

**Original Owner:** Plymouth Methodist Episcopal Church  
**Notes:** Olmsted Park and Parkways Historic Preservation District



### Plymouth Methodist Church

**Address:** 453 Porter  
**Style:** Early Medieval  
**Construction:** Structural Steel with stone  
**Year Built:** 1911  
**Exterior:** Limestone  
**Original Owner:** Plymouth Methodist Episcopal Church  
**Architect:** Cyrus K. Porter & Sons  
**Notes:** City of Buffalo Local Landmark  
**References:** Permit: 34469 9/13/1911.



PLYMOUTH M. E. CHURCH, AT JEROME STREET, PLYMOUTH AND PORTER AVENUES.  
BUILT 1875, LATER ENLARGED, 1888 WITH THE NEW TOWER, 1911.

**Address:** Kleinhans Music Hall  
**Style:** Modern with International/Arts & Crafts influences  
**Construction:** Structural Steel with brick and stone  
**Year Built:** 1939  
**Exterior:** Brick and stone  
**Original Owner:** City of Buffalo  
**Architect:** E. & E. Saarinen with F. J. & W. A. Kidd  
**Notes:** National Historic Landmark



### Kleinhans Music Hall

## Appendix B - Biographies of Relevant Architects and Builders

### **Milton Earl Beebe (1840-1923)**

Milton Earl Beebe was one of Buffalo's most prolific nineteenth century architects as well as one of the city's most interesting citizens.

Beebe's firm contributed many important buildings to the Buffalo scene including many large homes along Porter Avenue (including the original S. H. Knox mansion at Porter and Plymouth Avenues), and several churches and office buildings (including the Mooney-Brisbane building on Lafayette Square in downtown Buffalo, home to the Kleinhans Co.). Beebe was also responsible for the design of one of Buffalo's few high Victorian Gothic homes. It was designed for lumberman Nelson Holland and it stood for many years at 916 Delaware Avenue (the house has long since been demolished). A slightly less massive but equally interesting home designed in the Victorian Gothic style remains at 414 Franklin Street. Beebe designed the home on the southwest corner of Franklin and Virginia Streets in 1876 for S. L. Knapp.<sup>149</sup> Beebe also designed the Second Empire style house at 408 Franklin Street in 1884 in which he lived in for a year before relocating to Fredonia about 1886.<sup>150</sup>

Beebe was adept at many styles that were popular in the last quarter of the nineteenth century. Along with his son, Beebe erected John Satterfield's (general manager of the Union Oil Company) red brick Queen Anne style mansion at 1022 Delaware Avenue (demolished).

In 1889 Beebe designed The Hosmer Building on the southeast corner of Allen Street and College (extant). The three-story brick building cost \$7,000 and was built for E. J. Hosmer.<sup>151</sup> For many years in the late twentieth century, the Hosmer Building was the home of the Allentown Association and is one of the few remaining commercial buildings in Buffalo designed by Beebe.

Milton Beebe's success as an architect can be traced to several generations of Beebe family contributions to Western New York. Milton Beebe's grandfather, Abel Beebe, was one of Buffalo's first settlers. He came from Connecticut, about the year 1800, and bought a tract of land at Cold Springs, near Main Street. Buffalo at that time had not been surveyed and there were only a small number of inhabitants in the village of Buffalo. Mr. Beebe commenced clearing his land and he helped clear away the forest from the current Niagara Street area.

Abel Beebe sold his land in Buffalo and purchased a farm on the shores of Cassadaga Lake in Chautauqua county. His new location was in the wilderness, every acre of his farm needed to be cleared of heavy forest trees before it could be cultivated. There was not a house within six miles on one side of his home. Here the sturdy, Yankee pioneer reared a family of seven children, four sons and three daughters: Delos, James, Justus T., Cyrenus C., Locena, Elvira and Lucy.

The third son, Justus T. (M. E. Beebe's father) was born in Cassadaga, Dec. 27, 1811, and died at Cassadaga, Dec. 5, 1886.

Justus married Harriet C. Quigley, of Portland, Chautauqua county, and settled on a farm in Cassadaga and had four children, two sons and two daughters: Milton Earl, Laura A., Francis M. and Helen M. The eldest son, Milton Earl Beebe was born at Cassadaga, November 27, 1840. Justus Beebe struggled as a farmer and his children had to forego many opportunities for culture and pleasure that their ambition craved. As soon as they were old enough, they were put to work on neighboring farms when not needed at home, and their earnings were pooled in a general fund for family needs. Milton had a musical gift and when he was only a boy he learned to play the violin and became popular by playing at country dances in the surrounding region; he received two and three dollars per night for this service. These earnings were also used for the purchase of family supplies.

Milton Beebe was educated in the common schools, generally getting about three months attendance in the winter season, while the remainder of the year was devoted to work. He attended the Fredonia Academy one term, which completed his formal education. He developed an interest in mechanics when quite young, often stealing away from family and play fellows and devoting hours in the construction of some fancied implement, miniature wagon,



boat, or some other device, having nothing better to work with than a common pocket knife, a hammer, and possibly a gimlet or an augur. He also had a great fondness for drawing and frequently indulged in this inclination by sketching animals and other objects upon his slate and scraps of paper during school hours. Consequently he received many lectures from inconsiderate pedagogues. Occasionally something more impressive was administered when the teacher found his slate and copybook covered with pictures of horses, ships, houses and other objects, instead of mathematical examples, or neatly written pages in imitation of the schoolmaster's copy. It was considered to be folly to waste valuable time in "making pictures" and pupils were forcibly reminded of the fact that their parents did not send them to school to squander their time in this reckless manner.

At the age of 16, Milton left the farm to become a mechanic. For this purpose, he apprenticed himself with Mr. Levi Totten to learn the trade of a carpenter and joiner at a compensation of ten dollars per month. A natural taste for, and skill in, mechanics, with close application soon made him proficient in his calling, and long before reaching his majority he was carrying on the business of erecting buildings on his own account. For about ten years he followed this vocation in the vicinity of his native home, finding employment in Cassadaga, Fredonia, Dunkirk, and other localities in Chautauqua County. When he was 19 years old, he began teaching school during the winter seasons and worked at his trade in the summer months.

In the summer of 1861, soon after the start of the Civil War, Mr. Beebe enlisted in the service and was mustered as a member of the 9th N. Y. Calvary. The regiment was camped in New York and Washington until the spring of 1862 as a consequence of the cavalry branch of the army being in disfavor. At that time, the 9th regiment with some others was detached to service in the artillery. Mr. Beebe with about 300 others were assigned to different batteries that composed Col. Hunt's Artillery in the Army of the Potomac, in the command of Gen. McClellan. Mr. Beebe had active service at the siege of Yorktown, and was in several lively skirmishes of the Peninsula, until just prior to the famous battle of Fair Oakes, when the 9th Calvary was ordered back to Washington. Upon reaching the Capital, Mr. Beebe became ill with typhoid fever. He was incapacitated for several weeks and barely escaped death. When sufficiently recovered, he was discharged and returned home. Application was subsequently made for permission to reenlist but he was rejected by the examining board for physical disability.

Mr. Beebe continued the building business in and about Cassadaga after the Civil War. In the meantime he devoted leisure moments to the study of architecture, borrowing such books as were to be had in a rural area, and buying such others as his small earnings enabled him to purchase until he had created an uncontrollable desire to be a master of the profession. He had an ambition to know how to plan and originate as well as to execute the designs of others. To gratify this he came to Buffalo in the autumn of 1865 and became a student in the ensuing winter in the office of Messrs. Wilcox and Porter. He returned to Chautauqua County and continued his carpenter and joiner business during the next summer to get means to enable his studies the following winter. The second season was spent in the office of C. K. Porter, one of the architects with whom he studied the previous year.

In the spring of 1867, Mr. Beebe went to Chicago, where he pursued his professional studies with G. P. Randall for two years. He then spent two years in New York, a year in Boston and another in Worcester, Mass., in a similar manner. Having equipped himself by study and experience for prosecuting the profession of an architect in all its branches, Mr. Beebe came to Buffalo and established himself in this business in 1878. He immediately took a leading place in the profession. Having obtained a practical knowledge of building, which was supplemented by theoretical training, he was prepared for the duties of an architect in all its details, from the conception and design of a structure, to its completion from foundation to the last finishing touch.

Evidence of his taste and skill were found in Buffalo as well as in many places in the surrounding country. The Miller and Greiner block was the first important edifice erected by Mr. Beebe. Later he constructed the Green block, corner Washington and North Division streets; the Nellany block, corner of Main and Mohawk streets; the Post Office block, opposite the Custom House, Seneca Street; the Hayen Iron Building, corner of Main and Seneca Streets; the Austin Exchange Building, on Main Street below Seneca Street; Police Stations Nos. 3 and 7; Headquarters of the Fire Department; the private residences of Mrs. M. A. Ransom, Mrs. E. Swope, and Henry Erb on Main Street; Geo. H. Van Vleck, James H. Lee and Nelson Holland on Delaware Avenue; O. S. Clarke, North Street; George Goetz, Niagara Street; Mr. Knapp, Franklin Street; and many others outside of Buffalo. Among these were George W. Tew, Jamestown; N. Babcock and S. Howes, Silver Creek. Beebe also erected numerous churches, among them the Presbyterian in Jamestown; Episcopal in St. Catherines, Ont.; Methodist Episcopal, Tonawanda; Episcopal, Lancaster; Methodist Episcopal, Aurora; Congregational, Arcade; and German Evangelical and German Methodist Episcopal of Buffalo. Beebe built courthouses at Warren, Smethport, Cambria and Huntingdon in Pennsylvania, costing, at the time, \$100,000 each.

In 1882, Mr. Beebe erected the Board of Trade Building, one of the finest structures at the time in Buffalo.

To obtain the contract, Mr. Beebe had to compete with the leading architects of Rochester, Syracuse, Albany, New York as well as Buffalo. To carry off the prize in such a contest was indeed an honor. The cost of the building was \$150,000. He also erected the fine block of Jewett M. Richmond on the corner of Seneca and Ellicott Streets.

Mr. Beebe was a zealous Republican, and in 1879 ran for the office of Alderman in the Second Ward. He was elected, and in 1880 was chosen president of the Common Council. Previous experience in deliberative bodies enabled him to discharge the duties of the position with tact and promptness and in such a manner as to secure his reelection by the succeeding Council. It is exceptional for an Alderman to be chosen to preside as president during his first term. Mr. Beebe was not only selected the first, but also the second year of his term, which was a phenomenal event in the history of Buffalo. At the close of each year he was the recipient of a valuable and appropriate testimonial from his associates in recognition of the faithful and impartial manner in which he had administered the duties of the chair.

Mr. Beebe's prominence in political and public affairs while in the Council led to his selection in the autumn of 1881 as the Republican candidate for Buffalo's mayor. He was nominated by acclamation, no other name being mentioned in the convention. It was an unfortunate year for him as well as for his party. Political ties were sundered more or less and Grover Cleveland was nominated by the Democrats, and with the popular cry of reform, Cleveland's election was secured over Mr. Beebe.

In November 1862 Mr. Beebe married Miss Rosina Phillips, the only daughter of Sawyer Phillips and sister of Phillip Phillips, a well-known Victorian-era balladist and professor of music. They had one son, Harry P., who was born May 5, 1865. Harry joined his father in his architectural practice.

Mr. Beebe was medium size about 5 feet 10 inches tall and weighted about 175 pounds. He was an erect figure who had regular features of a marked Yankee cast, a smoothly shaven face, a mustache excepted, dark brown hair, rather closely cut, was a fluent speaker, an agreeable conversationalist, a close student, an enthusiast in his profession and was a thoroughgoing, reliable man of business.<sup>152</sup>

Beebe was well remembered for his active involvement in local organizations and a newspaper article in the February 3, 1881 edition of the *Buffalo Morning Express* listed his many titles and affiliations. Mr. Beebe was prominently identified with the Masonic fraternity and was a leading member of the A. O. U. W., of which order he was chosen Grand Master Workman for the State of New York in 1880. Mr. Beebe was also a member of the Bidwell-Wilkinson post No. 9, G.A.R.; Queen City lodge, No. 358, Free and Accepted Masons; and was past Eminent Commander of Hugh de Payen's Commandery of Knights Templar, stationed at Buffalo.

In addition to a fine brick residence on Eagle Street near Michigan, Beebe was also the proprietor of 'Fern Island' Jersey stock farm at Cassadaga, Chautauqua County, N. Y. In 1885 he moved to Fredonia, N. Y. where he purchased the old Gen. Risley home, one of the finest residences in town. Mr. Beebe had a beautiful study at his home, 'Rose Lawn,' where he maintained an extensive private library.

Beebe had at least two partnerships in his lifetime, the short-lived Beebe & Freeman followed by Beebe & Son. With Beebe & Freeman, he designed the Young Men's Association Library, in Buffalo in 1884. With Beebe & Son, Beebe designed the Cincinnati Chamber of Commerce, in Cincinnati OH during 1884-1885.

Beebe mysteriously disappeared from Buffalo and Western New York in 1898 and moved west. His wife and family did not know his whereabouts and his disappearance made headlines in the Buffalo newspapers. In the late nineteenth century, North Dakota's liberal divorce laws enticed New York socialites with marital issues to relocate in Fargo. Those laws allowed Beebe to remarry in 1899. His new bride was Rose Josephine Curran, born about 1870, nearly 30 years younger than Milton Beebe. Beebe lived in Fargo, North Dakota and designed buildings there and in Moorhead, Minnesota. He was an important regional designer and much of his work in North Dakota and Minnesota still stands.

After 1910 Beebe moved to San Diego, California. He passed away in that city on February 4, 1923. It is not known if he designed in California between 1910 and 1923. The second Mrs. Beebe lived until 1940.<sup>153</sup>

## **Richard & William Caudell (Richard - 1833-1898 and William - 1859-1920)**

The designers and builders of several houses in the Historic Plymouth Avenue neighborhood were the father-and-son team of Richard W. and William Caudell, exemplary builder-architects from the nineteenth century. Caudell built extensively on Plymouth Avenue's surrounding neighborhood and made his home nearby; first on Porter Avenue near Normal Street and then at 154 Fargo Avenue, between Jersey Street and Porter Avenue.

Richard W. Caudell (12/22/1833 - 6/30/1898) and his son William Mitchell Caudell (12/30/1859 - 10/2/1920) were active builders on Buffalo's west side from 1864 until the late 1890s. However, they built the majority of their houses during the boom decade of Buffalo real estate during the 1880s. Richard was born in Henley near Reading, Berkshire, England and his wife, Ann, was also born in England.

Richard Caudell emigrated to the United States with his father Rev. William Caudell (5/22/1802 - 1/22/1893) and the rest of their family about 1850. Originally they were planning to move to Racine, Wisconsin, but stopped in Buffalo to visit Rev. John Caudell (d. July 1892), brother of Rev. William Caudell. Rev. John Caudell was the first of the Caudell family to move to the city of Buffalo and by 1855 became a Methodist "colporter," - the official seller of Christian books in Buffalo. Caudell was a member of the Grace Methodist Church, but was also instrumental in the formation of Plymouth Methodist Episcopal Church.

John Caudell introduced his brother, Rev. William Caudell, to Jesse Ketchum, a wealthy Buffalonian and well-known philanthropist who lived on North Street near what is now Elmwood Avenue. Ketchum developed a warm friendship with Rev. William Caudell and convinced Caudell that his talents would be better suited to Western New York than Wisconsin. Rev. William took Ketchum's advice and purchased a farm in Bennington, east of Buffalo, in 1852. The Caudell family lived a farmer's life for most of the 1850s. Richard Caudell moved to Buffalo in the late 1850s while Rev. William Caudell and his family permanently moved to Buffalo in 1863 after his brother John died that same year.<sup>154</sup>



**Plymouth Ave. Builder Richard Caudell**

In Buffalo, Rev. William Caudell took over his brother John's Christian Bookstore (and home) at 362 Pennsylvania Street while his son Richard had a simultaneous career as a builder and piano/melodeon tuner. While working at Prince & Co., the largest melodeon manufactory in the world at the time located at Niagara, Maryland and 7<sup>th</sup> Streets, Caudell undoubtedly made melodeon cabinets. Caudell's skill can be attested by his employment at Prince, as the factory was noted for having 75-100 of the best cabinetmakers in the U.S. A Prince "piano style" melodeon is located in the nineteenth century musical instrument collection of the Metropolitan Museum of Art in New York City.

Rev. William Caudell's Christian book business became even more successful than when his brother John was the owner and William became widely known in Buffalo's home and church circles. In addition to being a bookseller, he was a minister at the Plymouth Methodist Episcopal Church. Caudell was "highly honored" at the church and was a regular contributor to the *Buffalo Christian Advocate*, a local periodical. Caudell was instrumental in the church's growth during its pivotal period during the 1860s and 1870s. Richard and Ann Caudell were also longtime members of the Plymouth Methodist Episcopal Church. Because of the Caudell family's relationship with the Plymouth Methodist Episcopal Church, Richard built many houses for clients who were also members of the congregation. Evidence of this can be observed by the home built at 44 Orton Place for Sidney Lake, a leader of the Plymouth Methodist Church. Another example is the home Caudell built for Rev. A. P. Ripley (1818-1901)<sup>155</sup> of 158 Fargo Ave.

In Buffalo, Caudell first lived at **497 Porter Avenue** (demolished, in the mid-nineteenth century known as 382 North Street). Caudell began building houses by the mid-1860s and in the 1880 U.S. census described himself as a carpenter by trade. By 1875 Richard 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.

By 1880, Richard moved to a house he built at **154 Fargo Ave.** (extant) and a few years later, his son William

moved to the original Caudell homestead 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. 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. Caudell also built homes in Brocton, Chautauqua County, New York.

Richard's son William Mitchell Caudell became his partner in the construction of homes by 1881. Richard Caudell 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.<sup>156</sup> William married Annie Fontaine and the service was performed by his grandfather, the Rev. William Caudell and Rev. A. P. Ripley of **158 Fargo Ave.** After his father Richard's death in 1898, William continued the family construction business. From approximately 1895 until his own death in 1920, William called himself an "architect" or "architect and builder" in the city of Buffalo directories.



**William Mitchell Caudell**

Richard's wife Ann (1837-1903) 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. Women often engaged in property transactions in the nineteenth 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 Buffalo homes accessible in the days before banks offered 30-year mortgages.

Richard and Ann's daughter Myrtle Viola Caudell (1878-1963) was born 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 three to four 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.<sup>157</sup>



**Portrait of Richard Caudell.**  
*Courtesy of Janet Morgan.*



**Portrait of Ann Caudell.**

## **Eckel & Ackerman**

One of the first things that attracts the attention of a visitor to Buffalo is the substantial character and beautiful style of the buildings that line its practical thoroughfares. Buffalo's architectural magnificence can be attributed to the skill and taste of its architects. Identified with the increased tastes manifested in private residences and public buildings are the names of Messrs. L. P. J. Eckel & A. J. Ackerman, who formed the firm of Eckel & Ackerman. Both gentlemen were natives of Buffalo, and since the formation of their partnership in 1890, had secured a liberal and influential patronage. They exerted every effort to please and satisfy their clients and many notable buildings have been erected from their designs, and constructed under their supervision. Among others may be mentioned the following, located on Richmond Avenue: that of Mr. W. D. Koelsch, costing \$12,000; L. L. Groves, \$7,000; Miss A. M. Bame, \$10,000; Mr. G. H. Hughson, Summer Street, \$9,000; E. A. Schusler, Oak Street, \$18,000, etc. These are but a few of their efforts, and it may be further stated that they possessed the essential qualifications to meet the requirements of their clients. They were careful in the preparation of their drawings, gave the maximum of accommodation in the arrangement of buildings, and were particular in having their work strictly conform to specifications and were careful to avoid extras. Their offices at Nos. 33, 34 and 35, were located in the Stevens Building, 46 Niagara Street. Both partners were active and energetic, and deservedly prominent in professional and social circles.<sup>158</sup>

## **George J. Metzger (1855-1929)**

George J. Metzger was a successful local architect and builder during Buffalo's late Victorian period. He was born in Buffalo on November 17, 1855, educated in the Buffalo public schools and entered the architect's profession at the age of 20. It is not known where Metzger obtained his architectural training, yet the talented and industrious Metzger quickly rose to prominence and later organized the Metzger Construction corporation. His offices were located on the second floor of the German Insurance Building at 455 Main Street where he had a large corps of skilled assistants. At one time, his brother Edward, who was also an architect, was George Metzger's partner.

George Metzger began his career by designing homes for prominent citizens and one of his best-known designs was the residence of Mr. J.F. Schoelkoff, at the corner of Delaware and Allen Streets (demolished). Another beautiful house that he designed is located at 193 Summer Street. As Metzger became more successful and experienced, he began to design commercial and government structures. Metzger designed Weyand's Brewery, formerly known as the Main Street Brewery, also a four story brick building owned by Mesmer & Birdsall, and occupied by McLean, Brogan & Rodenback dry goods store.

Other major buildings that Metzger designed include the Lancaster Opera House, School 44 (1369 Broadway), School 13, buildings at the University of Buffalo South Campus, a Federal building, and Children's Hospital. Perhaps Metzger's most significant building was the 106th Armory State Arsenal erected on Masten Avenue; it was 185' X 280', the largest armory in the United States at the time, said to have been four acres in size (now demolished). Metzger was at one time Erie County architect.

Metzger served 30 years in the New York National Guard, first in the old 65th Regiment and later on the Fourth Brigade headquarters staff. He retired with the rank of colonel.

Metzger was an honorary member of the American Institute of Architects and was twice president of the Buffalo chapter. He was a 33d degree Mason and a member of: Buffalo Club, Buffalo Builders exchange, Buffalo chapter, Associated General Contractors, Chamber of Commerce, Automobile Club, Concordia lodge of Masons, Keystone chapter, R.A.M., Buffalo consistory, Lake Erie commandery, Knights Templar, Ismailia Temple, the Audubon Shooting Club, the Orpheus and other singing societies, the Empire Order of Mutual Aid, Quartermaster in the 65th Regiment, N.G.S.N.Y. and the City Club.

Metzger married Emma Nuhn and together they had six children; four sons: George R., Harold M., Park L. and Richard J.; and two daughters: Mrs. George E. Houck and Mrs. Harold E. Webster. The family lived at 200 Bidwell Parkway. Metzger died on December 7, 1929 and was buried at Forest Lawn cemetery.<sup>159</sup>

## **Fred Harvey Loverin**

The son of Jonathan L. and Roxana E. (Todd) Loverin was born in New London, N. H., October 18, 1865, and descends from old New England families from both parents. Two of his ancestors, Jonathan and Theophilus Loverin, served in the Revolutionary War, and another, Gilman Loverin, was in the War of 1812. Mr. Loverin moved with his parents in 1874 to Tilton N.H., where he studied at the New Hampshire Conference Seminary pursuing special courses in science and mathematics. Upon leaving that institution he successively entered the employ of

Daniel Page, of Tilton, and Giddings & Son, of Boston, both prominent contractors, and finally the office of Damon Brothers, of Haverhill, Mass, for the study of architecture. He continued there for about three years. Later he spent some time with F. S. Newman, architect, of Springfield Mass., and in 1888 came to Buffalo and accepted a position in the office of Charles D. Swan. About four years later he opened an office for the general practice of architecture. On February 10, 1895 he formed the firm of Loverin & Whelan with Frederick A. Whelan. Mr. Loverin achieved prominence as an able architect. Among the numerous Buffalo buildings which he designed are the Parkside Baptist church; the residence and studio of E. F. Hall; the Lenox, Berkeley, La Salle, Valois, Algonquin, and Hudson apartment houses; and fine dwellings and other structures. He was a member of the Delaware Avenue M. E. Church, and for eight years was actively identified with its Sunday School. He was also secretary of the Buffalo Chapter of the AIA, and vice-president of the Sanitary club. On November 7, 1893, he married Charlotte Louise Calef, of Lowell, Mass., and they had a son, Maitland Calef Loverin, born December 1, 1894.<sup>160</sup>



**Charles Day Swan (1855-1914)**

Charles Day Swan was an important Buffalo-based Victorian-era architect who was a master of the Queen Anne and Shingle styles of domestic architecture.

Swan’s grandfather was Adin Swan (1796-1874) who came to Buffalo in 1843. Adin was born on May 3, 1796 in Stephentown, New York and died on February 10, 1874. By 1850, Adin had formed the firm of Swan and Brainard, provision and commission merchants with a business address of 26 Central Wharf on Buffalo’s waterfront during the heyday of the Erie Canal. At that time, Adin lived at 110 East Eagle Street. His son Stewart Elisha (1820-1909) lived across the street at 117 East Eagle. Later, Adin along with his sons Edmund A. and Stewart established the firm of Swan & Sons forwarding and produce commission merchants while maintaining their place of business on the Central Wharf. The Swans were for many years pioneers in Buffalo’s forwarding and commission business. According to a 1852 city directory advertisement, Swan and Son were: “Forwarding and produce commission merchants, also receivers and shippers of lumber and staves, no. 26 Central Wharf. Freight for canal boats constantly on hand.” In 1856, Adin took into partnership his son-in-law Charles A. Thayer. He changed the name of his firm to Swan and Thayer, and announced that the firm was the successor to Swan and Son. Adin Swan was very involved with the Methodist Episcopal church in Buffalo and was a trustee of the Swan Street Methodist Episcopal Church.

Adin died in 1874 and an obituary published stated that Adin Swan was “one of Buffalo’s old and respected citizens. The sad event occurred on the 10<sup>th</sup> of last month in Brooklyn, whither he had but recently gone from this city.”

“Mr. Swan was born in Stephentown, Rensselaer county, in this State, May 3d, 1796, removed to Oneida County in 1821, and came to this city with his family in 1847. He engaged in the forwarding and commission business on Central Wharf and during the twenty-seven years of his business life here was known and esteemed as a thoroughly upright merchant and consistent Christian man. Of late years he conducted business in partnership with his son, Edmund A. Swan, who, with other members of the family, is a resident of this city. Mr. Swan was a prominent and zealous member of the Methodist Episcopal church, which he joined as early as 1825. On coming to Buffalo he united with the Swan Street Church, and with that Society moved to Grace Church of which he remained a member until the organization of the Delaware Avenue Church, to which his membership was transferred. One who knew him well in this connection thus writes of him:”

“Father Swan, as his many friends affectionately called him, gave convincing evidence of a saintly character. Well balanced, a beautiful symmetry was manifest in his Christian life. Years since he was recognized as a peace maker, and in this blessed capacity his services were sought by his neighbors. Much time and thoughtful care he generously gave in answer to such solicitations. Well could he say, as he did to one of his sons just before his death, ‘For years I have had no ill will toward any one.’ A marked characteristic of his church life was his fidelity to his church responsibilities, and especially his punctual attendance upon prayer and class meetings and all the services of the Lord’s house until ill health prevented. He had weight of character, and the influence attending it. What he said commanded thoughtful attention.”

“The power and sweetness of Divine grace were charmingly illustrated during his many months of painful sufferings, as they had been manifested during his years of vigor and activity. There was in his spirit a most evident mellowness and celestial aroma which betokened his openness for heaven. The manifold experiences of nearly eighty years, fifty years of which were under the mastery of his Christian faith, produced in him what may properly be called a perfect fruitage. Those who were privileged to hold communion with him in his sickness will not soon forget the tenderness and pathos of the old saint, nor the eagerness of expectation with which he cast his eyes toward Heaven. As the sun goes down on a clear summer afternoon, he gradually verged toward Paradise, until at last, his loved ones who tenderly watched saw that he was gone. But what a glorious radiance was left behind!”

“His memory, like some holy light  
Kept alive in our hearts, will improve them  
For worth shall look fairer and truth more

**CHARLES D. SWAN,**  
**ARCHITECT,**  
14 GERMAN INSURANCE BUILDING,  
BUFFALO, N. Y.

**An advertisement for Charles D. Swan from 1897.**

bright,  
When we think how he lived but to love them.  
And, as fresher flowers the sod perfume  
Where buried saints are lying,  
So our hearts shall borrow a sweetening bloom  
From the image he left there in dying.”<sup>161</sup>

By 1850, Adin’s son Augustus A. Swan (1830-3/21/1894) (listed as “Gusta” in a 1850 Buffalo city directory) was living in the home of Daniel M. Vanderpool located on the corner of Michigan Ave. and Eagle St. At that time, Augustus’ profession was a ship captain. Augustus lived in Mr. Vanderpool’s home because he was courting Vanderpool’s eldest daughter, Caroline A. According to the 1850 census, living in the Vanderpool household were: Daniel, Helen E. (age 41), Caroline A. (18), Joanna (16), Rachael (11), Charles (8), Austin (6), Augustus, and Margaret Swan (20 years old and born in Ireland).

The Vanderpools were an important Buffalo family. Caroline’s father, Daniel Magee Vanderpool moved to Buffalo from Albany with his family, making the adventurous trip by way of the Erie Canal about 1830. Vanderpool was an intimate friend of Millard Fillmore and at one time city alderman. He operated the Underhill & Ferris manufactory of marble mantles, hearths, table tops, monuments and gravestones, etc. at 263 Main St. Later, Mr. Vanderpool entered into a partnership in the piano forte and organ manufactory business; his firm was called David Benson & Co. Mr. Vanderpool passed away on January 12, 1851 at the young age of 43.

Augustus Swan married Caroline Vanderpool (1832-5-  
/12/1911) shortly after 1850 and their union produced three children: Adin A. (born 1852); Charles Day Swan (born 1855); and Anna H. (born 1857). According to a 1860 census, Augustus’ estate was valued at \$2,000 and he owned real estate valued at \$1,200. In 1860, Augustus A. and Caroline had two other children living with them - David Austin, aged 13 and Margaret Ulrich, aged 15. For a period, Augustus worked for his father as a clerk in his forwarding commission business.

Augustus continued to work in the canal shipping business for most of his life. When he died, he was a canal inspector for the insurance agency Worthington and Sill and a member of the merchants exchange. In Augustus’ obituary, he was noted for being a longtime participant in Buffalo’s canal business.

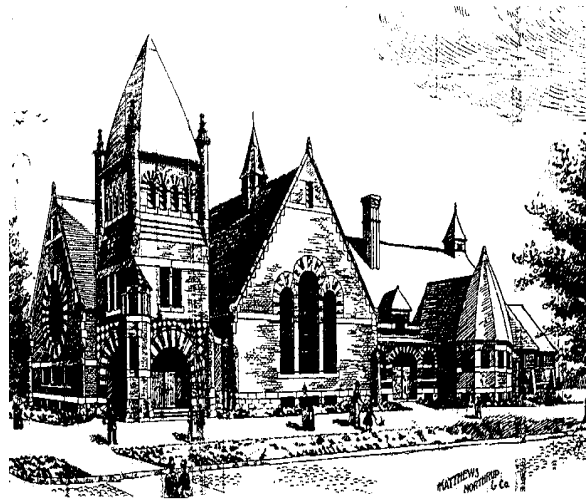
In the late 1870s, the Swan family moved to 290 Jersey Street (extant), after Augustus acquired the home from the Fiske family. Augustus’ son Charles continued to live in the family home at 290 Jersey Street during the 1870s. In 1873 at the age of 18, Charles began working as a draftsman in Richard Waite’s architectural office. Charles continued in that capacity until 1881, when he called himself an architect and started a solo practice.

On June 9, 1880, Charles Day Swan married Helen Maud Woehnert (1859-2/13/1949). They were married by the Rev. Libertus Van Bokkelen of the old Trinity Episcopal Church on Washington and Mohawk Streets. The witnesses of the wedding were Sherwood Dunn of Weller, Brown & Mesmer and Arthur D. Bonneville.

Charles and Helen had at least two children: Ethel (who tragically died at the age of seven on 12/8/1893) and Harold Augustus who was born on June 26, 1892. Interred in the George J. C. Woehnert family grave site (Helen’s father) in Buffalo’s Forest Lawn Cemetery are two infants from the Swan family; one referenced as Carlos D. Swan’s child (probably Charles D. Swan), who died on 8/11/1881 and Fredy G. Swan, who died on 4/28/1883. These two children may have been offspring from Charles and Helen.

Frederick Dellenbaugh, an early German immigrant and physician, lived at his home and office at 173 Broadway Street (circa 1842) until just before his death in 1891. The complex was known as the Dellenbaugh Block, comprised of three buildings that occupy a block of downtown Broadway between Michigan Avenue and Nash Street. In the summer of 1881, Swan received one of his first large commissions, a store for Dellenbaugh, who was also his wife’s grandfather. The brick store, located on Main Street between Huron and Chippewa Streets, cost \$10,000. The Dellenbaugh Block was designated a city of Buffalo local historic landmark in 2005 through the efforts of The Campaign for Greater Buffalo History Architecture and Culture.

In 1882 Swan joined Newman W. Gardner and together they formed a one-year architectural partnership



**Swan designed the United Presbyterian Church on Richmond Avenue and Summer Street in 1889.**

called Gardner and Swan. 1882 also marked the first year that Swan was listed under “Architects” in the business section of the Buffalo city directory. In 1883, after his business dissolution with Gardner, he worked as a draftsman once again.

From 1884-1888, and again beginning in 1894, Swan formed a prolific partnership with John F. Falkner (Falkner formerly worked in George Metzger’s architectural firm) called Swan and Falkner. Together they designed many important homes, churches and business buildings in Buffalo and elsewhere. Swan and Falkner used to advertise “artistic dwellings a specialty” in the Buffalo directories during the time their firm was active.

Falkner appears to have lived in Buffalo from 1884 until about 1896. Swan and Falkner designed homes on prestigious streets such as North St., Symphony Circle, Delaware Avenue and Linwood Avenue. Notable clients included G. W. Francis (Francis Axe Co.) and Edgar B. Jewett (Jewett Stove Co.).

Swan achieved a special honor among Buffalo architects by having two residential homes that he designed published in the March and April 1890 issues of *Scientific American Architect’s and Builder’s Edition*, a national building magazine that published more house plans than any other periodical in its day. The prestigious periodical printed color plates of the featured homes.

In 1890 Swan also participated in an architectural competition for the Erie County Savings Bank that was to be erected at the corner of Main and Church Streets on the former site of the First Presbyterian Church. The judge of the competition was famous architect Richard Morris Hunt. George Post of New York City won the competition, but Swan competed against with local and national architectural firms such as Peabody & Stearns of Boston and McKim, Mead & White of New York City. Swan’s plans were noteworthy enough to be published in the May 10, 1890 issue of the periodical *American Architect*.

C. D. Swan designed structures not only in the United States, but in Canada as well. Swan was commissioned to build a large 180-room hotel in Fort Erie Grove, also known as Erie Beach, in 1886. Fort Erie Grove was being developed as a summer resort for Western New Yorkers and Canadians.<sup>162</sup> In 1892, Swan was commissioned to build an even larger 540-room Shingle style hotel in Fort Erie, Ontario with the first story of rock-faced Potsdam sandstone.<sup>163</sup> Swan was partial to using the stone and many of his finest structures featured Potsdam sandstone.

In 1889 Swan designed two significant churches on Buffalo’s west side. One was the First Congregational Church on the southwest corner of Elmwood Avenue and Bryant Street (demolished, presently site of Rite Aid pharmacy).

The second church, a fine example of Swan’s ecclesiastical design, was the building he designed for the First United Presbyterian Church in 1889 on the northeast corner of Summer Street and Richmond Avenue (demolished). The site is now home to a senior citizen’s center.

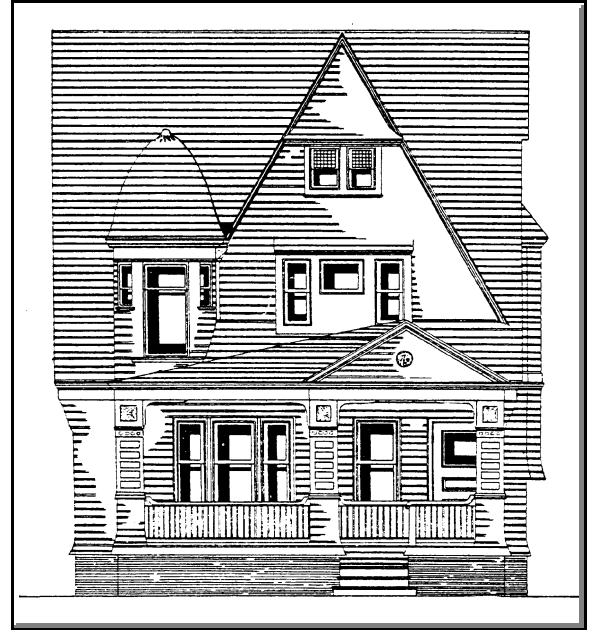
Swan was flexible and could design fine homes, churches, schools and office buildings. In 1891 Swan designed a school on Elm Street between Eagle and Clinton streets.<sup>164</sup>

In 1891, when Swan designed two mansions on Summer Street (197 and 210), it was noted that the buildings would be “spacious and embrace the latest ideas in architecture.”<sup>165</sup>

1891 seemed to be a good year for Mr. Swan. He received a commission from Mr. Merritt Nichols, owner of a building which burned on the northeast corner of Pearl and Court streets, to design a six-story office building.<sup>166</sup> Nichols was a trustee of the original Ninth Street Methodist Episcopal Church.

Also in 1891 Swan received a commission to design a house on prestigious Oakland Place, a three-story mansion at 60 Oakland Place.<sup>167</sup> This grand home has been demolished and is now the site of St. Andrew’s Walk.

In 1893 Swan designed his own dwelling at 319 Elmwood Avenue. His wife Helen purchased the lot on Elmwood Ave., 326 feet north of Summer Street on March 16, 1891. In his daughter Ethel’s obituary in December 1893, it was noted that the funeral inside the home would be private because of the incomplete condition of the family residence.<sup>168</sup>



**House at 126 Fargo Ave., designed by C. D. Swan in 1888 (extant).**

Early in 1896, Swan & Falkner received perhaps their largest commission. When the *Buffalo Evening News* required larger quarters, proprietor Edward H. Butler directed the commission to Swan, to whom he had provided work since the late 1880s; apparently no competition was involved. The program called for a prominent architectural statement befitting the status of the paper as Butler saw it. This was made more difficult by the unavailability of a corner site; calling attention to a mid-block building at 218 Main Street was no easy task. Swan & Falkner's solution was a six-story building clad in gleaming white terra cotta, marble and brick. Unfortunately the building was demolished in 1973 when the Marine Midland skyscraper was being erected.

The *Buffalo Evening News* building was undoubtedly the pinnacle of Swan's architectural career. This was probably true of Falkner's as well, but he left Buffalo before it was completed; by late spring of 1896, he had again left the partnership and the city as well, leaving Swan to supervise construction alone. Soon after Falkner's departure, Swan received a commission from William T. Zink for a store and apartment building at 346 Connecticut Street at the corner of Normal Avenue (extant). Like the *Buffalo Evening News* building, it was Italian Renaissance in style and was executed in red brick and terra cotta. The five-story building is today Swan's most significant extant example of his nonresidential work.

After his successes at the *Buffalo Evening News* and Zink buildings, Swan was not as active a designer during the period of 1896-1910 as he had been from 1881-1896. The family was devastated when C. D. Swan's father Augustus died unexpectedly on May 22, 1894 while on a trip to Florida. Charles Swan's mother lived with him after his father's death and after his mother's death in 1911, Swan moved to Massachusetts. Three years after his mother's death, Charles Day Swan passed away on May 4, 1914 in Cambridge, Massachusetts. His wife and son continued to live in Waltham, Massachusetts after his death. While an important Buffalonian who shaped much of the city's appearance, Swan garnered only a small death notice in the May 8, 1914 edition of *The Buffalo Express*. Swan is buried with his family in Forest Lawn Cemetery.

Charles D. Swan was the cousin of Mary B. Swan (Mary's father was Stewart Elisha, brother of Augustus). Mary was a famous music critic and society writer for the *Buffalo Courier* and *The Buffalo Courier Express* from the early 1900s until her death in 1935. Mary's society page pen name was "The Duchess."

The following tables chronicle Swan's business and architectural contributions to Buffalo.



**Charles Day Swan, Buffalo architect, 1855-1914.**

Event	Address
1855 Birth	Charles Day Swan born
1860 Home	157 Eagle - family home
1870 Home	281 Prospect, Augustus A. Swan, Tug Captain
1875 Home	23 West Chippewa. Augustus A. listed as insurance inspector.
1877 Home	598 Main Street. Augustus A.'s home. Charles D. not listed.
1879 Home	277 East Eagle. Augustus A. is insurance agent. Charles not listed.

1880 Home	290 Jersey Street. Augustus A. is listed as an insurance agent at 13 Central Wharf. C. D. Swan is listed as being with Stringer (George A.) & Cady (Frederick L. A.), a general insurance company.
1881 Home	290 Jersey Street. C. D. Swan is listed as being in the American Block.
1882 Home	290 Jersey Street. Augustus A. is listed as a canal inspector with Fish & Armstrong
1882 Business	96 White Building. Firm was called "Gardner & Swan"
1884 Business	10 German Insurance Building. Firm now called "Swan and Falkner"

1888 Business	Swan listed only - Swan and Falkner dissolved. Swan takes out many-page ad in Buffalo city directory.
1893 Home	319 Elmwood Avenue. C. D. Swan moves to this address and Augustus A. remains at 290 Jersey Street.
1895 Business	Swan and Falkner again listed as architectural firm.
1896 Home	Augustus A. is no longer being listed. Mrs. A. Swan moves to 319 Elmwood.
1898 Business	602 Guarantee Building.
1901 Home	273 Pennsylvania St.
1904 Home	51 Days Park. C. D. Swan listed as mason and carpenter with the Bureau of Building. Mrs. Caroline Swan listed at this address.
1908 Home	51 Days Park. Charles and Caroline are reported living at this address and Caroline is listed as being the widow of Augustus A.
1910 Home	76 College St. Caroline and Harold A. Listed at this address.
1914 Home	11 Trowbridge St., Cambridge, MA Last known address of Mr. Swan
1914	Swan passes away.

**Partial List of Structures Attributed to Swan in Buffalo**

<u>Address</u>	<u>Year</u>	<u>S</u>	<u>Source</u>
Main St.-Huron/Chipp.	1881	D	SE 8/1/81P410
897 Delaware Ave.	188?	D	IA, Potsdam ad
1336 Main	1885	D	AABN 1/20/86
738 Niagara St.	1886	E	IA&B 2/86 P12
312 Linwood Ave.	1886	D	IA V7 2/86 P12
274 North Street	1886	E	IA V7 2/86 P12
430 Prospect Ave	1886	E	IA V7 2/86 P12
773 Seventh St.	1886	D	IA V7 2/86 P12
118 Richmond Ave.	1886	E	B 3/13/86 P3
282 Jersey St.	1886	E	B 5/22/86 P3
195 Linwood	1886	D	B 7/3/86 P3
288 Jersey St.	1886	E	B 5/22/86 P3
191 Hodge St.	1886	E	REBM 3/86
126 Fargo	1888	E	SAABE 4/90
50 Orton Place	1887	E	SE 9/24/87
406 Linwood	1887	E	B 12/31/87 P2
94 Plymouth Avenue	1888	E	AE 6/88 P110
Church Elmwood/Bryant	1889	D	AE 6/89 P136
24 Ashland	1889	E	AC 11/30/89
118 Cottage	1889	E	AC 11/30/89
79 Fourteenth	1889	E	AC 11/30/89
E Irving, 60' no. Allen	1889	D	AC 5/11/89
Church Rechmd/Summer	1889	D	A&B 1/18/90
337 Summer	1889	D	REB&IJ V1 7/89
329 Delaware	1889	D	REB&IJ V1 7/89
31 Hodge	1889	E	AE V3 11/89
35 Hodge	1889	E	AE V3 11/89
37 Hodge	1889	E	AE V3 11/89
80 Ashland	1889	E	AE V3 6/89

316 Summer	1889	D	AE V3 6/89
26 Lawrence	1889	E	AC 11/89 P15
1264 Main	1890	D	IA 2/90 P27
282 Summer	1890	E	IA V15 2/90
Schoolhouse Dist 7 & 11	1890	D	BME 5/18/90
210 Summer St.	1891	E	REBN 3/91 P2
150 North St.	1891	D	REBNS 3/91P1
197 Summer	1891	E	REBN 3/91 P2
409 Linwood Ave.	1891	E	REBN 8/91P1
626 Richmond Ave.	1891	E	AC 7/91 P24
1115 Delaware Ave.	1891	E	REBN 8/91
60 Oakland Place	1891	D	BME 5/10/91
549 Linwood Ave.	1891	E	IA, Potsdam
319 Elmwood	1893	E	A&B 2/25/93
370 Linwood	1893	E	A&B 2/25/93
524 Linwood	1895	E	AABN 9/14/95 P49
News Bldg - 218 Main	1896	D	A&B 2/1/96
346 Connecticut St.	1896	E	
46 Norwood	1898	E	BBP 9615
400 Woodward Avenue	1897	?	BBP 8650
School #59 Fillmore	1901	E	Cornerstone

Key	Explanation
E	Extant
D	Demolished
AC	American Contractor
AABN	American Arch. & Bldg News
A&B	Architecture and Building
AE	Architectural Engineer
B	Building (News Supplement)
BBP	Buffalo Building Permit
BME	Buffalo Morning Express
IA	Inland Architect
REBM	The Real Estate and Builder's Monthly
REBN	Real Estate and Building News
RENS	Real Estate and Bldg. News Supplement
REB&IJ	Real Estate Bulletin & Insurance Journal
SE	Sanitary Engineer
SAABE	Scientific American Architects and Builders Edition

## **Cyrus K. Porter and Sons (C. K. Porter, 1828-1910)**

Cyrus Kinne Porter, (8/27/1828 - 1/30/1910) was one of the most accomplished and prolific architects in Buffalo during the Victorian era. For many years Porter was the undisputed architectural leader in Buffalo, having practiced in the region for nearly half a century.

While Porter designed many commercial and residential buildings in Buffalo, he was very proud of his ability to design ecclesiastical structures. Porter's most significant extant church is the Trinity Episcopal Church on Delaware Avenue.

Porter's start in architecture is an interesting tale. Porter was of Puritan descent and was born in the town of Cicero, Onondaga County, New York State. At the age of seventeen Porter was left an orphan and had to rely entirely on his own resources. Being mechanically inclined, he resolved to learn the trade of a joiner/carpenter. Porter began his apprenticeship as a builder and architect in 1848 with an itinerant teacher and architect, who was nominally located in Detroit. After Porter's exposure to architectural design, he gave it his full attention. He soon mastered the principles of practical geometry and linear perspective and developed into an accomplished draftsman. In 1853 he secured employment as a draftsman for the Chicago Water Works, where he remained for about two years. By late 1854 Porter had moved to Canada and in March 1855 formed a partnership in Brantford, Ontario with the talented and prolific architect John Turner (1807 - 1887).



**Cyrus Kinne Porter**  
*Men of New York.*

In 1865, at the end of the Civil War, Porter moved back to the United States and settled in Buffalo where he was appointed superintendent of construction to rebuild the American Block. In 1866 Porter entered into partnership with H. M. Wilcox. The firm of Wilcox & Porter designed several very important buildings, among which were the Ovid Insane Asylum and Normal schools at Fredonia, Cortland, and Potsdam. In 1867 Porter won second prize of \$2,000 in an open competition for the best design for the War Department Building at Washington. Several pieces of successful work for the people of Bay City, Michigan necessitated the opening of a branch office there. The Courthouse of Bay County, the Bay City Baptist Church and the Bay City High School were all built from Porter's designs.

C. K. Porter formed two partnerships with himself as senior partner: one with George Watkins in the early 1870s (with offices in Buffalo and Detroit) and in 1880 he formed a Buffalo-based partnership with Charles R. Percival. It is believed that the First Free Baptist Church on Hudson St. near Fargo Avenue, designed by Porter and Percival in 1881, is the only known extant building from the period of his partnership with Percival. After the dissolution of Porter's partnership with Percival, he included only his two sons Jesse and Cyrus into his practice. Below is a list of all the architectural partnerships Porter had during his life:

1855-1865	John Turner (Brantford, Ontario)
1865	Wilcox and Porter
1874	Porter and Watkins
1880-1883	Porter and Percival
1888-1910	Porter and Sons

In Porter's early years his office was in the Weed Block at Swan and Main streets, in which Grover Cleveland's office was also located. About 1878 he moved to the American Block, where he occupied room no. 43 for about 20 years, and then moved with other tenants to the Brisbane Building about 1898 when the offices in the American Block changed to mercantile purposes. About 1906 Porter's office was moved to the Hutchinson Building.

While living in Canada, Porter married Edna Marie Stafford of Waterford, Ontario on 12/4/1854. They had one child who died in infancy and then Edna died on 4/26/1857. Shortly thereafter Porter married Emeline Rice of Townsend, Ontario (b. 9/1838) and they had five children: Edna M. (b. 3/1860), Jesse R. (8/1862 - 12/13/1928), Hermione T. (b. 7/1865), Minerva ("Minnie") K. (b. 5/1870) and Cyrus K. Jr. (10/16/1873 - 10/23/1938). His three

eldest children were born in Canada while Minerva and Cyrus K. Jr. were born in Buffalo. While in Buffalo, Porter moved his personal residence frequently. In the 1860s, he lived at 207 Seventh Street (demolished); and in the 1870s lived at 198 and 360 Sixth Street (demolished); in the early 1880s lived at 77 Bryant Street (extant) and then he moved to 94 Russell (extant).

Porter certainly loved architecture and his passion for it must have influenced his children. Three of his children studied architecture: his sons Jesse and Cyrus and his daughter Edna M., who was enrolled in architectural studies at Cornell University in 1889. Edna had graduated from Buffalo High School in 1881. Edna later became a botanist while her sister Hermione became a teacher and was widely-known for her art pottery. None of Porter's three daughters ever married. Both his sons, Jesse and Cyrus, practiced architecture and after Cyrus K. Porter's death, the two brothers continued the family architectural practice until Jesse's death in 1928.

Cyrus Porter was active in the promotion of temperance since a young age when he took the pledge of the Washingtonian Total Abstinence Society. On January 1, 1855 he was inducted into the Independent Order of Good Templars, Waterford Lodge No. 4 at Waterford, Ontario. When Porter moved to Buffalo, he took part in the reorganization of the Good Templars of Buffalo in 1867. He was also associated with the Sons of Temperance. Porter was most proud of the fact that he was one of the founders of the Royal Templars of Temperance, one of whose most ardent followers was Dr. Grosvenor of 118 Plymouth Ave. Porter was also a member of the Odd Fellows, United Workmen and was a 33d degree Mason.

Apparently Porter never retired but near the end of his life, Porter had suffered from a paralytic stroke and moved to a farm near Ransomville during the spring of 1909. He suffered a second stroke in the autumn of 1909 that left him very feeble and he died at his home on January 30, 1910. At the time of his death, Porter was believed to have been the oldest architect in Buffalo.

Porter is credited with designing the following major Buffalo buildings: Barnes and Bancroft Store (1867, rebuilt in 1875, 260-268 Main St., demolished); Plymouth Methodist Church, 453 Porter Ave. (1873, remodeled in 1889, *demolished*); Fire Engine House #2 (1875, 310 Jersey Street); Robert B. Adam House (1876, 448 Delaware Ave.); W. H. Johnson House (1880, 341 Jersey Street); First Free Baptist Church (1881, Hudson Street near Fargo Avenue); Coal and Iron Exchange (pre-1883, 255-257 Washington St., demolished); the Builders' Exchange; Trinity Episcopal Church (1886, 371 Delaware Ave.); Richmond Avenue Church of Christ (1886, SE corner of Richmond and Bryant, now Bryant Parish Condominiums); Cyclorama Building (1888, Edward Street); 443 Porter Ave. (1889); Municipal Building (erected shortly before 1890, *demolished*); interior and roof of St. Paul's Episcopal Cathedral after the fire of 1888; Bosche Brothers Co. Carriage Repository (1891, 918-920 Main Street); Eberhardt House (1893-1894, 2746 Delaware Ave.); Hayes Hall renovations (1890s, University at Buffalo); St. Patrick's Church (demolished); Holy Name of Jesus RC Church (1904, 1947 Bailey Ave.); and Wm. Hengerer Co. Store (1904, with 2 story addition in 1910, 465-471 Main St., presently known as Lafayette Court); Plymouth Methodist Church, 453 Porter Ave. (1911, presently the Karpeles Manuscript Library Museum Porter Hall).

In addition to Porter's Buffalo buildings, the beautiful Cornwall House (circa 1874), located in Flint Michigan, stands as a fine example of his work outside of Buffalo.<sup>169</sup>

### About the Author/Editor

Christopher N. Brown has been a resident of the Kleinhans neighborhood for more than 15 years and is involved in many ways in making it a better place. Brown has been a president of the Allentown Association, Inc., president of the Kleinhans Community Association, member of the Symphony Circle Steering Committee of the Buffalo Olmsted Parks Conservancy and a director of Kleinhans Music Hall, Inc. In addition, he has been very involved in hands-on activities within the Buffalo historic preservation community including the following:

- Co-founder of Buffalo Architectural Salvage Committee
- Writer of articles on Buffalo's history in *Western New York Heritage* and *Buffalo Spree* magazines
- Tour guide for the *Campaign for Greater Buffalo History, Architecture and Culture* Buffalo tours
- Facilitator of Orton Gardens, a community garden at 20 Orton Place, on the site of a demolished house
- Representative from Buffalo to study successful Pittsburgh preservation models sponsored by the National Historic Trust
- Researcher/Writer of city of Buffalo historic landmark applications for Firehouse Engine #2 and 11 Plymouth Ave.
- Researcher/writer of Coit House history (oldest house in Buffalo); obtained grant for existing conditions report and obtained protective covenants for interior preservation
- Cultural tourism guide for Kleinhans Music Hall interior and exterior tours
- Lecturer on many architectural history topics
- Researcher for restoration of Symphony Circle inner island and light standard
- Facilitator of innovative preservation methods to save 32 St. Johns Place from demolition
- Chair and documentation researcher/writer for annual *Secrets of Allentown* and *Haunted Allentown* historic house tour and tour booklet.

Brown has a bachelor of science in computer information systems from Buffalo State College and is a vice president of M&T Bank's information technology division. Brown lives with his partner David F. Granville in the Historic Plymouth Avenue neighborhood.



**David F. Granville (left) and Christopher N. Brown (right).  
*Nancy Parisi***



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"Contracts for the new building are all let except those for heating and ventilation. This part of the work, says architect Charles D. Swan, was expected to be done by Hardwicke & Ware, but as they claimed to have made an error in their figures of some \$8,000 they were released by the Council from their bid. New estimates on this part of the work will be received."  
"The building when complete will cost \$57,000. The architect is Charles D. Swan, and the principal contractors are: Masonwork, Jacob Beier; cut stone, P. G. Straub; carpenter-work,

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## Plymouth Avenue North of Porter Avenue

While this book focuses on the portion of Plymouth Avenue located within the Kleinhans Community Association neighborhood from Hudson Street to Porter Avenue, significant structures can also be found on the street north of Porter Avenue. The stretch of Plymouth Ave. between Porter Ave. and Connecticut St. is particularly noteworthy, not only because of the architectural and historic importance of the structures found there, but also because many of the street's buildings are threatened.

The structures (particularly those located on the west side of Plymouth Avenue between York and Connecticut Streets) are victims of the success of nearby D'Youville College, the venerable institution whose expansion has included continually increased parking requirements. Other threats to the preservation of these buildings include blight and property abandonment: the resulting effects of poverty, disinvestment and a shrinking population. In each case, the ultimate end result is too often demolition of the structures.

In response to these current conditions, grassroots initiatives such as the emergence of block club collectives (West Side Community Collaborative), housing advocacy organizations (People United for Sustainable Housing and West Side Neighborhood Housing Services) and planning efforts (Good Neighbors Planning Alliance) have helped to create a better awareness of these significant structures. Included among the notable structures found on Plymouth Avenue between Porter Ave. and Connecticut St. is the large Queen Anne style house at **414 Porter Ave.** at the northwest corner of Plymouth Ave. built circa 1890 for Seymour H. Knox and designed by architect Milton Earl Beebe. Across the street on the northeast corner of the two avenues (**428 Porter Ave.**) is the imposing Colonial Revival style manse built in 1900 for Dr. Lawrence G. Hanley.

Further down the street is found **224 Plymouth Ave.**, a brick house that was at one time owned by Charles Gill who operated a plaster shop at 32 Plymouth Avenue, detailed in this book. No. 224 Plymouth Ave. was cataloged as part of pre-Civil War era structures contained in "Searching for Early Buffalo," a study performed for Buffalo Common Council president George K. Arthur by the Landmark Society of the Niagara Frontier with the Western New York Heritage Institute in September, 1995.

A few doors down at **260 Plymouth Ave.** is a brick commercial structure, labeled "Chemical No. 2" that has been converted into a residence. Across the street are two fine brick buildings, an old Italianate cottage and on the southeast corner of Plymouth Ave. and Connecticut Street, a four-story Second Empire style brick commercial structure.

Time will tell if these structures will survive the conditions that threaten their preservation.



**414 Porter Ave. at Plymouth Ave.**



**224 Plymouth Ave.**

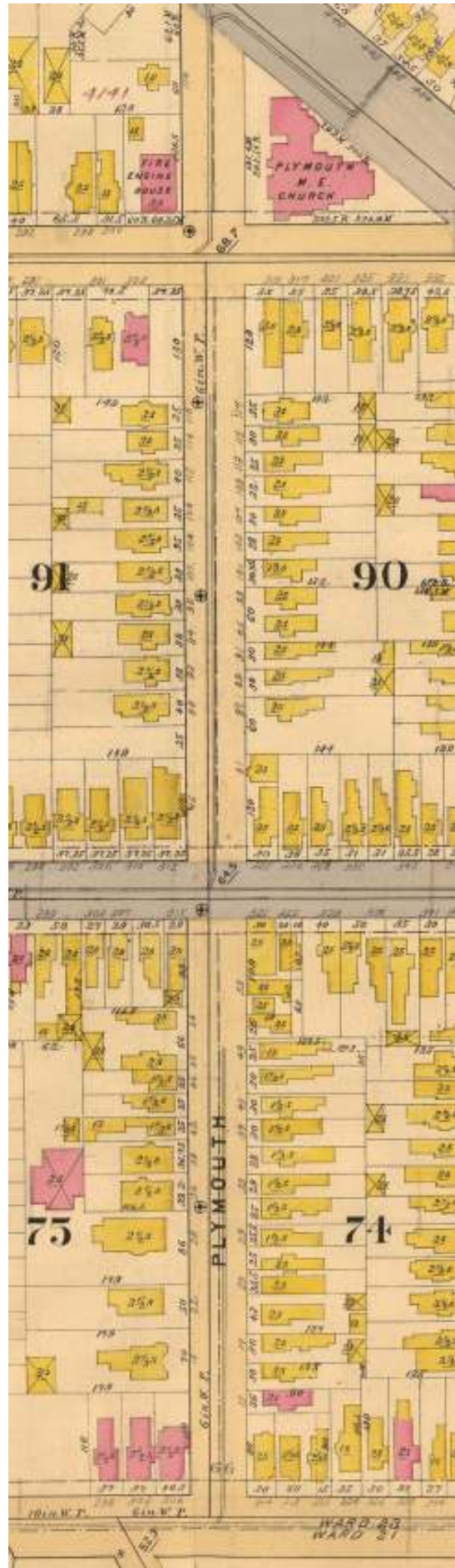


**Chemical No. 2, 260 Plymouth Ave.**



**Plymouth Ave. at Connecticut St.**

Survey area map from 1894 showing lot sizes and structures along Plymouth Avenue from Hudson Street to Porter Avenue.



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