

115	82 Plymouth Ave.	1895	Wood-frame	Queen Anne	Residence	None	
121	83 Plymouth Ave.	1905	Wood-frame	Queen Anne	Residence	None	
122	87 Plymouth Ave.	1880	Wood-frame	Eastlake	Residence	None	
116	88 Plymouth Ave.	1887	Wood-frame	Queen Anne	Residence	None	
122	89 Plymouth Ave.	1883	Wood-frame	Eastlake	Residence	None	J. W. Byers
123	91 Plymouth Ave.	1878	Wood-frame	Eastlake	Residence	None	
116	92 Plymouth Ave.	1888	Wood-frame	Queen Anne	Residence	None	
116	94 Plymouth Ave.	1888	Wood-frame	Queen Anne	Residence	None	C. D. Swan
123	95 Plymouth Ave.	1881	Wood-frame	Second Empire	Residence	None	
117	96 Plymouth Ave.	1890	Brick & Frame	Queen Anne	Residence	None	
123	99 Plymouth Ave.	1881	Wood-frame	Second Empire	Residence	None	
117	100 Plymouth Ave.	1892	Brick & Frame	Queen Anne	Residence	None	
124	101 Plymouth Ave.	1865 Ca.	Wood-frame	Italianate	Residence	None	
124	103 Plymouth Ave.	1881	Wood-frame	Eastlake	Residence	None	H. Bettis
118	104 Plymouth Ave.	1891 Ca.	Brick & Frame	Queen Anne	Residence	None	J.N. Byers?
125	107 Plymouth Ave.	1882	Wood-frame	Queen Anne	Residence	None	
118	108 Plymouth Ave.	1889	Wood-frame	Queen Anne	Residence	None	H. Boughton
125	109 Plymouth Ave.	1882	Wood-frame	Queen Anne	Residence	None	
119	112 Plymouth Ave.	1888	Wood-frame	Queen Anne	Residence	None	M. E. Beebe
126	113 Plymouth Ave.	1881	Wood-frame	Italianate	Residence	None	
126	115 Plymouth Ave.	1880	Wood-frame	Italianate "L"	Residence	None	
119	116 Plymouth Ave.	1888	Wood-frame	Queen Anne	Residence	None	
127	117 Plymouth Ave.	1883	Wood-frame	Eastlake	Residence	None	
119	118 Plymouth Ave.	1888	Wood-frame	Queen Anne	Residence	None	
120	124 Plymouth Ave.	1904	Brick	Arts & Crafts	Residence	None+	J. Knight
128	152 Plymouth Ave.	1903	Frame	Queen Anne	Residence	None	
128	154 Plymouth Ave.	1921	Tile & Stucco	Arts & Crafts	Residence	None	
128	425 Porter Ave.	1899	Brick	Vernacular	Apartments	Olmsted Dist.	W. H. Archer
128	443 Porter Ave.	1889	Brick	Queen Anne	Parsonage	Olmsted Dist.	Porter & Son
129	453 Porter Ave.	1911	Limestone	Medieval	Church	Local Landm'k+	Porter & Sons

* Listed on the National Register of Historic Places

+ Eligible for listing on the National Register of Historic Places



Avery Mansion, Site of Kleinhans Music Hall



**Artist Ross and his wife Fran Drago at their home at 101 Plymouth Avenue.
Courtesy of Pat Vine.**

Relevant Victorian Architectural Styles

From 1850 until the turn of the twentieth century, the United States experienced many different residential architectural fashions and fads. These styles can all be found in Buffalo's architectural heritage. The various architectural styles were adapted to the needs of middle-class detached houses built on the 25-35 feet wide lots found on Buffalo's west side. Very few of the houses are "pure" examples of the various styles popular during the last half of the nineteenth century. Architecture of the period, although still based on historical precedent, represented a reaction to the historical bent of the earlier revivalists. Mid-to-late nineteenth century architects reasoned that no age had produced the perfect architectural expression and that they could benefit from all the best of the past. They did not hesitate to combine features from various styles. Freer adaptation could evoke the spirit of the past without rote imitation and would allow for exciting creativity. Thus, eclecticism characterized much of the architecture of the immediate post-Civil War period as did a continued emphasis on the picturesque. While new styles prevailed, great importance was placed on character and a sense of permanence in buildings. New technology made beautifully carved wood accessible on a scale never seen before. Coupled with a rise in fortunes of the middle class, creative and artistic ornamentation of fine quality craftsmanship was deployed in homes of the period. For these reasons, determining late nineteenth century architectural styles is challenging. Many architectural historians lump all structures built during this period under the term "picturesque eclecticism." Historian and writer John Maass called the era the "nameless period."

It seemed as though just as quickly as the late nineteenth century styles became popular, they quickly fell out of vogue. Victorian-era exuberant architectural details were thought to be outdated and excessive during the post-World War II era and were parodied by cartoonist Charles Addams in the *New Yorker* magazine and in the Addams Family cartoons.

The homes found on Plymouth Avenue all have at least one thing in common: they were designed to be built on relatively narrow detached housing lots. The houses built on Plymouth Avenue all exhibit interesting architectural detail, whether it is found in the clever way that the house is maximized for the lot size or its artistic ornamentation.

While there may be only a few academically "pure" examples of architecture found in the Historic Plymouth Avenue neighborhood, it is possible to identify major styles of structures and the key features identified with a particular style.

Worker's Cottage (1850-1870). Cottage residences for working class people were promoted by pattern book designers in the 1840s and 1850s. A. J. Downing's book *The Architecture of Country Houses* portrayed a genteel lifestyle for the working man and his family in their picturesque cottage nestled within the country landscape. This vision soon spread in the mid-nineteenth century to meet the needs of the growing middle class.

Pattern books simultaneously popularized a variety of historical revival and new Victorian styles for cottage residences; therefore diversity in design became the mainstay. The country image soon shifted to the cities and the picturesque cottages were adapted to narrow urban lots. Workers' cottages were designed in a number of architectural styles. These smaller cottages included principal stylistic elements that link them to larger homes of the same style. These houses are typically 1 or 1½ stories in height.

Second Empire (1870-1885). The Second Empire style takes its name from buildings constructed during the French Second Empire of Napoleon III (1852-1870). It became a dominant style in American architecture between 1870-1880.

The style is identified by its distinct roof, known as the mansard, after the 17th century French architect Francois Mansart. By increasing head room in the attic space, it provided an additional usable floor. To provide light on this floor, the mansard roof was almost always pierced with dormers. Popular mythology holds that Parisian building ordinances fostered the steeply sloping roof line that is the style's hallmark. One theory says it was ordained that roofs must slope back away from the street to allow sufficient sunlight to fall on the traveling surface and sidewalks; another, that building taxes were calculated on the basis of whole floors with the attic level exempted. Thus, while very little floor area is lost in a Mansard-roofed top level, the fact that it was "under the roof" made it a tax-free attic.

The Second Empire style became fashionable in the United States following two successful international expositions of art and industry in Paris in 1855 and 1867 that featured the latest technological advances and industrial products from around the world. As a result, Americans came to consider both Paris and the Second Empire style, despite its 17th century origins, to be very progressive, industrialized, modern, cosmopolitan, elegant and charming.

Domestic architecture in the Second Empire style is difficult to characterize because a mansard roof could be placed on almost any style house to create a contemporary look without requiring innovations in plan or ornament. The interiors were generally elaborations of the Italianate style, with bold plaster cornices and medallions and marble fireplaces with arched openings.



Moldings and windows often resemble the Italianate style as well and asymmetrical massing with an attached tower resembles the Italian villa. Cast iron railings and crestings became popular as decoration.

Italianate (1860-1880). The Italianate style was the most widely used and adapted of the romantic forms introduced in the A. J. Downing housing pattern books. The classic example of the Italianate style is a gable-roofed house, crowning the facade. It is well suited to narrow urban lots. Its detail is generally confined to the facade making the style adaptable to modest budgets. Key elements of the style are decorative brackets supporting a low-pitched roof with wide overhanging eaves. Tall narrow windows are usually crowned by arched or elliptical cornicing and hood ornaments. Simple entryways are often surrounded by modest porticos.

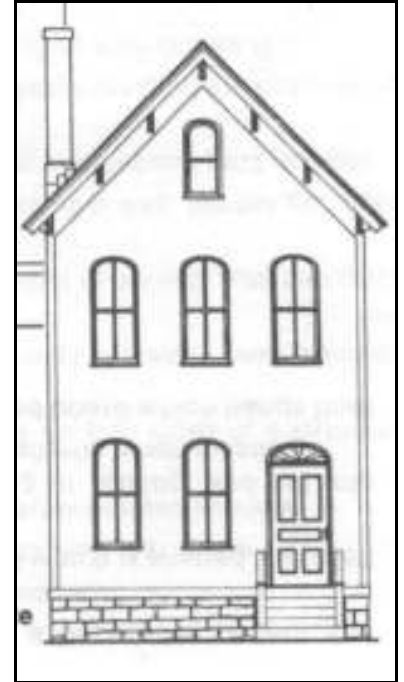
Eastlake (1870-1885). At the same time that Second Empire was popular, Eastlake was also a popular decorative style of ornamentation found on Victorian houses. The style is named for Charles Locke Eastlake (1833-1906), an English interior designer. The stylistic furniture carvings that he designed for home interiors were recreated on exterior ornamentation and applied to homes of the period. It is identifiable by its incised, geometric designs.

Queen Anne (1880-1895). The most popular style of all Buffalo's Victorian-era homes, the style was decidedly American and during the Victorian era, was known as the "Freestyle." Rejecting the classic rigidities of symmetric force, the Queen Anne was infinitely flexible, eclectic, amenable to alteration and projection and therefore ultimately modern. Turrets, multiple projecting gables, bays, dormers and oriels distinguish the style along with an exuberant combination of forms, textures, materials and decorations.

The Queen Anne style's hallmark is found in its contrast of materials. First floors were often built of brick or stone; upper stories were of stucco, clapboard or decorative shingles. Huge medieval-style chimneys were common. Roofs were gabled or hipped, often with second story projections and corner turrets borrowed from French chateaux. Gable ends were ornamented with half-timbering or stylized relief decoration. Terra cotta and molded or specially shaped bricks were used as decorative accents. Banks of casement windows were common. In more traditional windows used on Queen Anne style homes, upper panes were often outlined with stained-glass squares. Numerous verandas, balconies and sleeping porches opened houses to the outdoors.

Interior plans, which had been moving further and further from classic symmetry, were given even greater freedom. The fully developed Queen Anne plan featured the living hall, a central living and circulation space with both fireplace and a grand staircase. This space flowed freely into other ample rooms. Rich, dark woods were used in wall paneling and beamed ceilings that replaced the plaster ornament and bright wallpapers of the Italianate and Second Empire styles.

Shingle Style (1885-1900). An American style that evolved out of the Queen Anne, it was born in New England. Shingle style buildings were tamer and more horizontal than their Queen Anne predecessors. Roofs continued to be prominent and complex, but dormers were often hipped or eyebrow rather than gabled. Ornamentation was reduced. Circular turrets and verandas remained popular but were integrated more fully into the overall design. The entire building was usually covered with wooden shingles. When a contrasting material was used, as for porch columns or foundations, it was often rough-surfaced, coursed stone or fieldstone rubble which complemented the rough natural texture of the shingles. The emphasis of the Shingle style was on the surface - the shingle covering that unified all parts of the building. The interior plan continued the Queen Anne trend toward openness and informality.



Italianate Gabled Style



Queen Anne Style

Structure Reference

I. Cottage Street and Plymouth Avenue from Hudson to Pennsylvania Street, West Side



136 Cottage Street

Address: 136 Cottage St.
Style: Gabled Italianate
Construction: Brick
Exterior: Brick
Built: Circa 1875
Original Owner: Albert Hoole, coal merchant, first year was 1877
Notes: 1880 resident: Albert & Martha Hoole and children: Bella, Joseph, Frank, William, Lucy, Alice, Anna and servant Livinia.



142 Cottage Street

Address: 142 Cottage St.
Style: Gabled Italianate
Construction: Brick
Exterior: Brick
Built: Circa 1875
Original Owner: Charles Walbridge, hardware dealer, first year 1878
Notes: 1880 resident: Charles & Annie Walbridge and children: Wilhelmina and Louisa and 2 female servants.



144 Cottage Street

Address: 144 Cottage St.
Style: Gabled Italianate
Construction: Brick
Exterior: Brick
Built: Circa 1875
Notes: 1883 resident, C. E. Ricker

Built: Circa 1865
Notes: 1870 resident: Geo. W. Gillespie, Street Commissioner; 1894-1898 resident, Margaret Cloak; 1901-1915 resident, Albert L. Robinson.
References: Deed reference: L 240 P599, Henry & Margaret Barnes to Joseph Bork, 7/25/1865. L236 P403, Helen A. Slade, Wm. H. Slade to Henry & Margaret Barnes, \$2800, 2/15/1865



295 Hudson Street

Address: 295 Hudson St.
Style: Worker's Cottage
Construction: Frame
Exterior: Wooden shingles
Built: Circa 1865
Notes: 1885 resident: S.A. Sherman; 1887 resident, C. T. Ladd.
References: Deed reference: L283, P283, Charles E. & Maria K. Grant to Daniel Clark, 7/12/1869, \$1500. L286 P 282 Henry A. Bettis, Marilla C. Bettis to C. E. Grant, 3/4/1867, \$1500. L 249 P 349, Fred G. Hannibal to H. A. Bettis, 8/28/1866, \$400. L 247 P108, Helen A. Slade, Wm. H. Slade to Fred G. Hannibal, 8/2/1864, \$550.



293 Hudson Street

Address: 293 Hudson St.
Style: Worker's Cottage
Construction: Frame
Exterior: Clapboards



288 Hudson Street

Address: 288 Hudson St.
Style: Colonial Revival
Construction: Frame
Exterior: Shingle and clapboards
Built: 1893
Original Owner: M. J. Hens
Notes: Longtime home of co-founder of Hens and Kelly dept. store.
References: Deed: L731 P327 11/14/1893 Anna M. Hens from Samuel W. Barrett.
 Permit: PPC, 1893, P1960. Anna M. Hens to erect frame building, 26' x 59' x 22', on Hudson Street, head of Cottage Street.
 Permit: PCC 1910, P2021. Anna M. Hens to enlarge frame dwelling 26' x 45' x 20' high and 22' x 12' x 20' high, when completed 26' x 45' x 20' high and 22' x 23' x 20' high, front of lot, no. 288, north side of Hudson St., beginning 100' east of West Ave.
 Permit: PCC 1941 P1755. L. P. Pampalona, to convert to three families, two on 1st floor, one on 2nd floor.

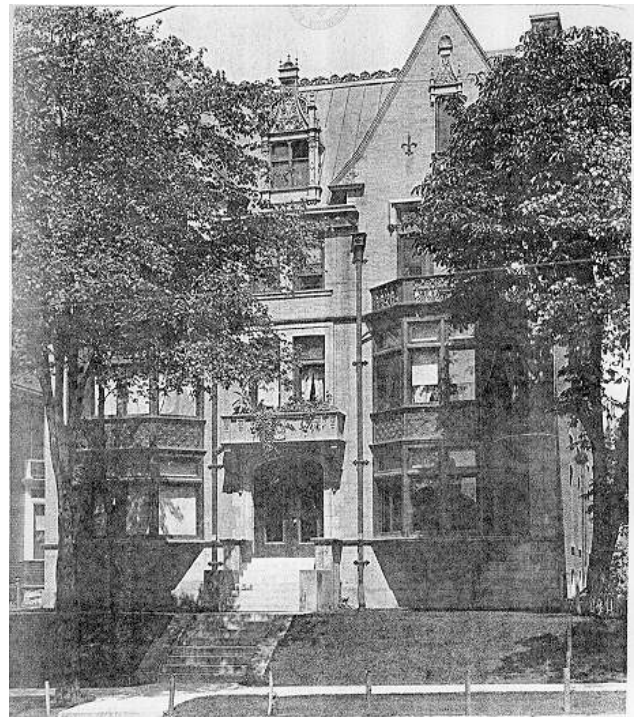


House built by Fred. W. Hudson, similar to 288 Hudson Street. *Buffalo and Its Points of Interest, 1896.*



290 Hudson Street

Address: 290 Hudson St.
Style: Italianate
Construction: Load-bearing masonry
Exterior: Brick
Built: 1834
Demolished: 1891
Architect: Benjamin Rathbun
Builder: Benjamin Rathbun
Notes: Original Sidway mansion



294 Hudson Street

Address: 294 Hudson St.
Style: Apt. building with Gothic Revival details
Construction: Steel supported masonry
Exterior: Brick
Built: About 1895
Demolished: 2001
Architect: Fred Harvey Loverin
Notes: The Valois Apartment Building
References: Permit: PCC 1924 P923. Robert Patterson to build three story brick addition.



306 Hudson Street

Address: 306 Hudson St.
Style: Queen Anne
Construction: Frame
Exterior: Brick first floor, slate siding on second and third floors
Built: 1889
Original Owner: Dr. Charles A. Wall
Notes: Built as a residence and doctor's office.
References: Erie County Deed: L559 P85 8/21/1889, Franklin Sidway to Annie P. Wall.



18 Plymouth Avenue

Address: 18 Plymouth Ave.
Style: Queen Anne
Construction: Frame
Exterior: Wooden clapboard and shingles
Built: 1892
Petitioner: William H. Harris
Notes: Built on site of original Sidway mansion. 1910 resident: Benjamin Clark, Caterer

References: Permit: PCC 1892 P1507. Jeannette E. Harris - To erect frame house and barn, 60 X 34, 44 feet high, barn 30 X 40 25 feet high at Nos. 16 and 18 Plymouth Ave.

Erie County Deed: L730 P251 3/3/1893. Franklin S. Sidway to Jeanette E. Harris. \$1 (70 X 179).



20 Plymouth Avenue - 1892 carriage house to 18 Plymouth Ave. (Left) and 1948 house (Right).

Address: 20 Plymouth Ave.
Style: Queen Anne
Construction: Frame
Exterior: Wooden clapboard and shingles
Built: 1892/1948
Notes: Carriage house to 18 Plymouth and adjoining house built 1948.
References: Permit 42041, 10/8/1948, alter and enlarge block & frame dwelling 1 to 2 family.



22 Plymouth Avenue

Address: 22 Plymouth Ave.
Style: Shingle
Construction: Frame

Exterior: Brick on first floor and shingles on second floor
Original Cost: \$15,000
Original Owner: Col. C. O. Shepard
Built: 1892
Notes: Built by Franklin Sidway. 1910 resident: William E. Will, Christian Science Practitioner.
References: Permit: 1892 PCC P253. Franklin Sidway to erect half brick and frame residence, 32 X 58, 2 stories high and attic, No. 20 and 22 Plymouth Ave.
 Permit: 1932 A. Panino, convert to rooming house.
 Erie County Deed: L691 P182 3/3/1893. Franklin S. Sidway to Clara L. Shepard. \$15,000
 Permit: 12/31/1958, alter existing 3 story brick & frame 11 family dwelling



30 Plymouth Avenue

Address: 30 Plymouth Ave.
Style: Shingle
Construction: Frame
Exterior: Shingles covered with asbestos
Original Owner: Franklin & Charlotte Sidway
Built: 1889
Notes: M/M Floyd J. Fredericks had a boy born on Sept. 28, 1934. BEN, 10/10/1934.
References: Permit: 6/1889 PCC 1889 P767. Franklin Sidway to erect frame dwelling size 38 X 71, 2 stories high on SW side of Plymouth, 250 ft. NW of Hudson Street.
 Deed: 5/7/1907, Frank S. & Amelia R. Sidway to James B. Healy, L1077 P210.
 Permit: 48940: 3/26/08 and 6/29/1916, James B. Healy.
 Permit: 1/4/1950 alter and repair brick and frame rooming house & 2 family dwelling.



24 Plymouth Avenue

Address: 24 Plymouth Ave.
Style: Gabled
Construction: Frame
Exterior: Asbestos siding
Built: 1908
References: Permit: PCC 1908 P487. James B. Healy to build frame dwelling 24' x 40' x 18' high rear of lot, no. 30, west side Plymouth Ave., beginning about 300' west from Hudson St.



32 Plymouth Ave.

Address: 32 Plymouth Ave.
Style: Barn
Construction: Load bearing masonry
Exterior: Brick
Built: Circa 1845

Notes: Original Sidway mansion barn.
References: Permit: PCC 1916 P1449. C. H. Gill & Son to build frame shed, 14' x 28' x 9' high rear of lot no. 32 Plymouth Ave.



Sidway Mansion barn, 32 Plymouth Ave., built circa 1845. John Gulick.



34 Plymouth Avenue

Address: 34 Plymouth Ave.
Style: Queen Anne
Construction: Frame
Exterior: Shingles covered with asphalt siding
Original Owner: Robert Morris
Built: 1889
Notes: Fire damaged in early summer 2001. Original owner was Robert Morris with the Harold Hayes & Co.
References: Erie County Deed: L406 P525, 3/7/1889, executors of estate of Edith Shadrake (Charlotte K. Baker,

Agnes E. Baker, Hattie E. Baker and Emma M. Bath) to Sarah A.M. Baker Vaughan.
 Erie County Deed: L579, P50, George R. Vaughan to Enos Gould.
 Erie County Deed: L585 P512 2/1/1889
 Enos Gould to Fred Curtiss.
 Erie County Deed: L493 P52 7/31/1889,
 Fred Curtiss to William Reading.
 Erie County Deed: L690 P42 2/14/1893
 William B. Reading +1 to Robert Morris.
 Permit: PCC 1889 P942. May E. Clark to erect 2 frame dwellings, size 22 x 48', 20' high, sides on Plymouth Avenue between Hudson & Pennsylvania Streets.
 Permit: 2/5/1929, Mrs. Dora Fernandez, convert for roomers.
 Permit: 9/20/1943, Mrs. Dora Fernandez, fire escape on frame rooming house.



38 Plymouth Avenue, burned in 1984. 34 Plymouth Avenue can be seen to the left. BECHS Collection.

Address: 38 Plymouth Ave.
Style: Queen Anne
Construction: Frame
Exterior: Wooden clapboards and shingles
Original Owner: M. H. Lehman
Built: 1889
Demolished: 1984
Notes: Owner with M. H. Lehman, with Lehman & Greentree scrap iron. There was a fire in 1984
References: Erie County Deed: L579, P48, George R. Vaughan to Enos Gould.
 Erie County Deed: L585 P513, 2/1/1889,
 Enos Gould to Fred Curtiss.
 Permit: PCC 1889 P942. May E. Clark to erect 2 frame dwellings, size 22 x 48', 20' high, sides on Plymouth Avenue between Hudson & Pennsylvania Streets.
 Permit: 4/17/1918 Mr. Gannon enlarge 2½ story frame 1 family dwelling.
 Permit: B41279 6/7/1984, demolition associated with emergency 5/17/1984



38 Plymouth Avenue

Address: 38 Plymouth Ave.
Style: Gabled house
Construction: Frame
Exterior: Vinyl siding
Built: 1987-1988
References: Permit: B6443, 11/6/1987, WSNHS, Atkin Construction Corp.

Zappia, enlarge frame dwelling 20' x 40' x 18' to be 20' x 40' x 18' and 13' x 17' x 17' and 18' high front of lot, 42 Plymouth Ave.

Permit: 21035, 7/1/1929 build cellar.



44 Plymouth Avenue

Address: 44 Plymouth Ave.
Style: Worker's cottage
Construction: Frame
Exterior: Wooden covered with siding
Built: 1853
References: Erie County Deed: L134 P126 11/1/1852, Lucy Scott to Thomas Bath, \$700.
 Permit: PCC 1879 P1047 Louisa A. Bath to erect frame wood-shed in rear of number 44 Plymouth Ave.

Permit: PCC 1921 P2269. Ida A. Partridge, enlarge frame dwelling with addition, 13.6' x 10' x 10' high.



42 Plymouth Avenue

Address: 42 Plymouth Ave.
Style: Gabled Italianate
Construction: Frame
Exterior: Wooden clapboards and vinyl siding
Built: 1855, remodeled in 1872
References: Permit: 1872 PCC P875. HC Ascough, to add one story to the height of her cottage on Twelfth Street and known as No. 182 to make general repairs to said building.

Permit: PCC 1914 P 1527. Alepere