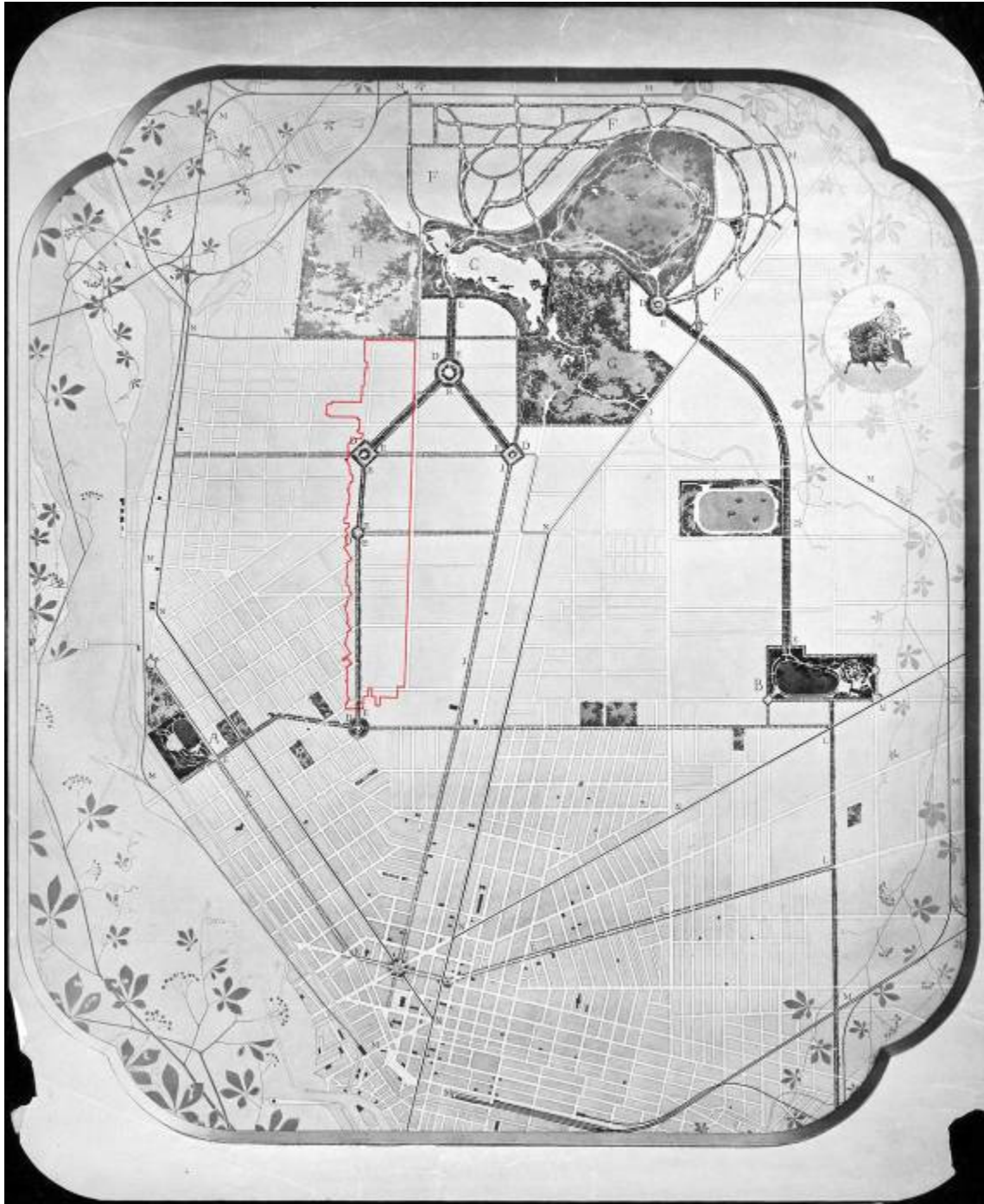
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Map of North Buffalo, showing Frederick Law Olmsted Parks and Parkways and Buffalo State Asylum (1876)

The approximate boundaries of the Elmwood Historic District (West) are overlaid on this map showing the design and installation of the parks and parkways and the asylum grounds, all created by Olmsted.

Courtesy FLO National Historic Site.

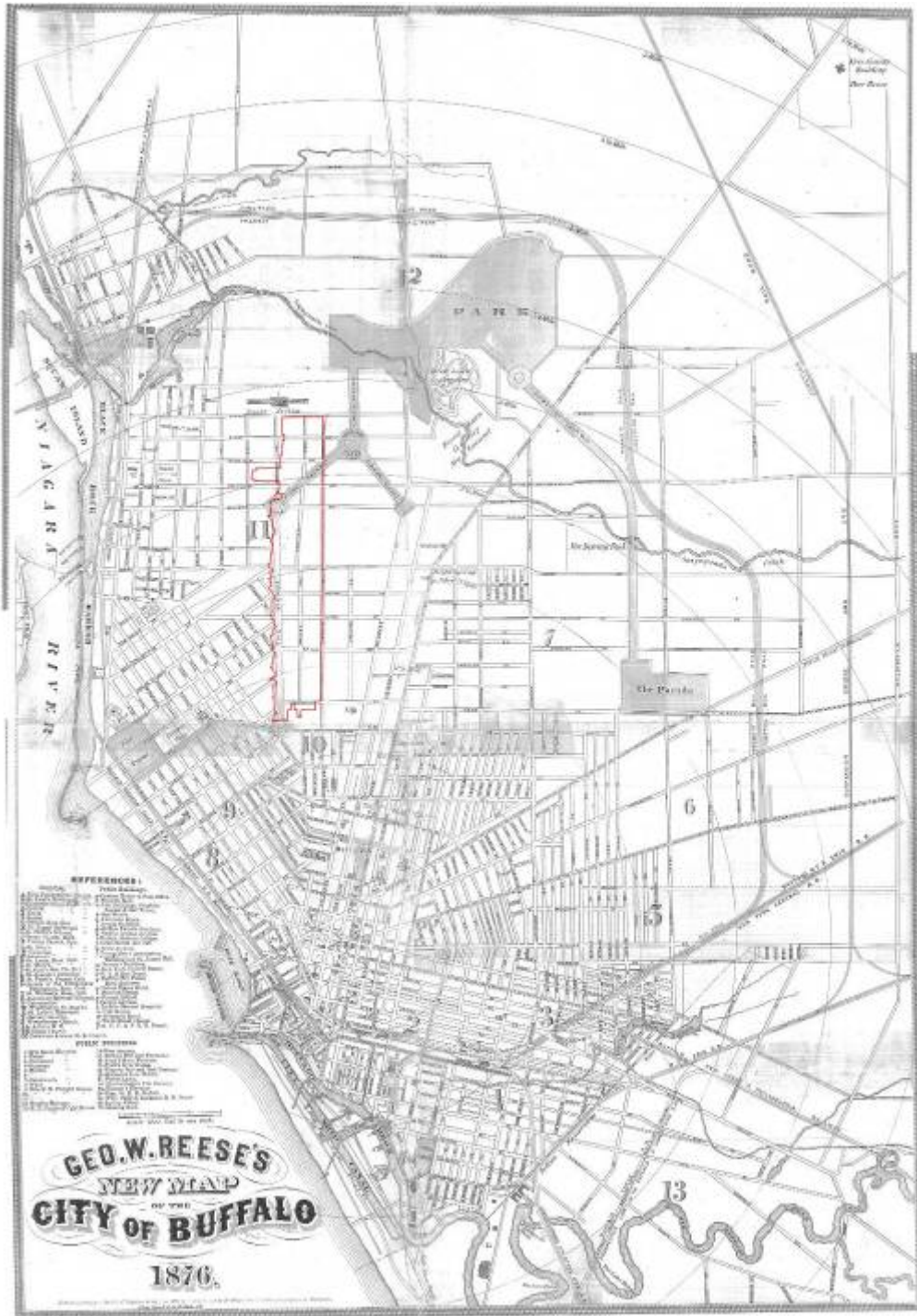
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Geo. W. Reese's New Map of the City of Buffalo (1876)

The rough boundaries of the Elmwood Historic District (West) have been identified in context to the developing street pattern. Courtesy BECPL.

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Detail, “The City of Buffalo, N.Y.” (1880)

(Left is up in this image) The rough boundaries of the Elmwood Historic District (West) are indicated. While not precise, this image shows how vacant and undeveloped the future Elmwood district was as late as the 1880s. Note the much more developed areas surrounding the future district; Black Rock to the west (at bottom), Allentown to the south (right), and Cold Spring to the east (top). Courtesy LOC.

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“City of Buffalo” (1880)
From the Beers atlas, courtesy NYPL.

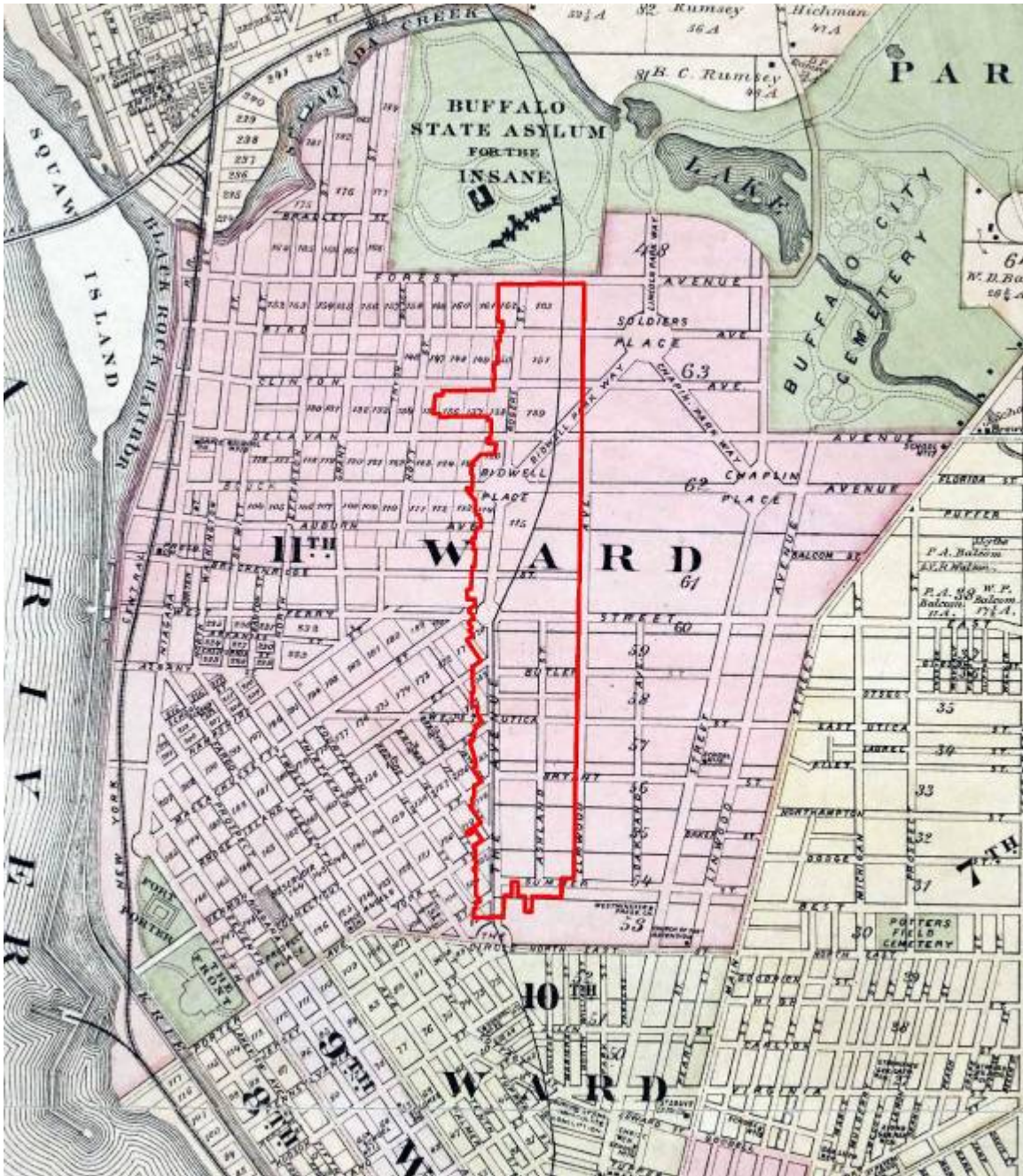
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ELMWOOD HISTORIC DISTRICT (WEST)

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Detail, previous map.

The approximate boundaries of the Elmwood Historic District (West) are indicated. Note the size of the large 11th Ward, which still in the early 1880s was sparsely settled. New roads have been established, such as Ashland Street (now Avenue) and others extended.

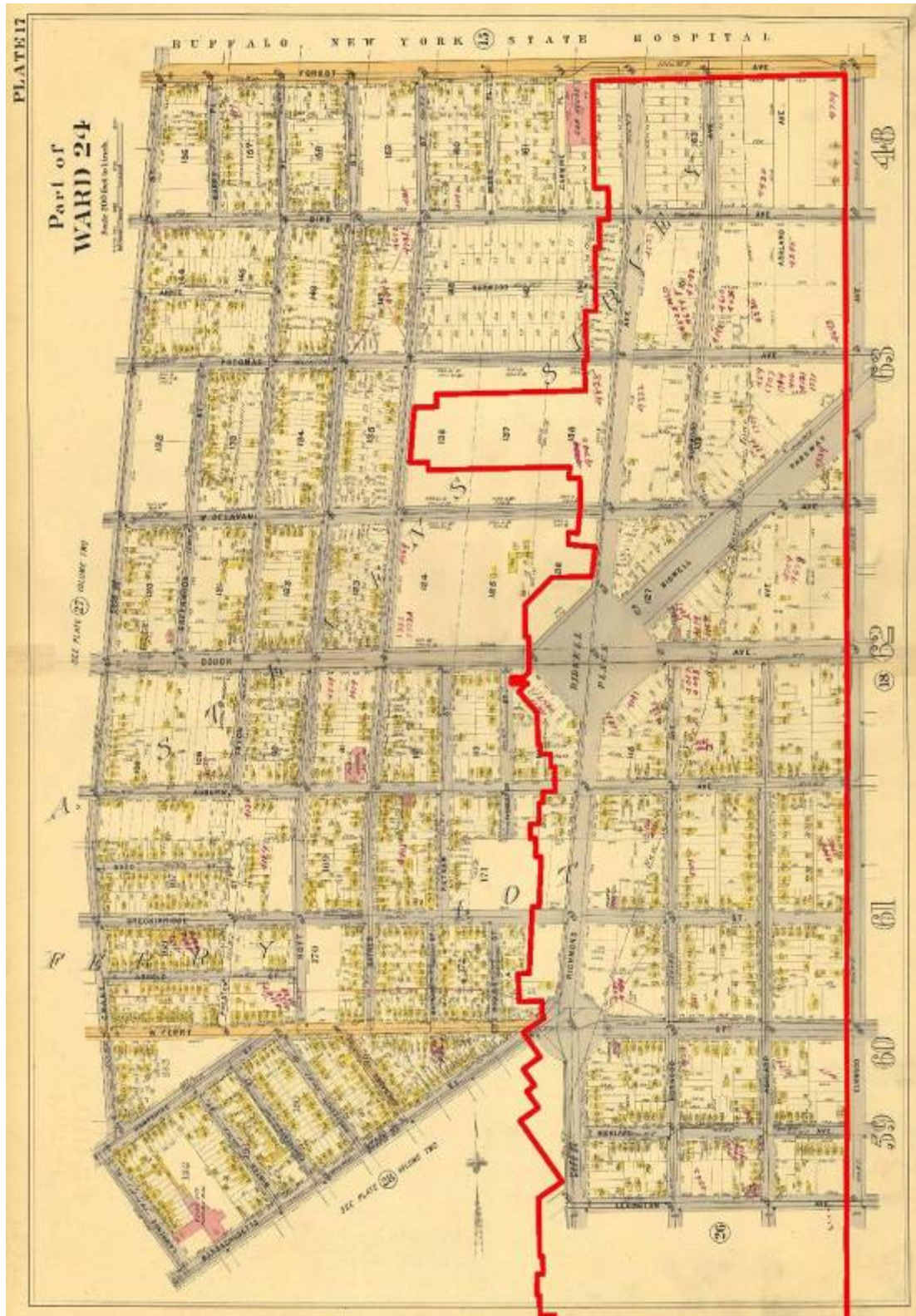
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**“Part of Ward 24 –
Place 17” from the
American Atlas Co.
(1894)**

North is at the top of this map. The approximate boundaries of the Elmwood Historic District (West) are here superimposed. Note the rapid development in the Elmwood district, especially in the area south of Ferry Street and on west-east streets. Richmond Avenue and Bidwell Pkwy, the two most expensive streets for construction, remains fairly undeveloped. Courtesy City of Buffalo.

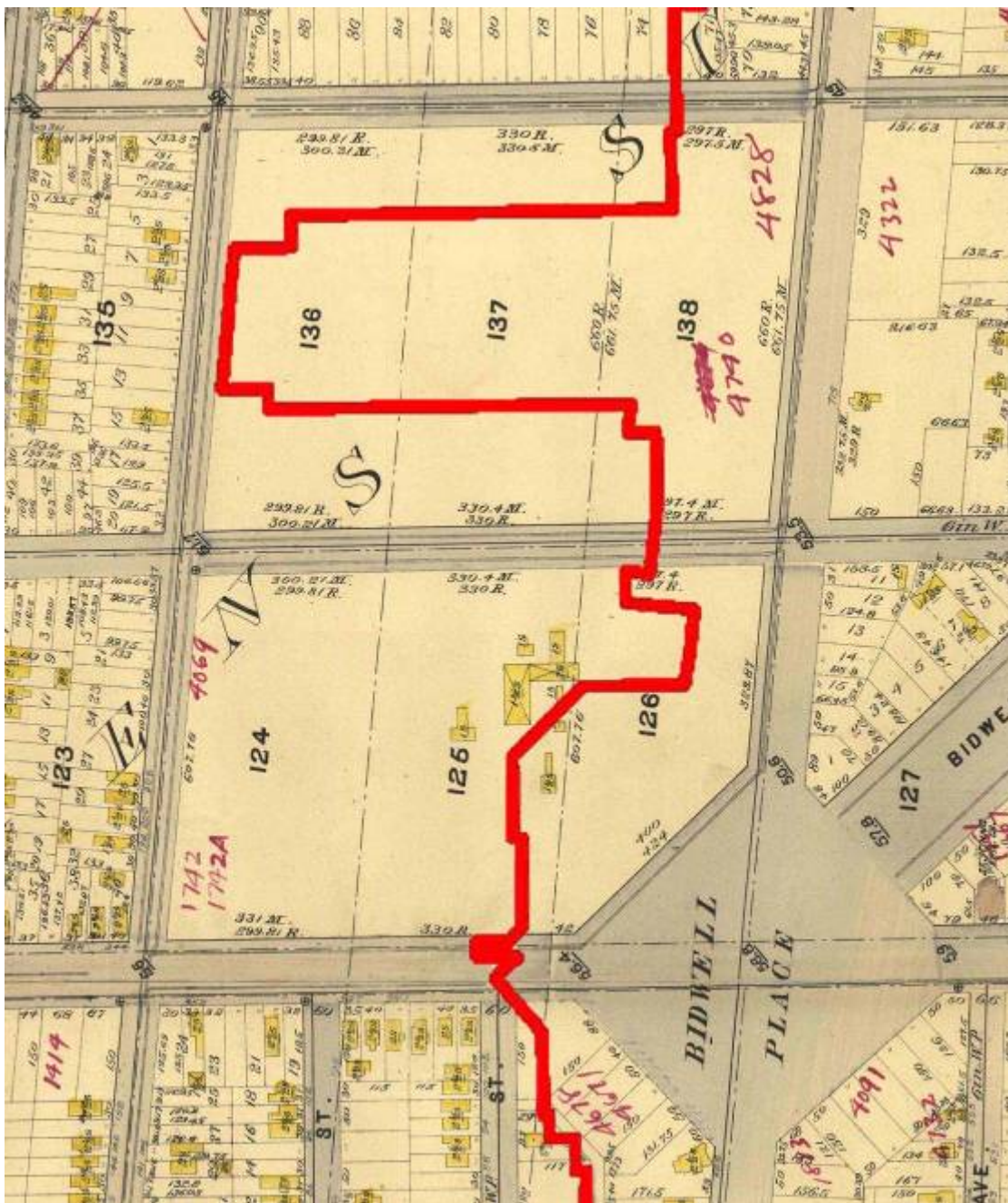
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Detail, previous map

This image shows the old Bidwell Farm lots, partially located in the Elmwood Historic District (West) boundaries (approximately overlaid). Notice the large farm tracts present in the midst of suburban development in the Elmwood district, with the original farm house and barns constructed ca. 1810 by Benjamin Bidwell still present. They existed for near a century until ca. 1900. The protrusion in the boundaries indicates that Dorchester Road was cut through the “backyard” of the Bidwell farm.

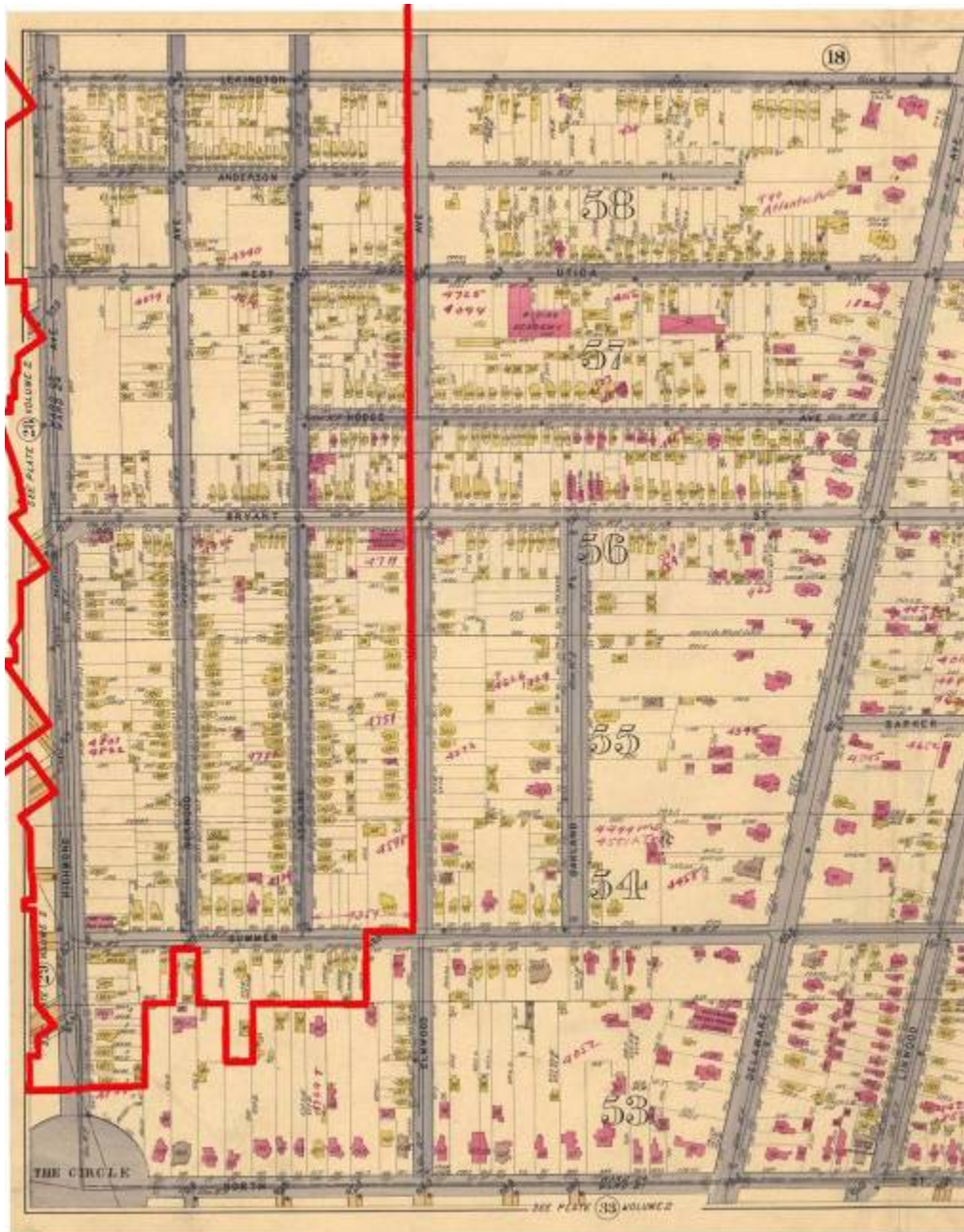
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Portion, "Part of Wards 17 & 24" from the American Atlas Co. (1894)

Another plate from the previous atlas, showing the southern portion of the Elmwood Historic District (West).

Notice here that some streets are very well established as early as the 1890s, such as the southern ends of Ashland and Norwood Avenues (former Howard), and Summer Street. Notice the difference in the grain of the streets in the Elmwood district in comparison to those large, spacious lots on Delaware Avenue (at right), which contained large mansions of Buffalo's elite. Courtesy City of Buffalo.

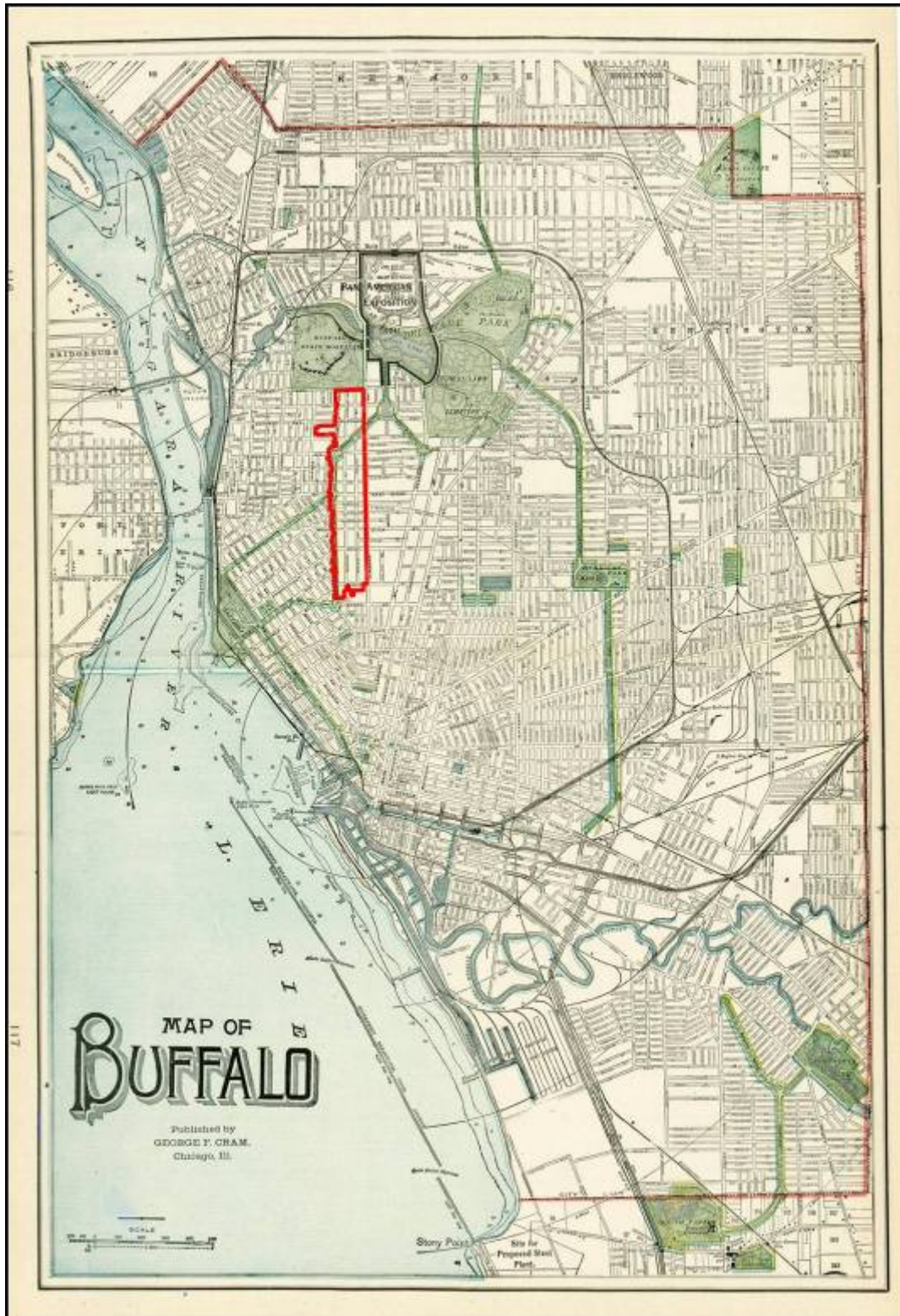
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**“Map of Buffalo,” by
George Cram (1901)**

A map of the city of Buffalo, showing the grounds of the Pan-American Exposition (outlined in black). The approximate boundaries of the Elmwood Historic District (West) are also noted. This map highlights the Olmsted parks and parkways in and around the city, and also the close proximity of the exposition grounds to the historic district. Courtesy Barry Lawrence Ruderman Antique Maps Inc.

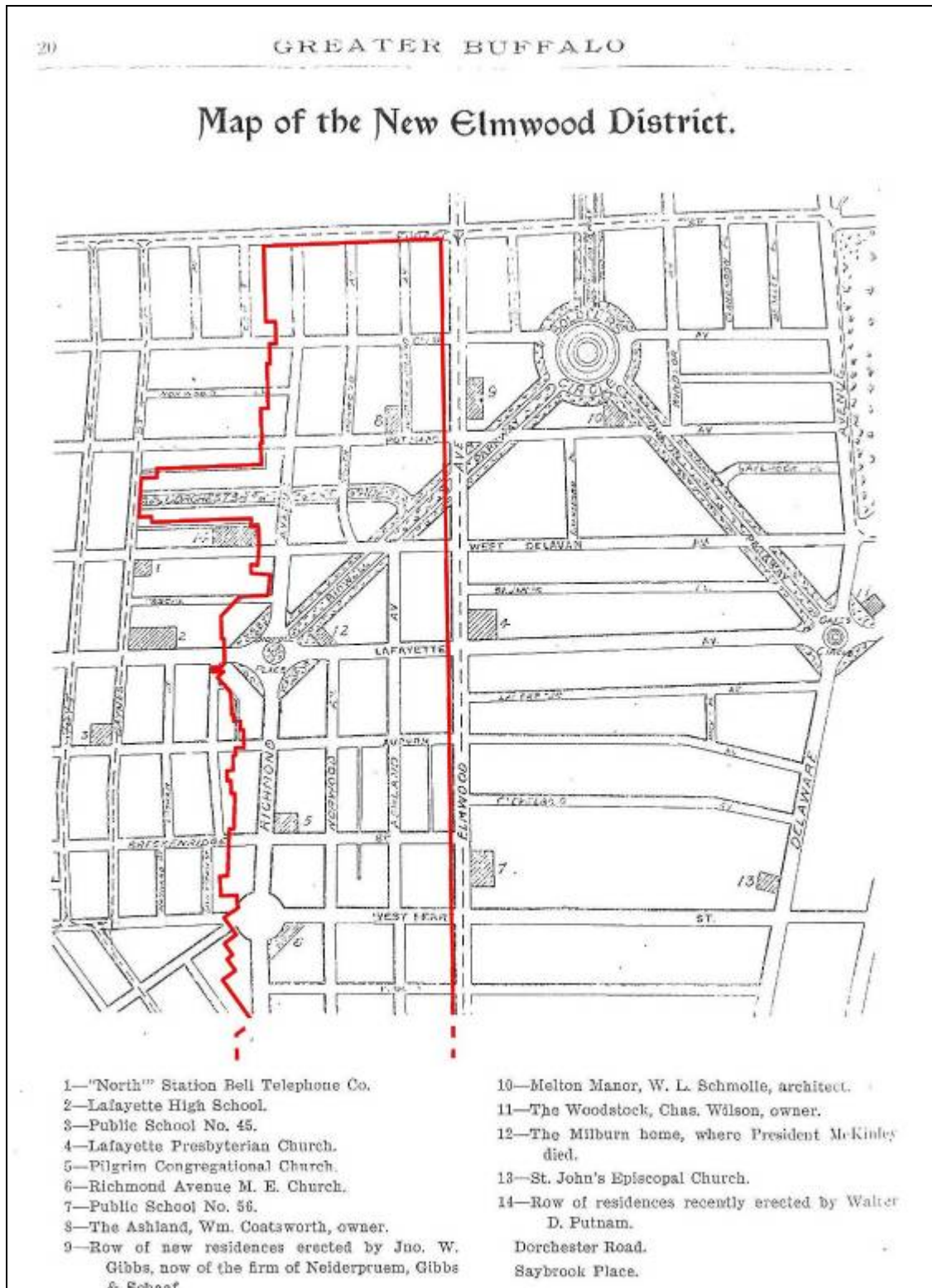
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“Map of the New Elmwood District” from *Greater Buffalo* (1902)

The approximate boundaries of the Elmwood Historic District (West) are superimposed. By 1902, the Elmwood district had become an area of Buffalo with a distinct character and identity, as evidenced on this map. The southern area of the Elmwood Historic District (West) was already well developed by the turn of the century, as visible on the map from 1894, so this map focuses on the newly growing northern areas. Some key landmarks are noted on this map, numerous churches and schools. Note that Dorchester Road has been established by 1902, although it was several years later that construction began. The future Elmwood Historic District (East) will encompass area to the right of the shown boundaries. Courtesy BECPL.

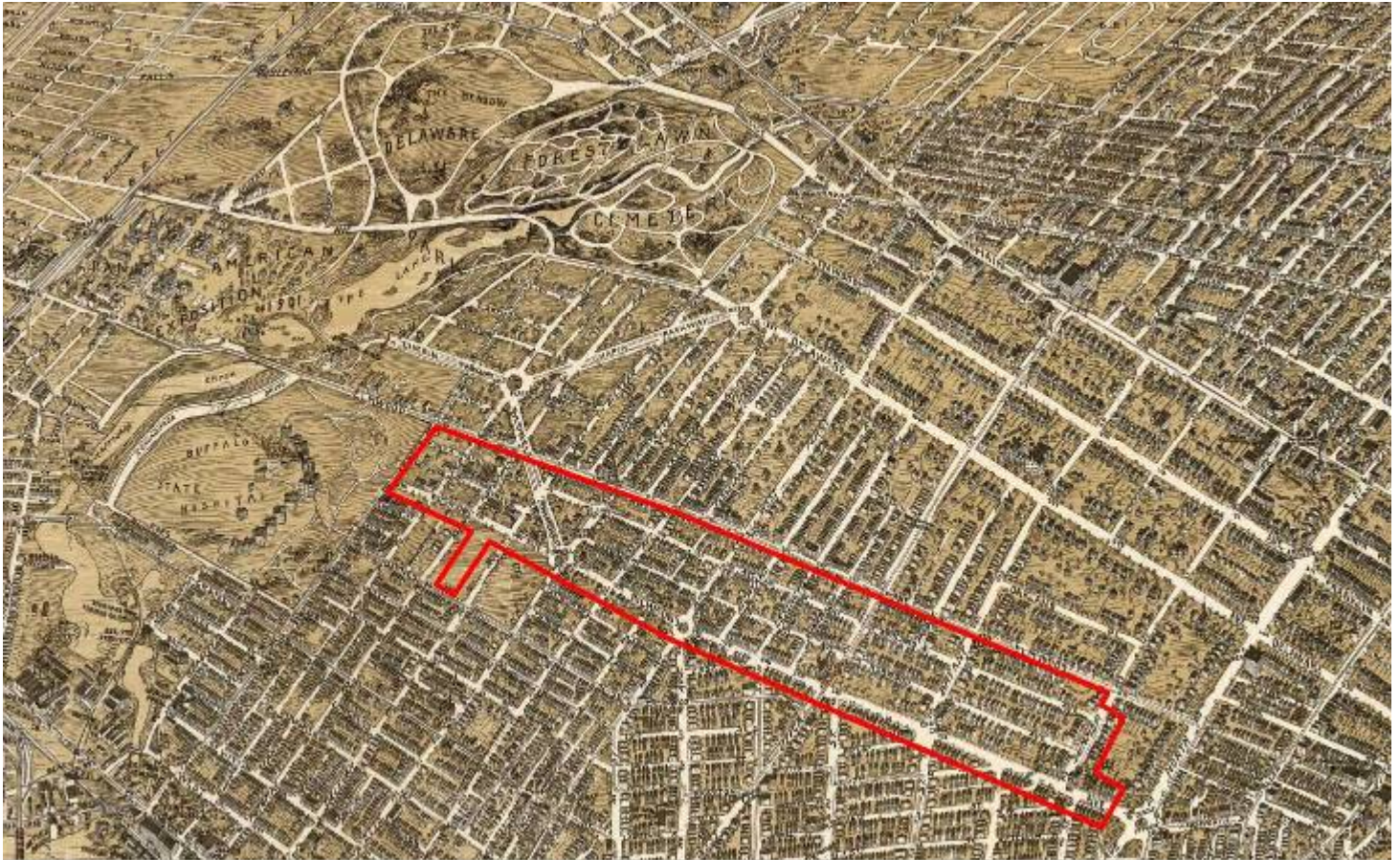
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Detail, "Buffalo, Erie Co., N.Y." (1902)

The rough boundaries of the Elmwood Historic District (West) are here indicated, and north is toward the upper left hand corner. This panoramic view shows how rapidly the Elmwood Historic District (West) was developed. Compare to the panoramic view from 1880, created only two decades before.

Courtesy LOC.

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"How Easily Morgan Street Could Be Extended and Elmwood Avenue Widened," (1903)

This map highlights what was then proposed for the extension of Elmwood Avenue, linking the Elmwood district with the downtown commercial district of Buffalo. While this project did not occur within the boundaries of the Elmwood Historic District (West), it did have a significant impact on the district. This extension and widening was done to alleviate traffic congestion near Allen Street on Elmwood Avenue, and to allow for a two-lane streetcar line to be installed. Ultimately completed by 1911, this project helped to spur the commercial development of Elmwood Avenue in the 1920s and 1930s. From the *Buffalo Courier Express*, June 22, 1903.

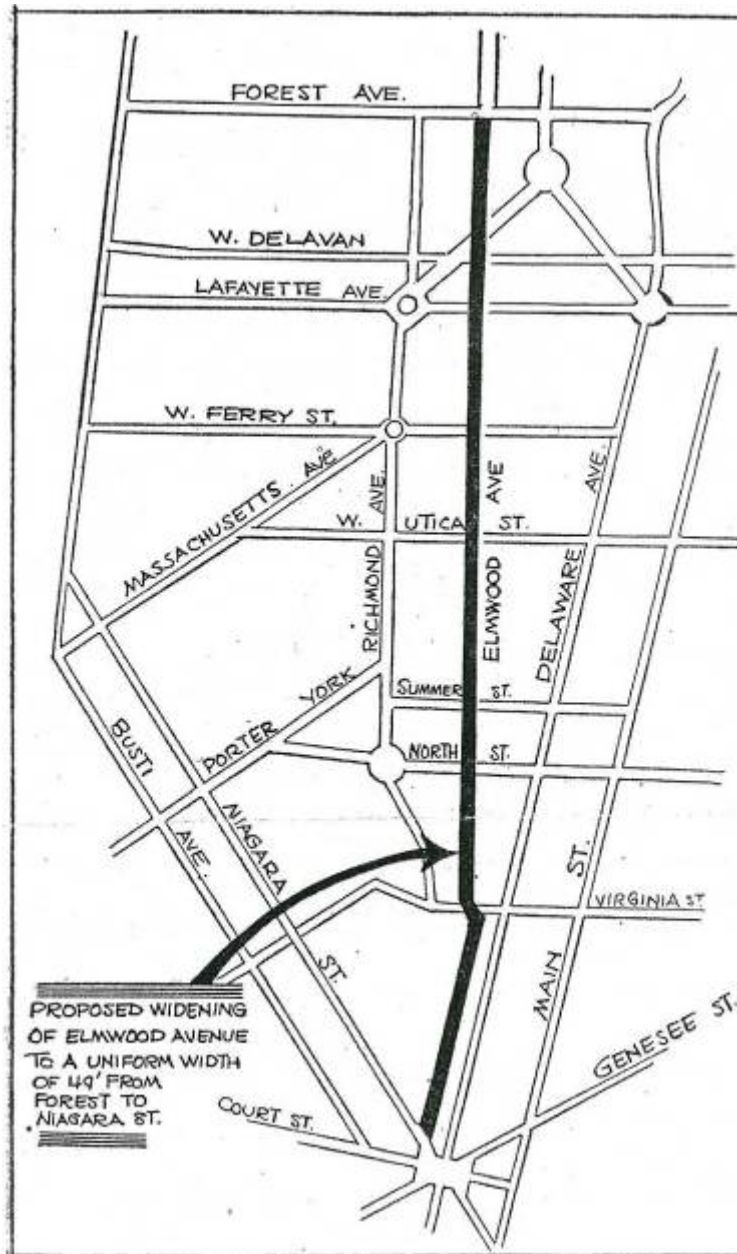
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“Widening of Elmwood is Proposed,” map (1935)

This map shows the proposed area for widening Elmwood Avenue to better accommodate the increased automobile traffic between the commercial core downtown and the Elmwood district. It marks a shift from the streetcar transportation that developed the area to the auto age which contributed to the overall decline of the city as residents moved to the outlying suburbs.

From *The Buffalo News*, "Widening of Elmwood Is Proposed - Plan Would Provide 49-foot Street," August 14, 1935.

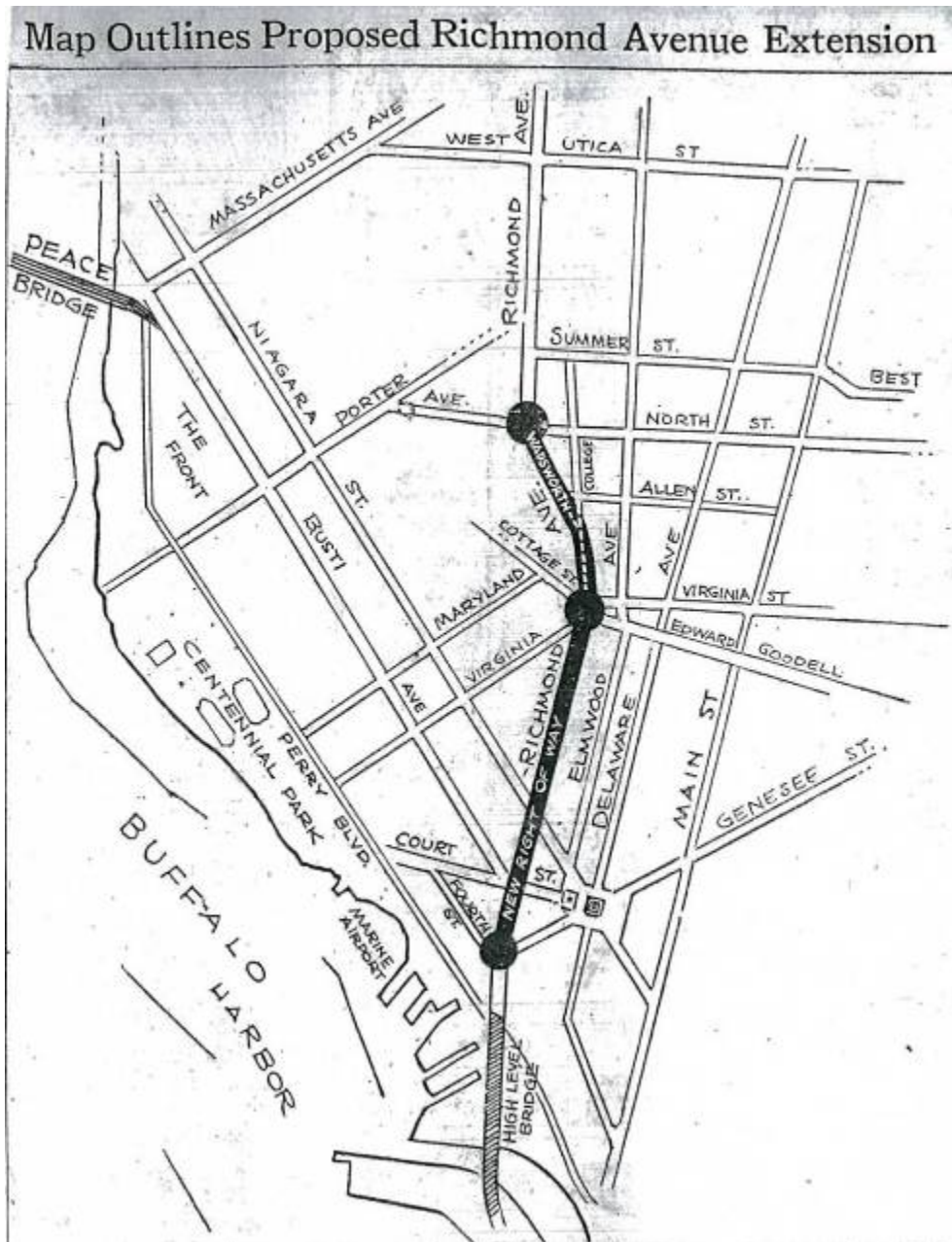
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“Map Outlines Proposed Richmond Avenue Extension,” (1935)

Another idea spurred by the growing auto-centric planning was this concept of extending Richmond Avenue through The Circle (Symphony Circle) to a “high level bridge” to the Hamburg Turnpike. Fortunately, this plan was never realized, as it would have encouraged Richmond Avenue to transform from its stately, Olmsted-designed appearance to a commercial zone like Elmwood and Delaware Avenues.

From *The Buffalo News*, "Map Outlines Proposed Richmond Avenue Extension," August 10, 1935.

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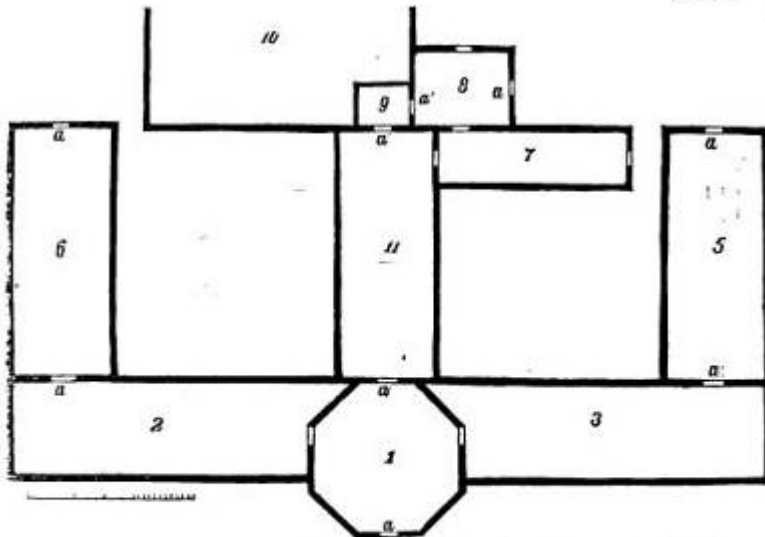
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HISTORIC IMAGES



1, *Conservatory*—octagon, 30 feet in diameter, occupied by a bed of prepared soil; in the center, a rockery, and shelves extending around the house next the glass. Between the shelving and border is a broad walk, paved with marble.

2, *Rose-House*—20 by 60 feet, furnished with a stage and front shelf; below the stage is an excavation, used for storing Dahlias, etc., and behind it a pit, level with the ground, in which are plants of large size; at the west end is a raised border, in which are plunged Camellias, etc.

3, *Geranium-House*—20 by 60 feet dimensions, and arrangements the same as Rose-House, except that the raised border at the end is replaced by a shelf.

5, *Forcing-House*—20 by 50 feet. Pit in center, two feet high, heated below. Shelf each side of the house.

6, *Grape-House*—20 by 50 feet; border inside, occupying the whole house; at the back it is raised, and at present filled with Camellias plunged in the soil. Grapes but recently planted, and as yet only on the front.

7, *Propagating-House*—between Hot and Forcing-Houses, 12 by 40 feet; a heated pit on each side; pathway sunk between them.

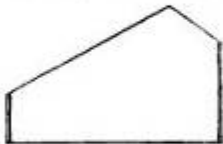
11, *Hot-House*—opening from Office, 20 by 50 feet; center occupied by a walled pit two feet high, surrounded by a walk, with shelves on the sides next the glass.

8, *Office*. 9, *Entrance*. 10, *Dwelling-House*. a, a, a, Doors. The open space on each side of Hot-House is used for frames. The front is 150 feet.

The *Rose, Geranium and Grape-Houses*, are constructed with "three-quarter span" roofs, as in the annexed figure, and back walls of hollow brickwork. The two former have a southern, and the latter an eastern aspect. The *short span* being behind the stages, and directly over the pits in the rear of them, give an abundance of light to plants placed in them.

The *Forcing and Hot-Houses* are both span-roofed, running nearly north and south.

Roof-sashes all stationary, with ventilators placed at the ridge and below the front sashes, which also open. Partitions between houses are glass. The whole range is heated by a powerful hot-water apparatus, erected by JAMES NASON, of New York; the pipes of which are from four to six inches in diameter, and measure nearly 3,000 feet in length. They are all heated by one furnace, situated in the basement of the office building; and which is capable of warming a still greater extent of surface, if required. In the same basement is a powerful steam pump, which elevates the water for the supply of the houses, from capacious cisterns and a deep well adjacent (as hard or soft water is required), into two reservoirs, containing nearly 600 gallons each, located in the attic, whence it is conveyed in pipes to all parts of the green-houses, wherever needed; also to the stables, &c., hydrants are placed at convenient distances, to which hose may be attached, as may also be done with the steam pump, which thus becomes a fire engine of considerable power."



Plan and description of "The Greenhouses of J.B. Eaton & Co., Oaklands Nursery, Buffalo, NY" (1854)

From *The Horticulturalist, and Journal of Rural Art and Rural Taste*, vol. IV (Rochester: James Vick, Jr., 1854), 189-190.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State

COMMERCIAL ADVERTISER DIRECTORY.

79

**BUFFALO
NURSERIES.**

SITUATE BETWEEN MAIN AND UTICA STREETS.

Entrance on Utica, West of Delaware Street.

These Nurseries have for the coming Fall and Spring Trade, a large and finely grown

STOCK OF

FRUIT TREES

EMBRACING

**APPLE, PEAR,
PEACH, PLUM, CHERRY, APRICOT, NECTARINE,
QUINCE AND FIGS.**

ALSO,

**RASPBERRIES, STRAWBERRIES,
CURRANTS AND GOOSEBERRIES,**

Of all the STANDARD varieties, as well as those which are NEW and RARE.

THE ORNAMENTAL DEPARTMENT

IS FULL AND COMPLETE, INCLUDING

Evergreen & Deciduous Trees & Shrubs

OF EVERY DESIRABLE KIND,

Most perfect specimens for

Streets, Parks, and Private Grounds and Gardens.

Orders addressed to the proprietor will reach him through the Post Office, and be promptly attended to. All inquiries will be cheerfully answered, and Descriptive Catalogues and Wholesale Lists sent to those who desire them.

D. S. MANLEY, Proprietor.

Advertisement for Buffalo Nurseries, located in the future Elmwood district area. (1855)

From
The Commercial Advertiser Directory of the City of Buffalo (Buffalo, N.Y.: Thomas and Lathrops, Publishers, 1855), 79.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State

THE ELMWOOD AVENUE DISTRICT.
15,000 feet of the choicest residence property in Buffalo
for sale at prices ranging from \$15 to \$400 per foot.
ACRE PROPERTY.
50 acres on Main Street, near the Erie Belt Line, cuts up in fine
shape, - - - \$2000 per acre.
A fine tract of 90 acres, at Bay View, nine miles from Buffalo
Post Office. Three railroads have stations on the property
and run ten passenger trains each way per day which stop
on the farm. Only a quarter of a mile from the lake.
\$300 per acre.
WALTER G. HOPKINS,
Telephone 893. 2 AUSTIN BUILDING.

THE ELMWOOD AVENUE DISTRICT.
How would a lot 40x193, on the west side
of Ashland Avenue, at \$80 per foot, suit?
1000 Feet of choice land for sale in this
neighborhood, by
WALTER G. HOPKINS,
Telephone 893. 2 AUSTIN BUILDING.

Real Estate Advertisements, Walter G. Hopkins (1890)

Hopkins, like many other real estate agents at the time, noted a specialty in property in the Elmwood district. These advertisements in the 1890 *Buffalo Real Estate and Financial News* journals constitute the earliest identified use of the phrase "Elmwood district" or "Elmwood Avenue district" to refer to this neighborhood. From *Buffalo Real Estate News*, July 15, 1890 (top) and August 15, 1890 (bottom).

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



“J. Adam Lautz, Owner – For Sale by Hopkins and Humburch” (1891)

One of the earliest located images depicting a newly-built house for sale in the new Elmwood district. While not identified in the article, this house has been determined to be 592 West Ferry Street (contributing), image on page 11-89.

From *Real Estate and Building News*, May 1891, n.p.

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Continuation Sheet

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State



“J. Adam Lautz, Owner – For Sale by Hopkins & Humburch” (1891)

One of the earliest images showing newly-built houses in the new Elmwood district. The houses here are 408 Ashland Avenue (at left) and 410 Ashland Avenue (at right). Both are contributing to the Elmwood Historic District (West). Notice here that while it is difficult to determine with what material the road is paved, but the stone curbing is original and still largely extant.

From *Real Estate and Building News*, May 1891, n.p.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State



The Charles Dudley Arnold House, 123 Bidwell Parkway (ca. 1895)

Designed by the nationally-prominent architect Joseph Lyman Silsbee, an early mentor of Frank Lloyd Wright in Chicago, the Arnold house was one of the earliest houses to be constructed on Bidwell Parkway. This image shows the house as it was originally designed, with an open porch typical of other Silsbee designs. The covered porch currently on the building was a later addition.

From Thomas G. Yanul, "C.D. ARNOLD -A Chronology," C.D. ARNOLD -A Chronology, 2001, accessed May 29, 2012, <http://www.thomasyanul.com/arnold1.html>.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
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Buffalo Railway Company Streetcar, Elmwood Avenue Line (1895)

Originally a horse-drawn line installed in 1889, by around 1892 the Elmwood Avenue line was converted to electricity. The streetcar played a critical role in the development of the Elmwood Historic District, and was spurred by the need to access Olmsted's parks and parkways. Note here the car is marked "To the Park."

From William Reed Gordon, *90 Years of Buffalo Railway, 1860-1950*, International Railway Company (Rochester N.Y., 1970), 149.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



RICHMOND AVENUE, LAID WITH TRINIDAD ASPHALT PAVEMENT.

“Richmond Avenue, laid with Trinidad Asphalt Pavement”

Appears to be looking north towards the twin towers of the Buffalo State Asylum.
from *A History of the City of Buffalo and Niagara Falls* (1896), n.p.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State



View near 111 Richmond Avenue (ca. 1896)

This early image of the Elmwood Historic District (West) shows many of the elegant horse-drawn sleighs common on the fashionable Richmond Avenue. A common sign of wealth and status during the nineteenth century, riding in carriages or sleighs up and down the street was a way of being seen and seeing others.

From West Coast Perspective, "If These Walls Could Talk," Buffalo Rising, May 6, 2007,
http://archives.buffalorising.com/story/if_these_walls_could_talk_1.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



ELMWOOD AVENUE NEAR BARKER STREET.

“Elmwood Avenue near Barker Street.”

While the exact location of this image is unclear, this does show the lushness of the landscape during the early development era in the Elmwood district. Note the streetlights, hitching posts and the broad sidewalks.
from *A History of the City of Buffalo and Niagara Falls* (1896), page 56.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



ELMWOOD AVENUE.

“Elmwood Avenue”

Another view looking down Elmwood Avenue, from an unknown location on the street. Note the rail fence at the road to the right of the image, and also the curbing, which is still retained in many streets of the Elmwood Historic District (West). The dense canopy of trees, while partially lost on Elmwood Avenue, is still retained on many of the streets in the district.

from *A History of the City of Buffalo and Niagara Falls* (1896), page 68.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State



RESIDENCE OF CHAS. P. STEVENSON,
266 Richmond Avenue.

Charles P. Stevenson was active in real estate in the 1890s.
From *Buffalo, New York: The Book of Its Merchant Exchange* (1897)

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State



RESIDENCE OF F. C. LAING, Real Estate Agent and
Dealer, 306 Lexington Avenue.

This was once the home of real estate agent Fremont C. Laing.
From *Buffalo, New York: The Book of Its Merchant Exchange* (1897)

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
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RESIDENCE OF W. H. SCHMIDT, 356 Richmond Avenue.

Mr. Schmidt is a leading Buffalo Contractor, with offices
in the Builders' Exchange.

One of the most lavish and recognizable houses on Richmond Avenue, with its elaborate use of Medina sandstone and Beaux-Arts design, is the William H. Schmidt House.
From *Buffalo, New York: The Book of Its Merchant Exchange* (1897)

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



RESIDENCE OF PETER McNEIL, (Wholesale
Lumber) 424 Richmond Avenue.

Irish-born Peter McNeil was manager of the McNeil Lumber Company.
From *Buffalo, New York: The Book of Its Merchant Exchange* (1897)

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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RESIDENCE OF D. Y. LESLIE (Wholesale Lumber Dealer),
578 Richmond Avenue.

The house of the notorious Donald Y. Leslie, who fled the country after his company filed bankruptcy. Note the large pedimented porte cochere. A current image of the house is shown on page 11-84.

From *Buffalo, New York: The Book of Its Merchant Exchange* (1897)

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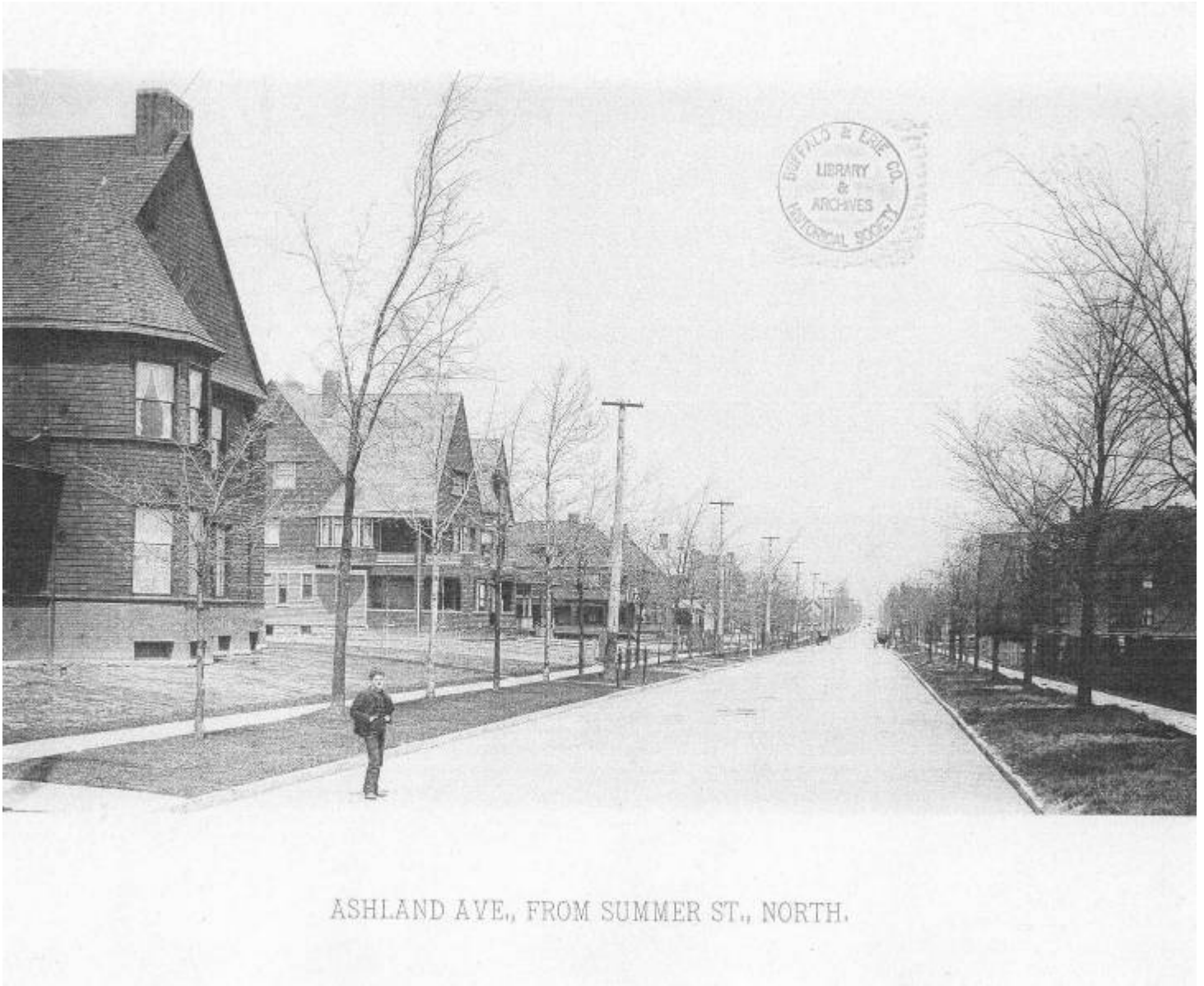
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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



ASHLAND AVE., FROM SUMMER ST., NORTH.

“Ashland Ave, from Summer St., North” (ca. 1890)

Courtesy of BECHS

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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House at 48 Anderson Place (ca. 1890-1900)
Courtesy of BECHS

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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House at 60 Anderson Place (ca. 1900)
Courtesy of BECHS

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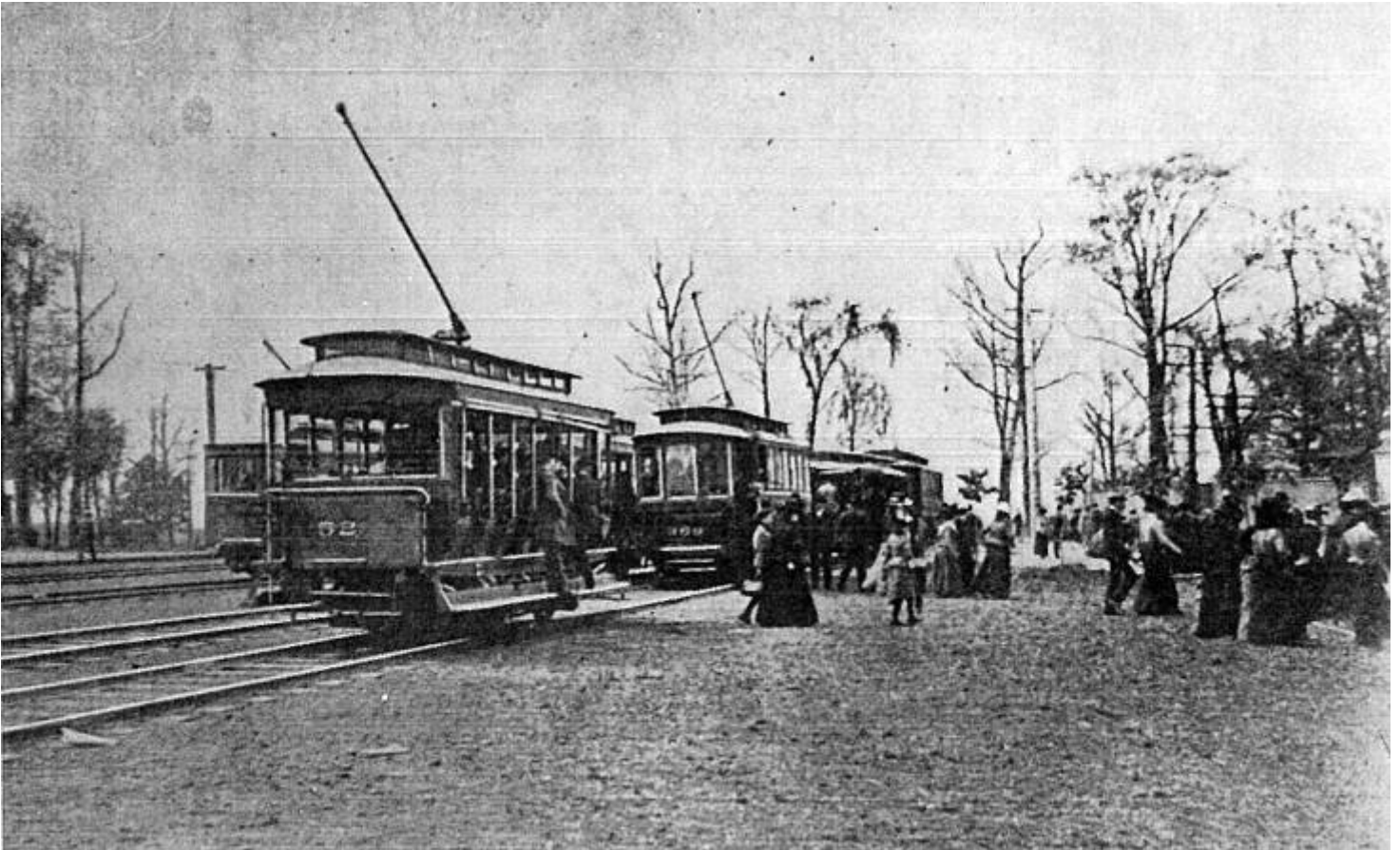
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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



Unloading at the Elmwood Gate, Dedication Day of the Pan-American Exposition (1901)

While the growth and popularity of the Elmwood Historic District preceded Buffalo's Pan-American Exposition, held nearby on grounds adjacent to Elmwood Avenue, the fair did improve Buffalo's streetcar lines in the area, and brought scores of visitors to the area.

From William Reed Gordon, *90 Years of Buffalo Railway, 1860-1950, International Railway Company* (Rochester N.Y., 1970), 164.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
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“New Houses in Course of Erection on West Delavan Ave.” (1902)

While the exact location of these houses is unclear, this is an excellent historic image depicting how these houses were built in groups by a common builder or developer. Note here the use of horses and mules in the construction process.

From *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, October 1902, 28.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



Detail, previous image

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



“Bidwell Place. Elmwood Ave. District.” (1902)

An excellent view of what is now Colonial Circle, looking east toward Lafayette Avenue. Note the appearance of old St. John’s church before the 1920s addition by Goodhue.

From "The New Elmwood District," *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, October 1902, 8.



Detail, above image

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



“New Dorchester Road. Elmwood Ave. District.” (1902)

This view is looking north-west from Bidwell Parkway, with the newly cut road at the left of the image. The house in the foreground is 110 Bidwell Parkway. Note the unusual building in the background. This appears to be an elaborate pre-existing 2-story stable, but its original owner is unclear.

From "The New Elmwood District," *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, October 1902, 8.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



Detail, previous image

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State



**Row of Richmond Ave. Residences Erected by John W. Gibbs,
Now of the Firm of Niederpruem, Gibbs & Schaaf.**

“Row of Richmond Ave. Residences Erected by John W. Gibbs” (1902)

An excellent early view of recently-constructed houses on Richmond Avenue, this view looking north-east from Auburn Avenue. Compare with a modern view of these houses on page 11-83.

From "The New Elmwood District," *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, November 1902, 19.

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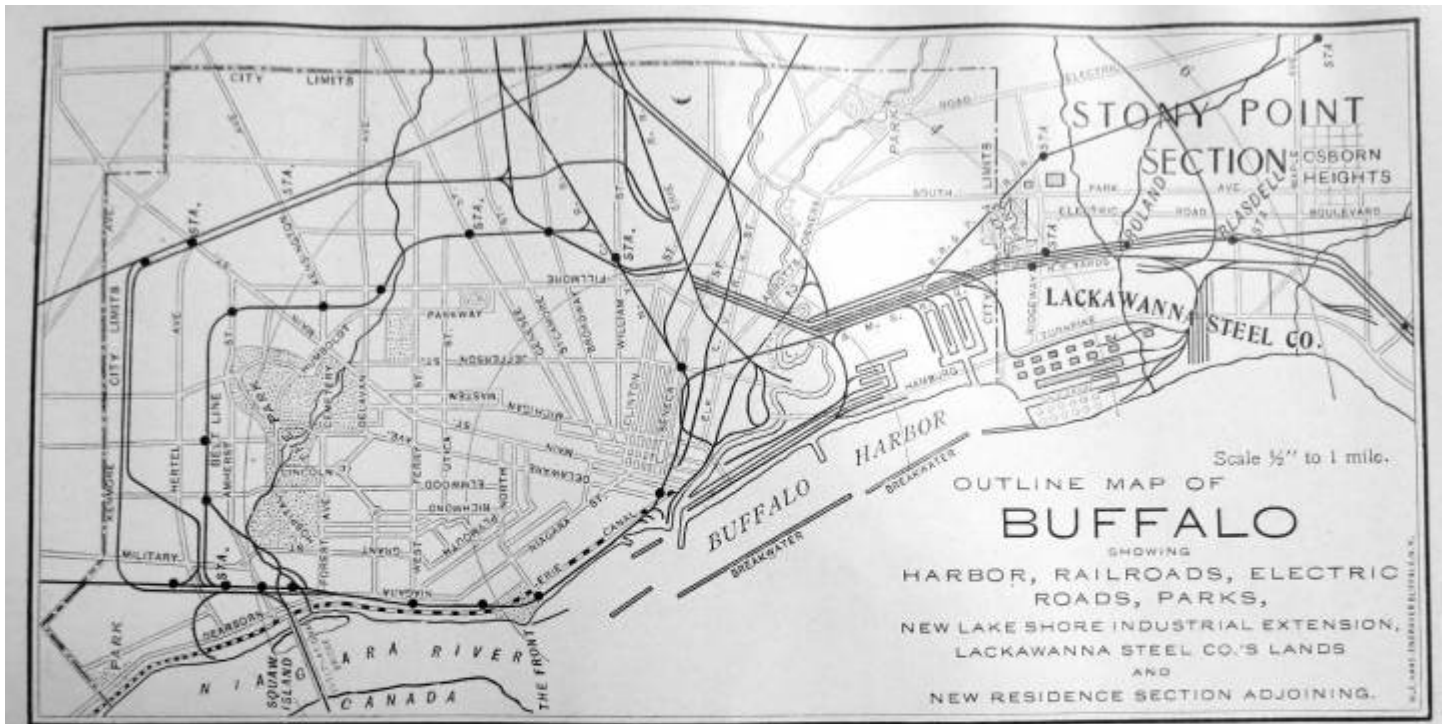
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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



THIS MAP SHOWS THE "ELMWOOD AVENUE DISTRICT" OF STONY POINT

Osborn Heights

The highlands adjoining Blasdell which rise gradually to 167 feet above and overlooking the Lake Harbor, Steel Plant and South Buffalo and known as Osborn Heights, will be the chief and best residential section of our new Buffalo now rapidly building up on the south shore. I make a specialty of property in the above section. Send for map and particulars.

W. H. JOHNSON, 215 Mutual Life Building, Buffalo, N. Y.

"The 'Elmwood Avenue District' of Stony Point." (1902)

While this map depicts a new neighbor being developed in neighboring Lackawanna, NY, it is interesting that W.H. Johnson chooses to associate the desirability of his new development with the Elmwood district, giving the sense that if a prospective homeowner could not afford the actual Elmwood district, that this new Osborn Heights was equally as attractive. This use of the Elmwood district as almost a sort of brand gives a sense of how popular and attractive the Elmwood district was around the turn-of-the-twentieth century.

From *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, November 1902, 25.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State



“Row of residences on Elmwood Avenue, just north of Bidwell Parkway, three completed and three being built by John W. Gibbs, now of the firm of The Niederpruem, Gibbs & Schaaf Co.” (1902)

While the houses shown here are on the east side of Elmwood Avenue and not part of the Elmwood Historic District (West), this is an excellent view of houses under construction in the Elmwood district. Note that while built by the same builder and sharing some similarities in form and detailing, each house is rendered slightly differently. This gives the overall district a cohesive feel, while allowing buyers to feel as if they were purchasing their own custom-designed house.

From *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, December 1902, 20.

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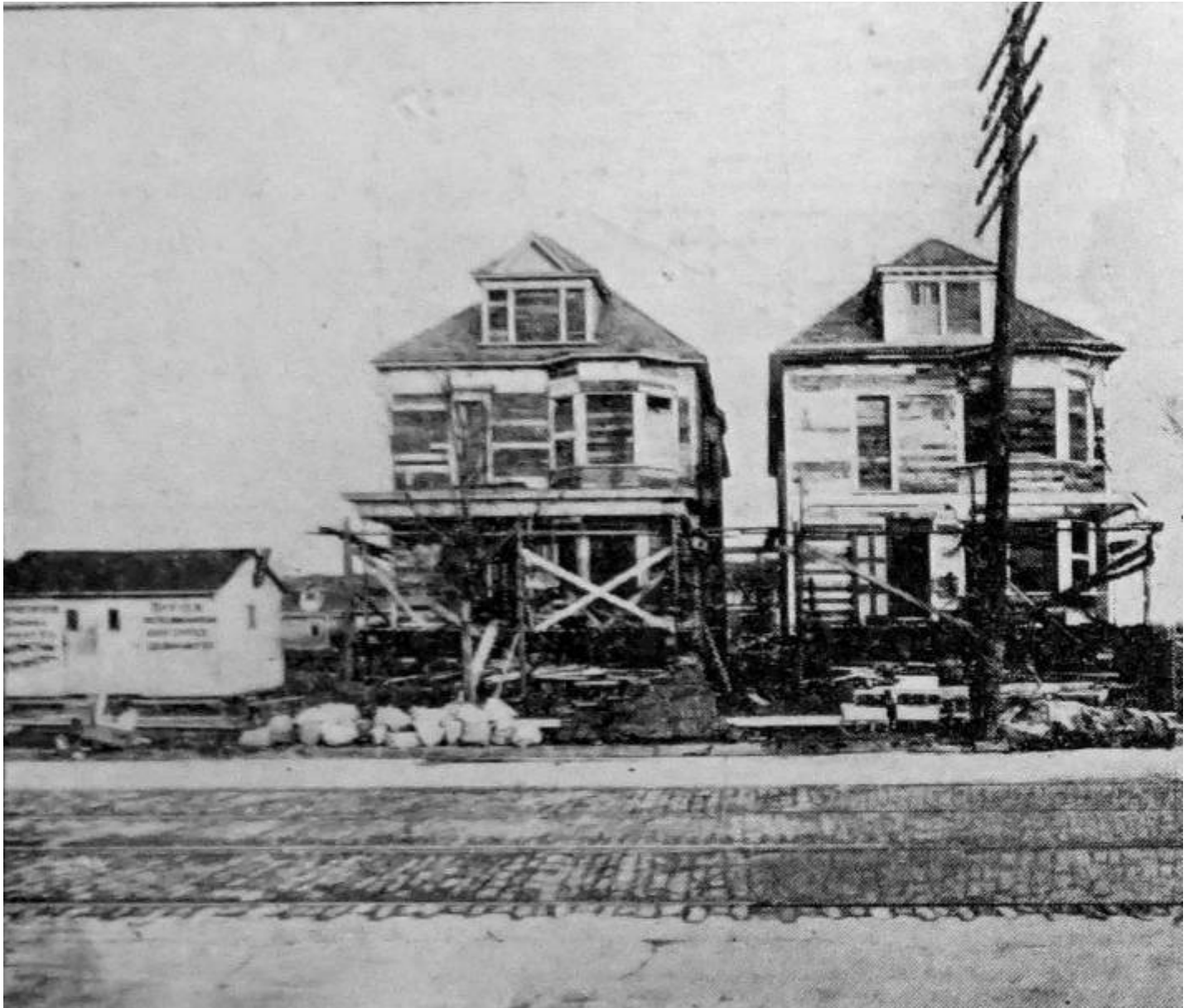
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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



Detail, left side of previous image

Note the crude pavement and streetcar lines present on Elmwood Avenue.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



Detail, right side of previous image

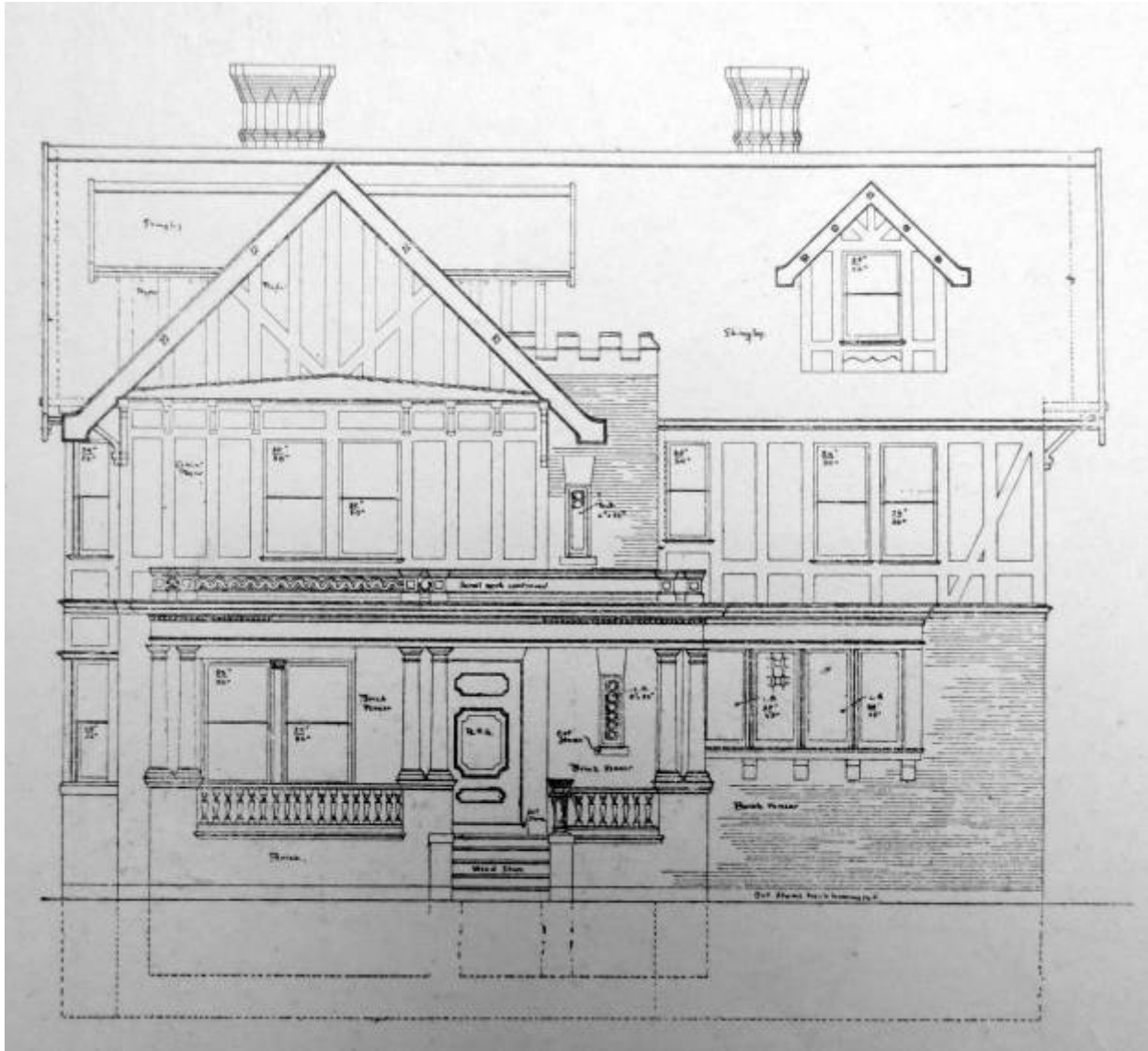
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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State



**“House designed by W.L. Schmolle, to be erected on Dorchester Road and North Norwood Avenue,”
(1902)**

This drawing shows the front elevation for a house that does not appear to have been constructed. But notice the Tudor Revival styling, which was popular in the Elmwood district.

From *Greater Buffalo: A Monthly Publication Devoted to Promoting the Prosperity of the Power City of America*, December 1902, 20.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



House at 27 Ashland Avenue (1904)
Courtesy of BECHS

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State



48 Dorchester Road, George F. Townsend, designer (1907)
from *The American Architect and Building News* (April 27, 1907).

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Section 11 Page 65

ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



“Houses on Bidwell Parkway, Buffalo, N.Y. Esenwein & Johnson, Architects.” (1907)

This pair of Tudor Revival townhouses, 130-132 Bidwell and 136-138 Bidwell, was designed by Esenwein and Johnson for Ernest C. Colter.

from *The American Architect and Building News* (April 27, 1907).

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



“House on Dorchester Road, Buffalo, NY, Green & Wicks, Architect,” (1907)

A view of 20 Dorchester Road, note the planted median in the foreground of the image. See a current view on page 11-79.

From *The American Architect and Building News* (March 23, 1907)

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State



“No. 142 Bidwell Parkway, Buffalo, NY, Esenwein & Johnson, Architects,” (1907)

This house was built for John P. Derrigan, and Gustave J. Weil, proprietor of the Electric City Box Co., resided in this house as early as 1912.

from *The American Architect and Building News* (March 23, 1907).

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State



The Charles Mosier House, 96 Bidwell Parkway (ca. 1908)

Designed by Esenwein & Johnson ca. 1905, note the personalized carriage block at the curb.
From Chuck LaChiusa, "Charles Mosier Residence, 96 Bidwell Parkway, Ca. 1908," Esenwein & Johnson,
accessed June 05, 2012, <http://buffaloah.com/a/archs/ej/bechs/1/source/23.html>.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State



SCENE ON RICHMOND AVENUE

“Scene on Richmond Avenue” (1908)

An excellent image showing the popular carriage racing or “trotting” that was popular on Richmond Avenue. Originally, this practice began on Main Street, and was later moved to Delaware Avenue once the street became too crowded with traffic. It was then moved to Richmond Avenue once Delaware became too congested. Note the carriage block in the right foreground.

From *A History of the City of Buffalo: Its Men and Institutions : Biographical Sketches of Leading Citizens*.
(Buffalo: Buffalo Evening News, 1908), 24.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



BIDWELL PARKWAY

“Bidwell Parkway,” (1908)

A view looking up the Olmsted designed parkway. Visible here is the lush canopy of trees that created the park-like setting of the street and helped make the Elmwood district so popular for residential development.

From *A History of the City of Buffalo: Its Men and Institutions : Biographical Sketches of Leading Citizens.*

(Buffalo: Buffalo Evening News, 1908), 23.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State

**TO ALL } Renters, Flat Dwellers
AND } Seekers After Homes**

I am going to build twenty (20) or twenty-five (25) single and two-family houses in the best part of the **ELMWOOD DISTRICT** to be completed at different periods between next month and May 1, 1910. These houses and flats will be for sale and for rent as they are finished.

Plans and water colors of these dwellings, showing exactly how they will look when ready for occupancy, may now be seen at my office. These homes will contain every known modern convenience:—

| | |
|----------------------------------|-----------------------------------|
| Built-in Refrigerators | Screens |
| Outside Sleeping Rooms | Storm Windows |
| Awnings | Sound-proof Walls |
| Electric and Gas Fixtures | Clothes Chutes |
| Tile Bath Rooms | Modern Plumbing |
| Perfect Sanitation | Ideal Heating Arrangements |

In fact the houses will contain every advanced development known to the science of ideal home building.

Intending buyers or renters should come to my office now and make selections and reservations. My methods of buying material and supervising work enable me to sell these houses on the installment plan for less money than others could duplicate them for cash.

**To Be Sold on Small Payments Down;
Balance Same as Rent**

HARRY E. PHILLIPS, 85 West Eagle St.

Harry E. Phillips real estate advertisement (1910)

In this advertisement, Phillips lays out his plan for developing the Elmwood district by construction 20-25 single and two-family houses. Note some of the amenities he lists.

From Harry E. Phillips, "To All Renters, Flat Dwellers and Seekers After Homes," advertisement, *Buffalo Express*, November 25, 1910.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



View of Summer Street from Norwood Avenue (ca. 1900-1920)

From Buffalo and Erie County Public Library, "Summer Street," New York Heritage Digital Collections, 2009, accessed June 06, 2012, http://nyheritage.nynln.net/cdm4/item_viewer.php?CISOROOT=/VHB003.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State

Model of Perfection

The ideal two-family flat. Examine it.
Ideal in construction. Ideal in location.
One of these flats in the Elmwood District purchased under the Phillips plan will provide its owner with Free Rent and pay for itself.
These flats combine every improvement known to the modern science of home building.

FOR SALE OR RENT

Floor Plan of One of the Latest Phillips Flats

Observe the numerous advantages: Communication with the front and back doors without passing through the living-room. As much room as there is in an ordinary single dwelling and much more convenient. Look at the living-room with its library and French swing doors to both bookcase and dining-room. See the large bedrooms and the superb tile bath-room. Sound-proof walls and floors.

Buy one of these flats in the heart of the Elmwood District for a small payment down and the balance the same as rent. The rent from one flat will pay all the carrying charges, interest and principal installment.

BUY NOW

Only 25 Lots Left in the Elmwood District—for Flats

Harry E. Phillips No. 9 Niagara St.
Both Telephones

Phone office for automobile to show you properties for sale or rent
Phones—Bell, Seneca 910; Federal 594

SAY YOU SAW IT IN THE LIVE WIRE

“Model of Perfection,” advertisement (1913)

This advertisement from real estate dealer Harry E. Phillips lays out a plan where a person could purchase a 2-family house in the Elmwood district and use the rental income to pay for the cost of purchase. From Harry E. Phillips, "Model of Perfection," advertisement, *Buffalo Live Wire*, March 1913.

United States Department of the Interior
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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
Erie County, New York
County and State

17 97 REAL ESTATE FOR SALE 97 13

**ELMWOOD DISTRICT
2 FAMILY HOUSES**

| | |
|---------------------------|----------|
| Amherst, 732 near | |
| Elmwood | \$12,000 |
| Potomac, 400 near | |
| Richmond | \$12,500 |
| Amherst, 763 near | |
| Elmwood | \$13,000 |
| Delaware, 1568 near Bird | \$13,000 |
| W. Utica, 190 near | |
| Delaware | \$13,500 |
| Potomac, 405 near | |
| Richmond | \$14,300 |
| Beaumaris, 22 near | |
| Woodette | \$14,500 |
| Breckenridge, 484 near | |
| Richmond | \$15,000 |
| Claremont, 119 near Bird | \$15,000 |
| Claremont, 186 near Bird | \$15,000 |
| Amherst, 716 near | |
| Elmwood | \$15,500 |
| Claremont, 110 near Poto- | |
| mac | \$16,500 |
| Claremont, 126 near Bird | \$16,500 |
| Elmwood, 1564 near | |
| Elmview | \$17,000 |
| Norwood, 184 near Bryant | \$20,000 |
| Fordham, 135 near Kim- | |
| wood | \$21,500 |
| Linwood, 614 near | |
| Lafayette | \$23,000 |
| Fordham, 75 near North | |
| Lincoln | \$28,500 |
| Richmond, 302 at Man- | |
| chester | \$30,000 |
| Lafayette, 739 near | |
| Gates Circle | \$50,000 |

We are sole agents for the above
properties.

Hopkin's of Buffalo, Inc.
545 Elmwood Ave. Tupper 8420

Hopkins Real Estate Advertisement (1926)

This advertisement from Walter C. Hopkins indicates that the name "Elmwood district" was still associated with this neighborhood well into the 1920s when the bulk of the district had been developed. From Hopkin's of Buffalo, Inc., "Elmwood District 2 Family Houses," advertisement, *Buffalo Morning Express*, March 28, 1926, sec. 5.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

County and State



Corner of Elmwood Avenue and Breckenridge, by Willard T. Baldy (1940)

A good example of a commercial conversion of an older house on Elmwood Avenue.

From Natalie Green Tessier, "The Old Photo Album: Elmwood Avenue," *Western New York Heritage*, Summer 2002, 16.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property
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Elmwood Avenue looking south-west from Cleveland Avenue, by Willard T. Baldy (1940)

This is an excellent image depicting the transformation of Elmwood Avenue for the automobile. Notice here the commercial blocks added to the front of older residential buildings, still barely visible behind. Compare to a similar modern view of this area on page 11-88.

From Natalie Green Tessier, "The Old Photo Album: Elmwood Avenue," *Western New York Heritage*, Summer 2002, 16.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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“Making Way for Progress” (1948)

Image showing the tree removal on Elmwood Avenue between West Utica Street and Lexington Avenue. from *Buffalo Courier Express*, "Making Way for Progress," April 6, 1948, Courier-Express Daily Pictorial sec.

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ELMWOOD HISTORIC DISTRICT (WEST)

Name of Property

Erie County, New York

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“Elmwood-Utica Section, looking north on Elmwood; Bryant St. in Foreground,” (undated, ca. 1940s/50s)

Close examination of this undated image reveals an Elmwood Avenue stripped of the majority of its trees and transformed with commercial buildings and parking lots.

from Vertical Files collection, BECPL

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ELMWOOD HISTORIC DISTRICT (WEST)

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Name of Property
Erie County, New York
County and State

Photographer: Jennifer Walkowski, Architectural Historian
Clinton Brown Company Architecture, pc
Market Arcade
617 Main Street, Suite 104
Buffalo, NY 14203

Date: 2011-2012

TIFF Files: CD-R of .tiff files on file at
National Park Service
Washington DC

and

New York SHPO
PO Box 189
Waterford, NY 12188

Photo List:

0001. Elmwood Historic District (West), corner of Potomac and Ashland Avenues, looking NW.
0002. Elmwood Historic District (West), apartment building at 576 Potomac Ave, looking N.
0003. Elmwood Historic District (West), historic hitching post at 507 Potomac Ave, looking S.
0004. Elmwood Historic District (West), looking W down Dorchester Rd near Bidwell Pkwy.
0005. Elmwood Historic District (West), looking NW at corner of W Delavan and Claremont Avenues from Bidwell Pkwy.
0006. Elmwood Historic District (West), north side of Dorchester Rd, looking NW.
0007. Elmwood Historic District (West), looking S through Bidwell Pkwy
0008. Elmwood Historic District (West), St. John's-Grace Episcopal Church, looking NE at Colonial Circle.
0009. Elmwood Historic District (West), Colonial Revival house at 25 Colonial Place and neighbors, looking SE
0010. Elmwood Historic District (West), looking NW at corner of Lafayette and Ashland Avenues.
0011. Elmwood Historic District (West), west side of Richmond Ave, looking NE from Auburn Ave.
0012. Elmwood Historic District (West), Queen Anne house at 578 Richmond Ave, looking W.
0013. Elmwood Historic District (West), looking SW down Richmond Ave near 552 Richmond.
0014. Elmwood Historic District (West), looking NE up Richmond Ave near Breckenridge Ave.
0015. Elmwood Historic District (West), looking SW on Elmwood Ave near Breckenridge Ave.
0016. Elmwood Historic District (West), former Richmond Avenue ME Church, looking SE
0017. Elmwood Historic District (West), looking SW through Ferry Circle.
0018. Elmwood Historic District (West), Colonial Revival house at 572 West Ferry St., looking N.
0019. Elmwood Historic District (West), Colonial Revival house at 580 West Ferry St., looking N.

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ELMWOOD HISTORIC DISTRICT (WEST)

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Name of Property
Erie County, New York
County and State

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0020. Elmwood Historic District (West), looking NW at the corner of West Ferry St and Ashland Ave.
0021. Elmwood Historic District (West), west side of Richmond Ave south of Ferry Circle, looking NW.
0022. Elmwood Historic District (West), north side of Highland Ave at Norwood Ave, looking NW.
0023. Elmwood Historic District (West), west side of Norwood Avenue near Lexington Ave, looking SW.
0024. Elmwood Historic District (West), house at 247 Lexington Ave, looking N.
0025. Elmwood Historic District (West), commercial building at Lexington and Ashland Avenues, looking SE.
0026. Elmwood Historic District (West), Queen Anne house at 76 Anderson Place, looking NW.
0027. Elmwood Historic District (West), apartment buildings on Anderson Pl. corner of Elmwood Ave., looking NW.
0028. Elmwood Historic District (West), Art Deco commercial building at corner of Anderson Pl. and Elmwood Ave., looking SW.
0029. Elmwood Historic District (West), looking SE on Richmond Ave near W Utica St.
0030. Elmwood Historic District (West), apartment building at 273 Richmond Ave., looking E.
0031. Elmwood Historic District (West), commercial buildings at corner of Bryant St and Ashland Ave, looking SE.
0032. Elmwood Historic District (West), vernacular house at 112 Ashland Ave., looking W.
0033. Elmwood Historic District (West), former Temple Beth El synagogue, looking NE.
0034. Elmwood Historic District (West), west side of Ashland Avenue, looking SW.
0035. Elmwood Historic District (West), west side of Ashland Ave near Summer St., looking NW.
0036. Elmwood Historic District (West), Buffalo Tennis and Squash Club, looking NW.
0037. Elmwood Historic District (West), house at 325 Summer St., looking NW.