



Holland Place



Artspace Buffalo

Parcel Inventory

Address	Type	Condition	Comments	Recommendations
11 Holland	Single	Good		
15/19 Holland	VACANT	Fair	both recent demolitions, still private	could be lawns for 11 and 21
18 Holland	Single	Fair	deep setback, may be granny flat	
21 Holland	Single	Good		
22 Holland	Double	Fair		
23 Holland	Single	Fair/Good		
24 Holland	Single	Good	maintains city-owned lot at 26 Holland	
26 Holland	VACANT	Good	City of Buffalo	sell to 24 Holland
27 Holland	Single	Good		
30 Holland	Single	Fair	ABANDONED, architectural character	code enforcement/rehab
33 Holland	VACANT	Excellent	City of Buffalo, maintained by 27	sell to 27 Holland
34 Holland	VACANT	Poor	City of Buffalo	residential in fill
35 Holland	Single	Good		
37 Holland	Double	Poor/Fair	occupied	
38 Holland	Single	Good		
40 Holland	Double	Poor/Fair	ABANDONED 10+ years	code enforcement/rehab
41 Holland	Double	Fair		
42/44/52 Holland	VACANT	Poor/Fair	City of Buffalo	regreening
45 Holland	VACANT	Fair	City of Buffalo	sell, perhaps to 41 and 49
49 Holland	Single	Fair/Good		
55 Holland	Double	Fair		
57 Holland	VACANT	Good	maintained by 55 Holland	
59/61 Holland	VACANT	Poor/Fair	City of Buffalo	residential in fill

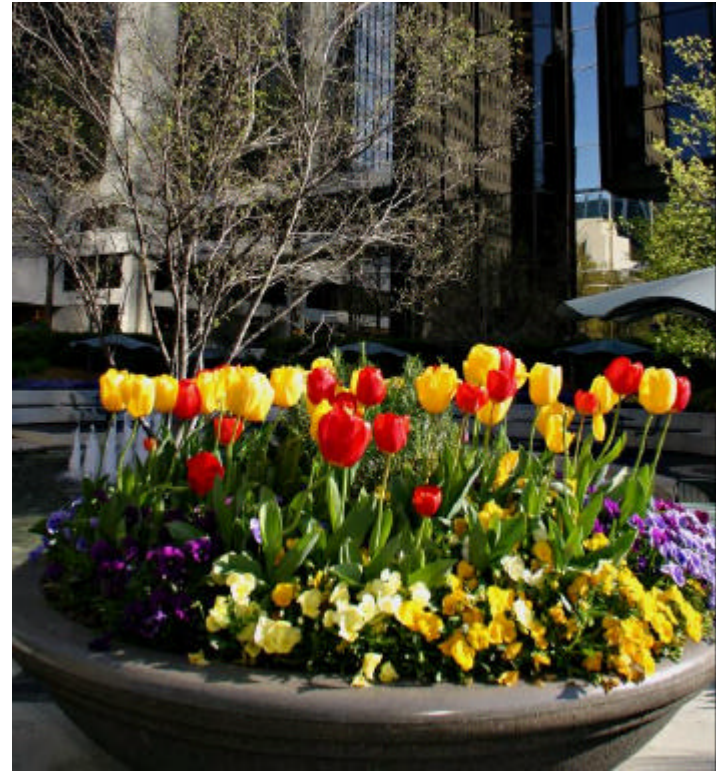
Holland Place

Observations, Conditions, Opportunities

Holland Place benefits greatly from being an entirely local street, where the so-little traffic the street experiences generally serves only the houses on the block. Only one block in length in a strategic area between two very high-potential streets, Northampton and Riley, it is poised for renewal activity.

The same urban geography that gives rise to its infrequent use for automobile through-traffic also makes it very friendly for children's play and community gatherings. Nary a summer day can be observed without children playing on the streets, hanging out on porches or playing basketball. This is the kind of activity successful urban neighborhoods can sustain on a regular basis. Holland Place is already there.

The housing stock of Holland Place is becoming quite undermined, however, with much of this regress having occurred in only the past few years. A rash of arsons took down several unoccupied homes in recent times, leaving behind a large collection of vacant lots, now numbering ten and rising. Holland Place has not been so much the recipient of investment activity as it has a steady decline. Very few homes on the block are in characteristically "good" condition, and none are what would be considered excellent. The block is still ideally positioned for reinvestment. If forward movement is met on St. Vincent's Convent, Northampton Street's residential properties, the old horse stable on the corner with Riley, there is a strong likelihood of new interest arising in the block's future. The block could be within a stone's throw of a few new corner stores, renovated homes and a major investment in artist housing. The advent of Artspace can only move that process forward.



A street doesn't have to be in the middle of a major financial district to have tulips.

Like nearly every block in Midtown, the City has been lacking in its reinforcement of the public realm. Tree stumps abound, sidewalk repair is spotty, and some vacant homes on the block are still awaiting renovation years, even decades, after their abandonment. 40 Holland is a sort of poster child of a pattern of neglect that led to the block descending into this current state, having been empty now for 15+ years and surrounded on all sides by vacant lots. Still, single family households like the one at 24 Holland keep on keeping on, dutifully maintaining their homes and even maintaining vacant lots owned by the City. Encouraging this activity through modest public investments in the block will be paramount in shoring up this very key part of Midtown.

Recommendations, Strategies, Suggested Improvements

Repair public right-of-way

Getting back to the basics of:

- Maintaining sidewalks
- Replanting needed trees
- Providing adequate and attractive street lighting