

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 15A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Edward A. Diebolt House

other name/site number _____

2. Location

street & town 62 Niagara Falls Boulevard not for publication

city or town Buffalo vicinity

state New York code NY county Erie code 029 zip code 14214

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets, does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

M. J. Caldero, SAPO 4/20/06
Signature of certifying official/Title Date

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper

Date of Action

Edward A. Diebolt House
Erie County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

DESCRIPTION

The Edward A. Diebolt house, 62 Niagara Falls Boulevard, Buffalo, New York, built in ca. 1922-23 is a two-story frame dwelling in the Colonial Revival style built on a lot 40 feet wide by 120 feet deep located in the northern residential district of the city of Buffalo, New York. The house is set back 30 feet from the street behind a small lawn and is fronted by foundation plantings of mature yew shrubs that probably date from the 1920s. A 12-foot-wide concrete driveway, shaded by two large spruce trees, follows the southern property line and leads to a rear detached garage. A small garden fills the space behind the house and beside the garage. Sided with cedar shingles stained dark brown, the main part of the house, which measures 34x24x18 feet, has a gable roof covered with light brown asphalt shingles. A one-story enclosed porch (painted the same color as the main body of the house) supported by Tuscan piers at the corners forms a single-story wing on the east side of the dwelling. A one-story, seven-foot-wide shingled extension with a flat roof forms a corresponding wing on the west side of the house.

The symmetrical main façade of the Diebolt faces south onto the driveway. It consists of three bays with the entrance in the center sheltered beneath a round-arched porch supported on twin Tuscan piers. Double wooden sash windows to the right and left of the entrance light the living room and dining room, respectively. Above the entrance, three casement windows light the main bathroom and a smaller bathroom in the master bedroom. Two single wooden sash windows light the master bedroom on the east and a smaller bedroom on the west.

The symmetrical east elevation consists of the ground floor porch that extends across the width of the house. This porch is covered with a gable roof that echoes the profile of the roof over the main body of the house. On the second level, two single wooden sash windows light the master bedroom. A broad, red brick chimney rises through the center of the east elevation to above the ridge line of the roof of the main part of the house. At the attic level, two quarter round windows on either side of the chimney light the attic.

The symmetrical north elevation, which is approximately three feet from the property line, mirrors the three-part arrangement of the façade on the south and consists of the north side of the 10-foot wide porch, the main two-story house, and the north flank of the

*Edward A. Diebolt House
Erie County, New York*

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single-story western wing. Wooden sash windows in the center of this side light a powder room on the ground floor and the second floor landing of the stair hall on the second level.

The west or rear elevation consists of the single-story, flat-roofed wing on the ground floor and the second floor and gable end of the main body of the house above. Twin wooden sash windows on the second floor light two bedrooms¹. A single lunette window in the center of the gable lights the attic. The first floor of the rear wing has, on the north, an entrance leading to the basement stair hall and the kitchen. In the center of this wing, a pair of patio doors (a modern addition) light the dining alcove, and, at the south corner, a small enclosed porch off of the dining room.

The interior of the Diebolt house preserves its original floor plan and--with the exception of the kitchen--its earliest woodwork. The plan of the principal floor follows the typical center hall arrangement of many Colonial Revival houses. The main living spaces on the ground floor are located on either side of the central stair hall. One enters the house through the southern facing entrance into a tiled vestibule. From there, one steps into a reception hall area into which descends the staircase from the second floor landing. At the end of the stair hall, beneath the second floor landing, is a small powder room.

From the reception hall, a wide opening gives access on the east to the living room, which runs the entire width of the house. In the center of the east living room wall, a fireplace of Roman brick with a molded wooden mantel forms the principal feature of the space. On either side of the fireplace, French doors give access to the enclosed porch.

The porch also runs the entire width of the house. In the center of the western wall of the porch there is a fireplace that mimics that in the living room. (This fireplace, however, unlike that in the wall behind it in the living room, is designed for a gas scuttle rather than for wood fires.)

To the west of the central hall are the dining room (on the south) and the kitchen (on the north). A small enclosed porch opens off of the dining room at the southwest corner of the house. Access to a dining alcove next to this porch (but isolated from it by

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a wall) is had from the dining room by a swinging door. The kitchen, which is the only room in the house to have been substantially changed from the time of construction (the room, nonetheless, retains its original woodwork framing entrances), also has an access door leading to the dining alcove. Another door, at the northwest corner of the kitchen, leads to the basement stair hall and a door to the outside.

The second floor of the dwelling is arranged around the upper level of the central hall. At the south end of the hall is located the main, white-tiled bathroom. The master bedroom is located on the east side of the hall and has the same dimensions as the living room below. (A small bath has been added to the southwest corner of this room, replacing an earlier closet.) Two smaller bedrooms (above the dining room and kitchen), with a staircase to the attic between them, occupy the area to the west of the hall.

The basement of the Diebolt house is composed of limestone foundation walls and a concrete floor. Two steel beams run transversely through the center of the space to support the walls of the central hall above. The original coal burning boiler, although no longer in use, is still in place in the furnace room below the living room.

The attic space runs the entire length of the main body of the house. Except for pine flooring and a small cedar closet at the northwest corner, the space is unfinished and open to the wooden rafters of the roof.

The wood frame, flat-roofed garage at the southwest corner of the property has a concrete floor and is sided with the same brown cedar shingles used on the dwelling. It was built to accommodate two automobiles.

¹ These windows replaced doors that originally opened onto the flat western wing roof, which was formerly used as a summer terrace. This alteration took place prior to 1975, when the present owner took possession of the house.

Edward A. Diebolt House
Name of Property

Erie County, New York
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- public-local
- private
- public-State
- public-Federal

- district
- building(s)
- site
- structure
- object

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival
style

foundation concrete
walls cedar shingles
roof asphalt shingles
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Edward A. Diebolt House
Name of Property

Erie County, New York
County and State

8. Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(enter categories from instructions)

Architecture

Period of Significance

1922-1955

Significant Dates

1922-1923

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/BUILDER

unkown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

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Erie County, New York*

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SIGNIFICANCE

The Edward A. Diebolt House is architecturally significant under Criterion C as an intact and representative example of a standardized Colonial Revival style house of the Post World War I era. Standardized house plans flourished in American cities during this period in response to the growth of the middle class, the rise in automobile ownership and the commensurate demand for detached single family houses in newly developing subdivisions. Plan books published during this period offered hundreds of carefully planned and detailed house plans in a range of styles, sizes and costs. The books in which these plans appeared featured attractive photographs or renderings of each prototype, schematic floor plans and appealing names. Plans made careful use of space and materials and offered affordable alternatives to architects' fees and custom construction costs. Many American cities including Buffalo contain neighborhoods built largely from these plans. The resulting houses reflect the prevailing tastes of the period and are almost always well-proportioned and detailed. Colonial Revival designs were popular in eastern cities during this period. Their popularity reflected a growing, albeit idealized appreciation for historic American architecture and traditions at a time when these traditions appeared to some to be under assault from international crises and war, growing immigration and diversity, and significant labor and reform movements.

The Diebolt House closely resembles Standard Homes, "Esterbrook" model and retains complete integrity. Its arrangement is thoroughly modern, but stylistically, the house incorporates references to American domestic architecture of the late eighteenth and early nineteenth centuries. Although houses of this type are not uncommon in Buffalo, the Diebolt House is a particularly good example due to its integrity and period setting. It appears to contribute to a potentially eligible historic district and it is hoped that this nomination will help in gaining greater recognition for early twentieth century residential architecture and districts.

Edward A Diebolt obtained a permit to build a frame dwelling, 24x34x18 feet, at 62 Niagara Falls Boulevard on February 8, 1922.¹ The following year, he and his wife Clara were listed in the city directory as residing at their new address. Diebolt, who was vice-president of the John L. Schwartz Brewery on Bennett Street in Buffalo (the company later became the Iroquois Beverage Company²), lived in the house he built until his death in 1937. His widow, Clara, moved away by the time the 1938 city directory appeared.

¹ *Proceedings of the Council of the City of Buffalo from January 1, 1922, to December 31, 1922.* Buffalo: Union & Times Press, 1922, p. 269.

² Stephen R. Powell, *Rushing the Growler. A History of Brewing in Buffalo.* Buffalo: Apogee Productions, 1999., p. 138.

Edward A. Diebolt House
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NATIONAL REGISTER OF HISTORIC PLACES
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When constructed, the Diebolt house was located in an outlying residential area of North Buffalo formerly known as Elysville. The original name of the street on which the house stands was Kenilworth Avenue. (The name referred to the nearby but long ago demolished Kenilworth Race Track.) In the *Atlas of Buffalo* of 1891, Plate 26 shows Kenilworth Avenue beginning at 3322 Main Street, across from the grounds of the Erie County Alms House, a public institution founded in 1851 and occupying the most elevated land in the city of Buffalo. The street extended down the hill about a quarter of a mile northward to Kenmore Avenue, the city line. The undeveloped land to the west of the avenue was owned by Mrs. Leonard Eley [Ely], whose husband, Leonard, had died in 1888 and who had apparently given his name to the area.³ In 1914, the city changed the name of Kenilworth Avenue to Niagara Falls Boulevard.⁴ Earlier, this name had been used to designate the current Colvin Boulevard, a mile or so to the west. In the early twentieth century, that thoroughfare had been projected as the main road linking Buffalo's Delaware Park to Niagara Falls. Despite the fact that city fathers had engaged landscape architect Arthur Shurcliff of Boston to design the projected parkway, by 1914 planners had changed their minds about the Buffalo-Niagara Falls route. Eventually, the present Niagara Falls Boulevard was extended some fourteen miles through northern Erie and southern Niagara counties to the Falls. Before construction of high speed highways under the administration of Robert Moses in the 1960s, the boulevard was the foremost automobile itinerary from Buffalo to Niagara Falls.

As laid out for residential development, Niagara Falls Boulevard in Buffalo followed the pattern being established in the early twentieth century for so-called automobile suburbs. Streets in such areas owed their inspiration in large part to the writings of Charles Mulford Robinson, the influential spokesman for City Beautiful urban ideals.⁵ The seventy-four-foot right of way of Niagara Falls Boulevard includes the roadway paved with red brick pavers, stone curbing, concrete sidewalks sheltered beneath double rows of trees, and Neo-Classical style street lamps. (The present lights reproduce the original lamp posts.) Utility lines were kept out of sight, being strung from poles placed at the rear of the property lines. Mandatory setbacks created a uniform streetscape of single family dwellings, and each 40-foot-wide lot included a drive at one side leading to a garage at the back of the property. In 1987, the Buffalo Preservation Board designated the thoroughfare (but not the houses along it) as a local landmark. It is the most prominent of the few

³ The family's association with the neighborhood is preserved in the name of Eley Place.

⁴ *Buffalo City Directory*, 1914, 35.

⁵ Robinson's influential books included *Width and Arrangement of Streets* (1911) and *City Planning, with Special Reference to the Planning of Streets and Lots* (1916).

Edward A. Diebolt House
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exposed brick streets surviving in the city. Included in the designation are the rusticated limestone gates that mark the entrance to Pelham Drive, a residential street that enters the boulevard across from the Diebolt house.

The Diebolt house is an intact example of a Colonial Revival dwelling type popular with middle class homeowners in the early twentieth century. Such houses were common in architectural pattern books, magazines, and, especially, catalogs of mail-order house companies, such as Sears, Standard Homes Company, Radford Homes, and Bennett Homes. "Neo-Colonial houses," states Daniel D. Reiff, the scholar of the pattern book and mail-order house movement,

--by their fidelity of form and detailing almost copies of actual colonial types—emulating the two-story, three-or-five-bay gabled roofed dwellings of the eighteenth century, begin to appear in popular books soon after 1910. Only four of the houses out of 139 illustrated by von Holst [author of *Modern American Homes*, 1913] were of this type; but they soon caught on with plan and house companies. Radford Homes offered a fine colonial house in 1919 (Number 1037P); and Aladdin in 1922, the National Home Builder's Society in 1923, and Standard Homes Company in 1925 were each offering several versions of this type of traditional home. Sears illustrated its first two-story gabled colonial in 1918, and seven or eight models, through 1939, were regularly offered.⁶

For a modest charge, national catalog companies sold plans that included a complete list of materials required to construct each dwelling. "By applying this simple system of standardization to home construction," touted one such firm, "a considerable amount of waste is eliminated which enables the builder to cut building costs to the lowest minimum." For \$20, one could obtain from the Standard Homes Company of Washington, D.C., a set of blue prints with specifications within a day or two for any house in their catalog. The plans, which were prepared "by architects who devote their entire time to the planning of individual houses," would come in duplicate, one set for the contractor and one set for the homeowner. And the company guaranteed that the method of construction would meet the building codes of any city in America.⁷

⁶ Daniel D. Reiff, *Houses from Books. Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide*. (University Park, PA: The Pennsylvania State University Press, 2000), pp. 215-216.

⁷ *Better Homes at Lower Cost. A Collection of Modern Homes Standardized as to Dimensions*.

Book No. 17 (Washington, DC) Standard Homes Company, 1930.), p. 3. Some companies sold houses as complete kits, including all materials as well as building plans.

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The Diebolt house bears an especially close resemblance to Standard Homes' "Esterbrook," a three-bay, center entrance, 34-foot wide shingled dwelling with a side porch and an arched entrance porch. Reiff illustrates this house on page 216 of his *Houses from Books*, noting that the side porch and arched-covered entrance supported on slender piers rather than on columns—features that the Diebolt house possesses—were elements commonly associated with eighteenth-century dwellings. (Reiff offers the George Tucker house of c. 1795 in Williamsburg, Virginia, as an example.⁸) However, in order to fit the 34-foot-wide Buffalo dwelling onto the 40-foot-lot and have room for a driveway, the builder positioned the Diebolt house with the three-bay façade paralleling the driveway rather than facing the boulevard. Thus, the Diebolt house, like many others of its type in Buffalo, presents its less important 24-foot-wide side porch elevation to passersby. The driveway provides both pedestrian and vehicular access to the principal, south facing doorway. Making virtue of necessity, the Diebolt house assures those going and coming a more private arrival and departure than would be the case if the principal entrance opened onto the busy street.

The Diebolt house also substantially conforms in its plan to the Esterbrook type. One enters the Diebolt house through the central doorway into a red tile-floored vestibule. This, in turn, opens into the "reception hall" area at the foot of the main staircase. The center hall unit is flanked on the east by the rectangular living room and porch. As in the Esterbrook, the fireplace in the Diebolt house living room occupies the center of the long outer wall, where those entering the space from the reception hall can see it to advantage. Likewise, in an arrangement similar to the principal floor plan of the Esterbrook, the nearly square dining room and kitchen of the Diebolt house are situated on the western side of the central hall.

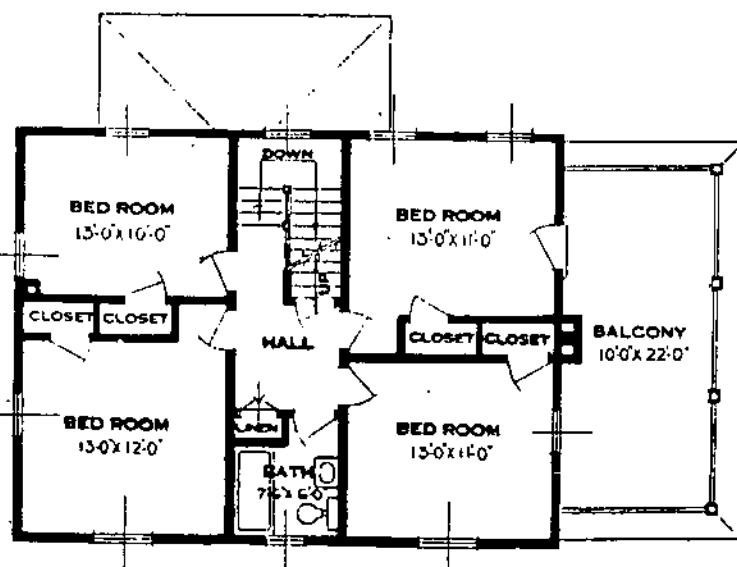
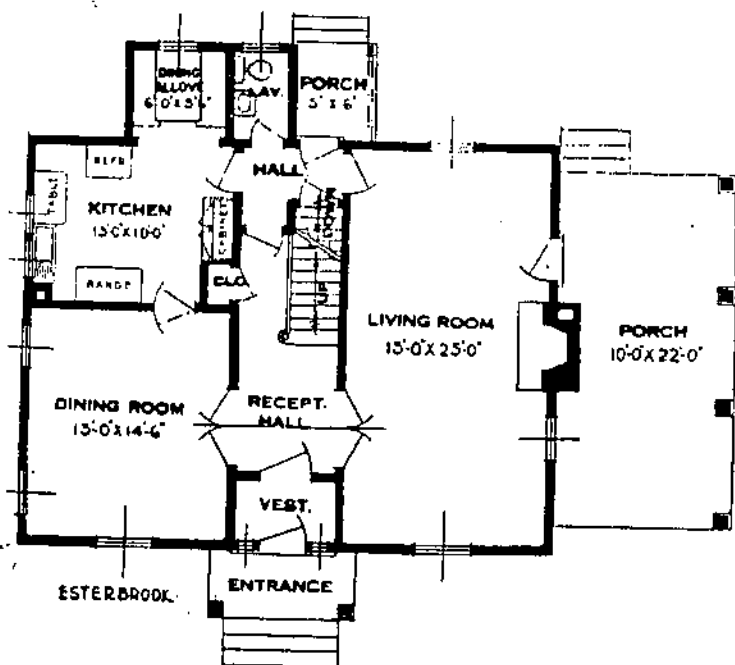
As was often the case with such dwellings, the actual house differs from published examples in a number of particulars. The Diebolt house, for example, has a second, single-story addition on the west side that balances the porch on the east. This western wing contains the basement stairway and back entrance, a dining alcove off of the kitchen (a feature included in the Esterbrook in another location), and a small enclosed porch off of the dining room. The lavatory that projects from the Esterbrook at the end of the hall occupies a similar location in the Diebolt house, but is incorporated into the body of the dwelling. And the long porch facing the street on the Buffalo building is glazed rather than open and has a gable roof rather than the flat roof of the Esterbrook.

⁸ Reiff, p. 217.



The ESTERBROOK

The simple beauty of The Esterbrook leads one to hunger for a new home and a new environment such as may well be established within its threshold. Just a quiet Colonial of gray shingles, green blinds and inviting doorway, and a porch for the summer evenings.



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THE homes illustrated in this plan book have been designed so that stock length materials may be used without waste, and practically all windows and doors are of standard designs usually carried in stock by local lumber dealers.

By applying this simple system of standardization to home construction a considerable amount of waste is eliminated which enables the builder to cut building costs to the lowest minimum.

It has required months and years of painstaking effort, by *men who know*, to bring before prospective home builders the many practical, money-saving ideas offered by this system of standardized construction, and a little study of the plans shown will convince any thoughtful person of their merits.



All house designs shown herein are copyrighted, and are to be constructed only when our trade-mark plans are used

STANDARD HOMES COMPANY

COLORADO BUILDING

WASHINGTON • D • C

*Edward A. Diebolt House
Erie County, New York*

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The garage of the Diebolt house, which was designed for two cars and built of the same materials as the house itself, is emblematic of the growing importance of the automobile to urban home life in the early twentieth century. Such structures, together with the paved driveway, were a feature new to American domestic architecture at the time. William A. Radford, founder of the Radford Architectural Company, one of the first catalog house companies, popularized the term "garage" in 1910, when he published the first catalog dedicated to this new utilitarian building type. (Many other mail-order firms soon followed Radford's lead and offered garage designs that conformed to the style of their houses.) By the time 1920s, freestanding garages at the rear of the lot terminating a driveway were a standard feature of "better" middle class dwellings.

The Diebolt house occupies a site near the middle of a block of similarly scaled, mostly early-twentieth-century residences in various architectural styles. Directly across the street as well as two doors to the south are similar, three bay, central entrance Colonial Revival residences. Other styles represented on the boulevard include Bungalow and American Four Square. At the northeast corner of Niagara Falls Boulevard and Main Street stands the University Presbyterian Church, a handsome Colonial Revival brick building designed by the Buffalo architectural firm of North and Shelgren. Its handsome portico and slender bell tower have since 1927 dignified this important city intersection. Across Main Street from the church is the South Campus of the University of Buffalo. Hayes Hall, the most prominent building on the campus and whose tower chimes can be heard at the Diebolt house, originally served as the Erie County Alms House. It was converted to educational use after 1909, when the alms house property became the new campus of the university. This change was the catalyst for the residential development of Niagara Falls Boulevard and other streets in the former Elysville area, which henceforth became known as the University Heights neighborhood.

Edward A. Diebolt House
Erie County, New York

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Bibliography

Buffalo, New York, city directories.

Better Homes at Lower Cost. A Collection of Modern Homes Standardized as to Dimensions. Book No. 17. Washington, DC: Standard Homes Company, 1930.

"Celebrate 75th Year of Church in Main Street," *Buffalo Courier*, July 1, 1926, in *Churches in Buffalo and Vicinity* scrapbook, Buffalo and Erie County Public Library, vol. 6, p. 51.

Jandi, H. Ward., ed., *The Technology of Historical American Buildings: Studies of Materials, Craft Processes, and the Mechanization of Building Construction.* Washington: Foundation for Preservation technology, 1983.

Napora, James. "Houses of Worship: A Guide to the Religious Architecture of Buffalo, New York." Unpublished master's thesis, School of Architecture, University at Buffalo, 1995.

Perspective Map of Buffalo, New York, c. 1902. Newark, NJ: Landis & Alsop, c. 1902 in *American Memory Map Collection 1500-1999*, Library of Congress, Washington, DC.

Proceedings of the Council of the City of Buffalo from January 1, 1922, to December 31, 1922. Buffalo: Union & Times Press, 1922.

Reiff, Daniel D. *Houses from Books. Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide.* University Park, PA: The Pennsylvania State University Press, 2000.

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"University Church Cornerstone Laid," *Buffalo Courier*, June 6, 1927, in *Churches in Buffalo and Vicinity* scrapbook, Buffalo and Erie County Public Library, vol. 3, pp. 141-142.

"University Presbyterian Church Virtually Ready," *Buffalo Courier*, February 3, 1928, in *Churches in Buffalo and Vicinity* scrapbook, Buffalo and Erie County Public Library, vol. 3, p. 145.

"Where Prince and Princess Lived Happily: University Avenue in Buffalo Leads Flowery Way from Meadow to Great Stone Archway on Main Street," *Buffalo Times*, August 21, 1930, in *Buffalo Streets* scrapbook, Buffalo and Erie County Public Library, vol. 1, pp. 32-34.

"Workers who Built Church are Honored," *Buffalo Courier*, November 27, 1927, in *Churches in Buffalo & Vicinity* scrapbook, Buffalo and Erie County Public Library, vol. 3, p. 147.

Interview with Daniel D. Reiff, January 19, 2006.

Edward A. Diebolt House
Name of Property

Erie County, New York
County and State

10. Geographical Data

Acreeage of Property less than one acre

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 17 677540 4758990

Zone Easting Northing

2

Zone Easting Northing

3

Zone Easting Northing

4

Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Claire L. Ross, Program Analyst (Consultant Dr. Francis R. Kowsky drafted nomination)

organization NYS Office of Parks, Recreation and Historic Preservation date January 23, 2006

street & number Peebles Island, P. O. Box 189 telephone 518-237-8643

city or town Waterford state NY zip code 12188

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and **white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name/title Dr. and Mrs. Francis R. Kowsky

street & number 62 Niagara Falls Boulevard telephone _____

city or town Buffalo state N. Y. zip code 14214

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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***Geographical Data:**

Verbal Boundary Description:

The boundary for the Edward A. Diebolt House at 62 Niagara Falls Boulevard, Buffalo, New York is shown as a heavy black line on the accompanying property survey.

Boundary Justification:

The boundary for the nomination has been drawn to coincide with the current legal lot line for the property as drawn on the property survey.

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Erie County, New York*

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Section number 1 Page 1

Draft Nomination Prepared By:

Dr. Francis R. Kowsky
62 Niagara Falls Boulevard
Buffalo, New York 14214-1217

Edward A. Diebolt House
Erie County, New York

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CONTINUATION SHEET**

Photographs

Photograph key

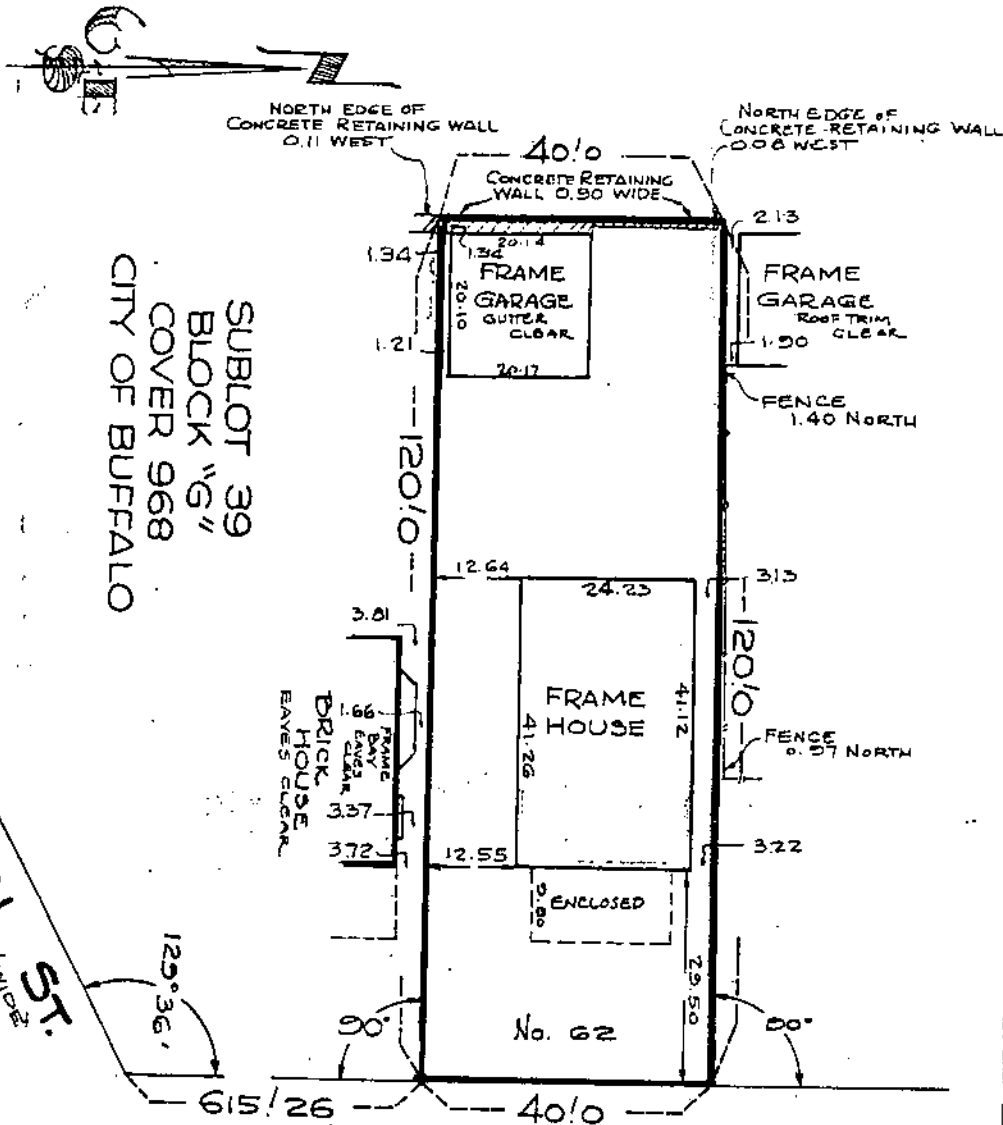
Pictures taken January 2006

Photographer: Dr. Francis Kowsky and Paul Pasquarello

Negatives: 62 Niagara Falls Boulevard, Buffalo, New York 14214

Views:

1. South elevation, main entrance on driveway
2. South elevation, close-up of main entrance
3. East elevation facing the street, showing original enclosed porch and chimney
4. Interior view, living room with fireplace
5. Interior view, reception hall and stairway
6. Interior view, dining room



MAIN ST.
74' WIDE

SUBLOT 39
BLOCK "G"
COVER 968
CITY OF BUFFALO

62 NIAGARA FALLS 74' WIDE BLVD.

Altering any item on this map is in violation of the law, excepting as provided in Section 7209, Part 2 of the New York State Education Law.

RAY L. SONNENBERGER
LAND SURVEYOR
N.Y.S. LIC. NO. 036193
BUFFALO, N.Y.

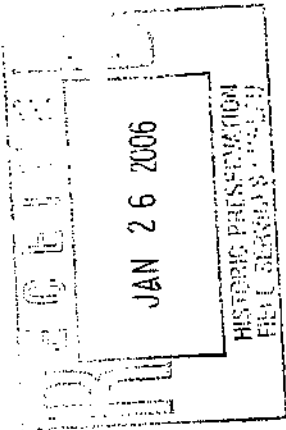
SCALE 1" = 20' DATE JULY 17, 1975
SHEET 53953 NO. 75-855

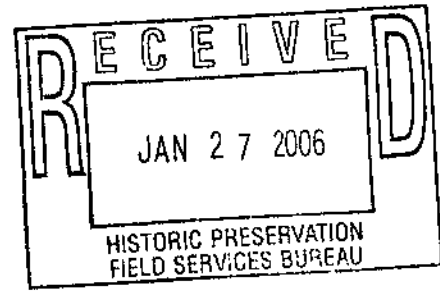
THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO. 036193

WHITE & GETMAN

SUCCESSORS TO:
ELLSWORTH, BARROWS & POLLARD

FREDERICK K. WING CO.





STATEMENT OF OWNER SUPPORT

Before an individual nomination proposal will be reviewed or nominated, the owner(s) of record must sign and date the following statement:

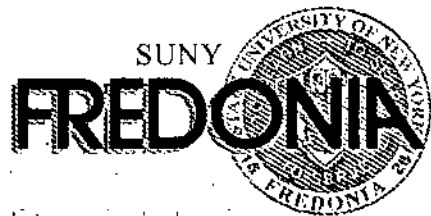
I, FRANCIS R. KOWSKY, am the owner of the property at ...
(print or type owner name)

62 NIAGARA FALLS BLVD. BUFFALO, NEW YORK
(street number and name, city, village or town, state of nominated property)

I support its consideration and inclusion in the State and National Registers of Historic Places.

Francis R. Kowsky January 25, 2006
(signature and date)

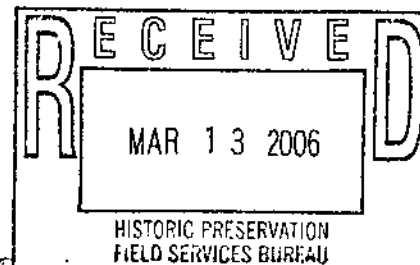
62 NIAGARA FALLS BLVD.
BUFFALO, NY 14214-1217
(mailing address)



Department of Visual Arts and New Media

March 8, 2006

Ruth L. Pierpont, Director
Historic Preservation Field Service Bureau
Office of Parks, Recreation & Historic Preservation
Peebles Island
P. O. Box 189
Waterford, New York 12188-0189



Dear Director:

I have been asked by Francis R. Kowsky to write you a letter of support for his pending nomination of the Edward Diebolt House, 62 Niagara Falls Blvd., Buffalo, to the National and State Registers. I am happy to be able to do.

The Diebolt House is an excellent, and beautifully preserved, example of the three-bay gabled Neo-Colonial house that became so popular in so many American cities and suburbs in the 1920s and 1930s. All of this house-type go back to actual colonial models, often with remarkable fidelity to proportion, detailing, and even the projecting porch for the entrance doorway. One of the best extant Colonial examples of this type is the St. George Tucker House in Williamsburg, Va. dating from about 1795.

Whoever designed the Diebolt House (likely a local builder or architect, perhaps drawing on pattern-book designs developed by experts in the field of "small house design") did an excellent job in both plan and detailing. Even today, essential design features that are so often lost in later remodeling, such as the distinctive classical porch, the tiny key-stones above windows, the corner pilasters, and such like, are still present. Even the interior has most of its original trim, and even hardware.

As a well-preserved early example of a popular and sophisticated—and culturally rich—house type, I can recommend it without reservation for inclusion on the Register.

Yours sincerely,

Daniel D. Reiff, PhD
Architectural Historian
SUNY Distinguished Service Professor Emeritus

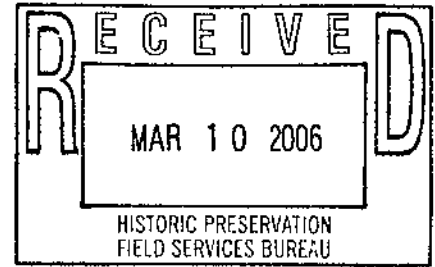
(716) 873-3844

Mail address: 38 Courier Blvd., Kenmore, NY 14217

*Where
Success
is a
Tradition*



CITY OF BUFFALO
OFFICE OF THE MAYOR



BYRON W. BROWN
MAYOR

March 6, 2006

Ms. Claire L. Ross, National Register Program Analyst
NYS Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, P.O. Box 189
Waterford, New York 12188-0189

**Re: Edward A. Diebolt House
62 Niagara Falls Boulevard
Buffalo, New York, Erie County**

Dear Ms. Ross:

I concur with the decision of the Buffalo Preservation Board's support for the nomination of the property listed above to the State and National Registers of Historic Places.

The Board, after due consideration, finds that the property met the following criteria established for listing on the State and National Registers of Historic Places:

- That the Edward A. Diebolt House embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

I am in support of the nomination of the Edward A. Diebolt House to the State and National Registers of Historic Places.

Sincerely,

Byron W. Brown
Mayor



BUFFALO PRESERVATION BOARD

901 City Hall
Buffalo, New York 14202
Phone: (716) 851-5029
Fax: (716) 851-4388

Thomas W. Marchese, Secretary

February 17, 2006

Claire L. Ross, National Register Program Analyst
NYS Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, P.O. Box 189
Waterford, New York 12188-0189

**Re: Edward A. Diebolt House
62 Niagara Falls Boulevard
Buffalo, New York, Erie County**

Dear Ms. Ross:

At its meeting on February 16, 2006, the Buffalo Preservation Board met to consider the nomination of the property listed above to the State and National Registers of Historic Places.

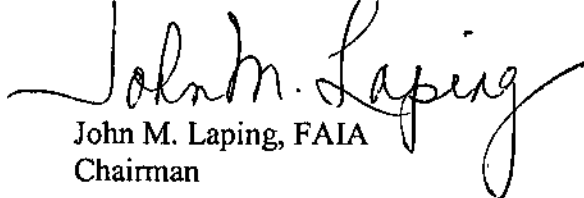
The Board after due consideration, finds that the property met the following criteria established for listing on the State and National Registers of Historic Places:

- That the Edward A. Diebolt House embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Consequently, we support the nomination of the Edward A. Diebolt House to the State and National Registers of Historic Places.

Sincerely,

Buffalo Preservation Board


John M. Laping, FAIA
Chairman

JML: tm

Edward A. Diebold
 House
 62 Niagara Falls
 Buffalo, N.Y.
 Erie County
 Buffalo, N.Y.
 Quad
 Scale: 1:24,000
 Zone 17
 Easting
 677540
 Northing
 4758990

5269 IV NW
 (BUFFALO NW)
 1.6 MI. TO INTERSTATE 190

