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ELMWOOD HISTORIC DISTRICT (EAST)

Name of Property

Erie County, New York

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HISTORIC IMAGES

COMMERCIAL ADVERTISER DIRECTORY. 79

**BUFFALO
NURSERIES.**

SITUATE BETWEEN MAIN AND UTICA STREETS.
Entrance on Utica, West of Delaware Street.

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

FRUIT TREES

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

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

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

THE ORNAMENTAL DEPARTMENT
IS FULL AND COMPLETE, INCLUDING

Evergreen & Deciduous Trees & Shrubs
OF EVERY DESIRABLE KIND,
Most perfect specimens for
Streets, Parks, and Private Grounds and Gardens.

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

D. S. MANLEY, Proprietor.

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

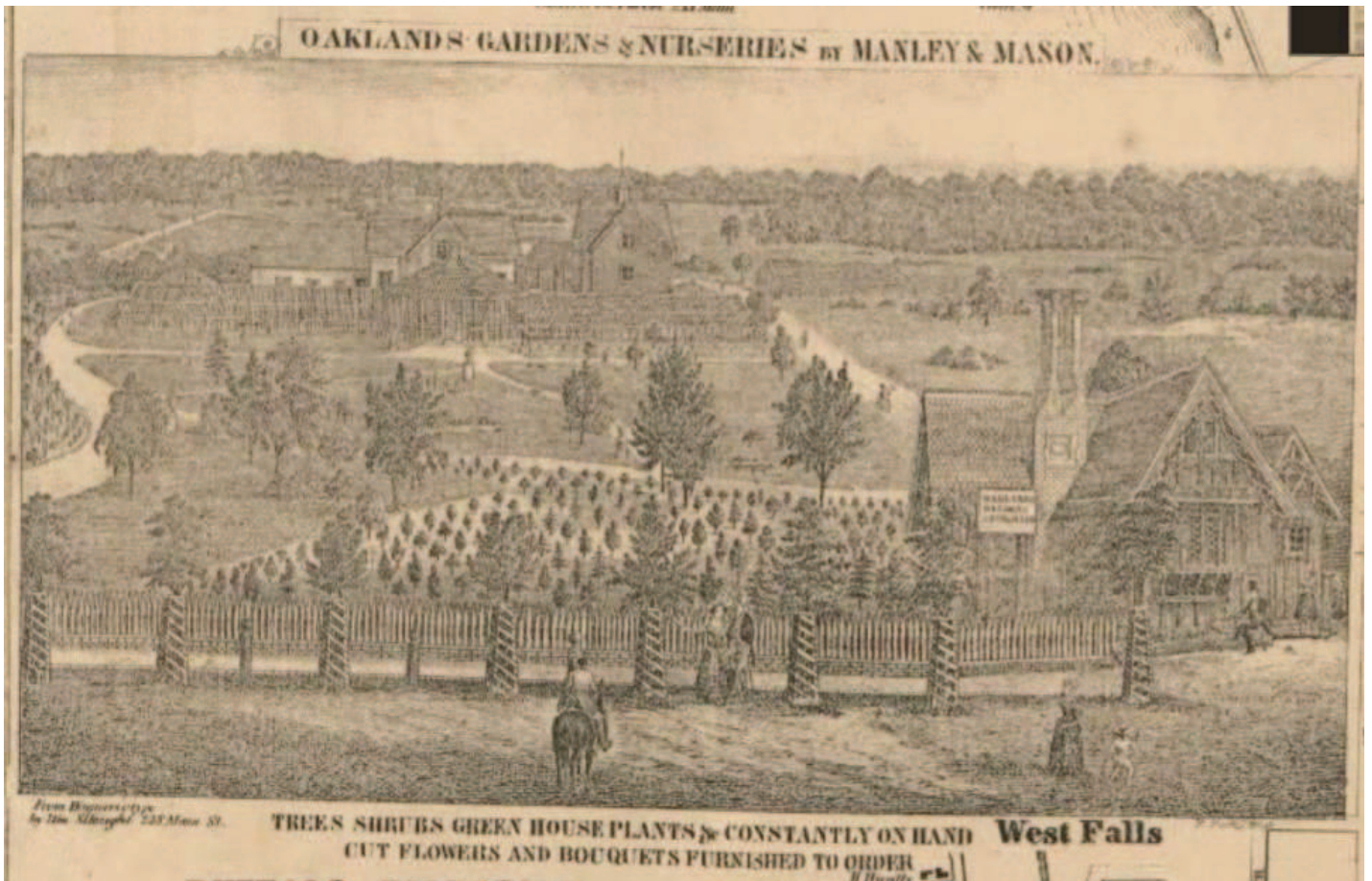
From
The Commercial Advertiser Directory of the City of Buffalo (Buffalo, N.Y.: Thomas and Lathrops, Publishers, 1855), 79.

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Advertisement for Oaklands Gardens & Nurseries by Manley & Mason, office was located on Ferry Street in the Elmwood District. (1855)

From the 1855 *Atlas of Erie County*.

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

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

**Real Estate Advertisements, Walter G. Hopkins (1890)**

Hopkins, like many other real estate agents at the time, noted a specialty in property in the Elmwood district.

These advertisements in the 1890 *Buffalo Real Estate and Financial News* journals constitute the earliest identified use of the phrase "Elmwood district" or "Elmwood Avenue district" to refer to this neighborhood.

From *Buffalo Real Estate News*, July 15, 1890 (top) and August 15, 1890 (bottom).



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ELMWOOD AVENUE NEAR BARKER STREET.

**“Elmwood Avenue near Barker Street.”**

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



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ELMWOOD AVENUE.

**“Elmwood Avenue”**

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

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

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**Soldiers Circle, part of the Olmsted Park System, 1900**

Soldiers Circle is the approach to Lincoln and Chapin Parkways. It was part of Frederick Law Olmsted's 1868 park plan for Buffalo and is listed in the National Register of Historic Places.

From glass negative, Detroit Publishing Company



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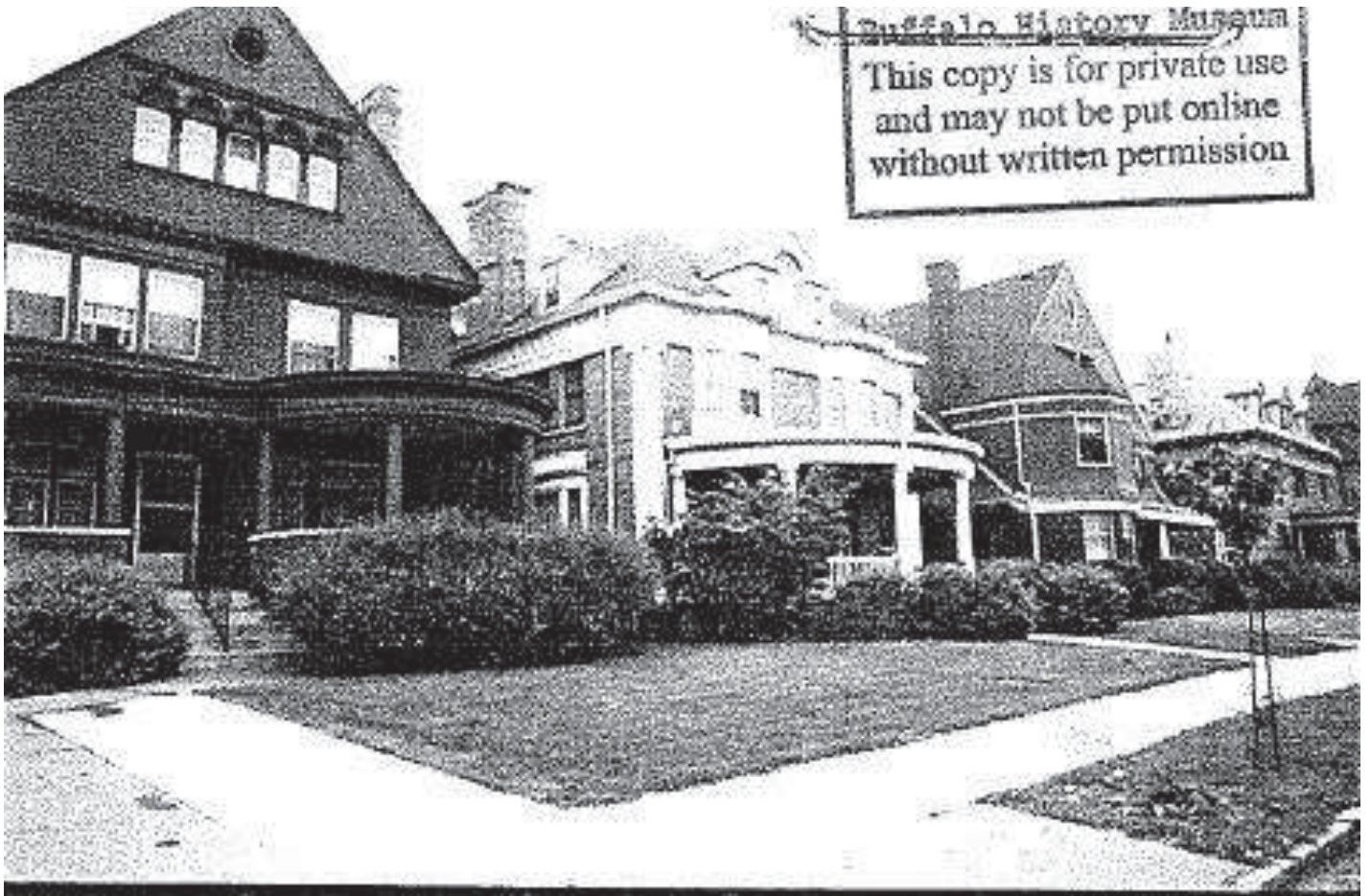
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**309-313 Elmwood Avenue, date unknown.**

View of homes along the east side of Elmwood Avenue, looking south.  
Courtesy of The Buffalo History Museum

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ELMWOOD HISTORIC DISTRICT (EAST)

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**Home of E. A.  
Henshaw, 429  
Elmwood Avenue,  
ca. 1901  
Now 431  
Elmwood Avenue**



Above is the residence in its original appearance, like many others along Elmwood Avenue, the residence was later converted to commercial use with a storefront addition to the front of the building, pictured below, date unknown.

Courtesy of The Buffalo History Museum



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

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

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

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**“New Houses in Course of Erection on West Delavan Ave.” (1902)**

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

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



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Detail, previous image



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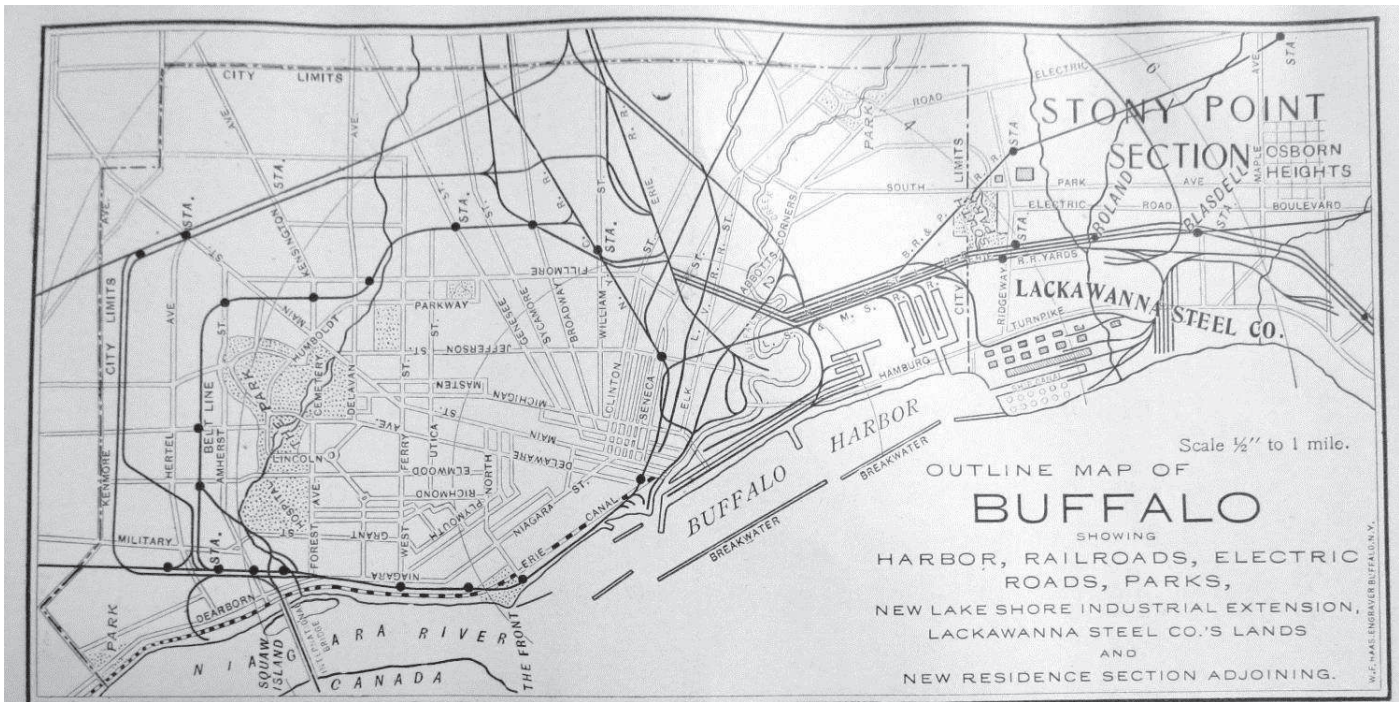
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**THIS MAP SHOWS THE "ELMWOOD AVENUE DISTRICT" OF STONY POINT**

**Osborn Heights**

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

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

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

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

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



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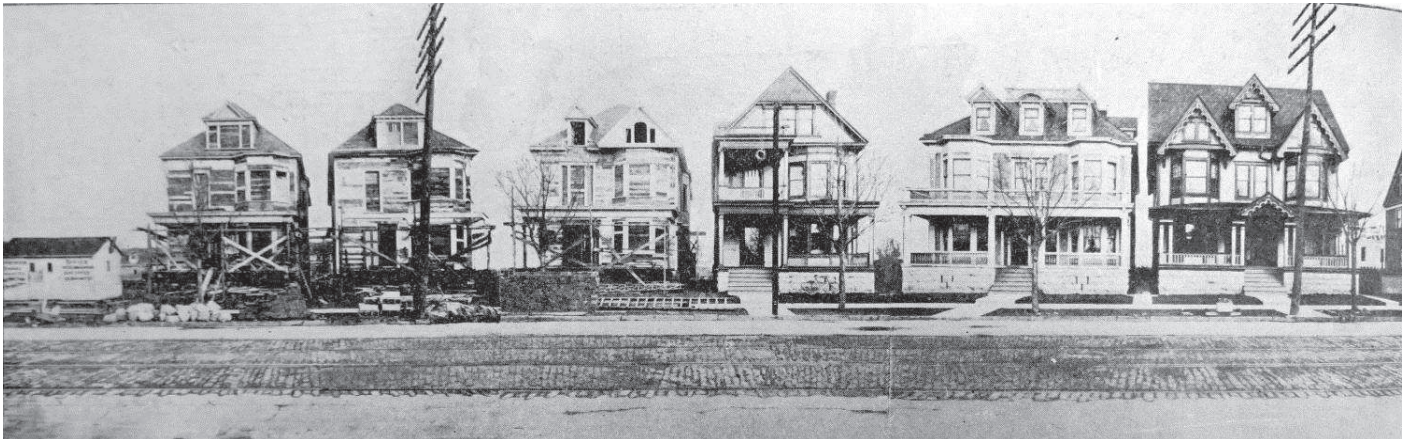
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**“Row of residences on Elmwood Avenue, just north of Bidwell Parkway, three completed and three being built by John W. Gibbs, now of the firm of The Niederpruem, Gibbs & Schaaf Co.” (1902)**

While the houses shown here are on the east side of Elmwood Avenue, part of the Elmwood Historic District (East), this is an excellent view of houses under construction in the Elmwood district. Note that while built by the same builder and sharing some similarities in form and detailing, each house is rendered slightly differently. This gives the overall district a cohesive feel, while allowing buyers to feel as if they were purchasing their own custom-designed house.

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

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**Detail, left side of previous image**

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



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Detail, right side of previous image



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**The Philip Bartholomay House, 319 Elmwood Avenue (ca. 1904)**

The Victorian style of this home is typical to those in the Elmwood District along Elmwood Avenue.  
Courtesy of The Buffalo History Museum



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**Edward H. Webster House, 781 West Ferry, ca. 1908**

Built between 1907-1908 and designed by Buffalo architects Esenwein and Johnson for coal and ice magnate Edward H. Webster.

From *Our County and its people: A descriptive work on Erie County, New York*  
Edited by: Truman C. White  
The Boston History Company, Publishes 1898 (online in October 2011)



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**REAL ESTATE**

**NEW SEMI-PRIVATE PARK TO BE LOCATED ON SITE OF Y. M. C. A. RECREATION PARK**

"Argyle Park," an exclusive, high-grade residence district, really a semi-private park, is about to make its bow in Buffalo. The H. W. Goode & Co. agency has been working on the project for a number of months. The grading, paving, curbing and other work will be begun soon and it is possible that much will be accomplished before snow falls. This new park will comprise the old recreation grounds of the Y. M. C. A., bounded by Bidwell Parkway, Potomac Avenue, Elmwood and Delavan avenues. Argyle Park itself will be a new thoroughfare to be opened extending from Delavan Avenue to Potomac Avenue. The street will be constructed after the style of the English private place. Its exclusive appearance will be emphasized by imposing gateways at Delavan and Potomac avenues. Argyle Park will be seventy feet wide, with a park and lawn in the center. Mr. V. L. Schuchle, the architect, who has designed all the landscape and paving plans of the park has supplemented them with a series of tentative drawings for proposed dwellings, combining a color scheme of rare beauty and embracing the chief characteristic ideal features of the domestic architecture of Italy, America, Ireland, Germany, England and Spain. The wonderfully simple beauty of these designs make the project, though practical in all respects, seem almost Utopian. The property will be efficiently restricted. The investment will represent about \$200,000.

It is difficult to estimate the immense advantage which accrues to a city through this class of development. These little beauty spots certainly become a matter of civic pride and general public benefit, besides contributing to the pleasure of the local residents and the admiration of strangers. By this beautifying process and the employment of the high grades of art in landscape and architecture all in harmony, and individual in characteristic, a man's home becomes a solid asset, ever appreciating in value.

Argyle Park Development Advertisement, 1908

"Argyle Park," an exclusive high-grade residence district, really a semi private park, is about to make its bow in Buffalo." From "New Semi- private Park to be Located on Site of Y.M.C.A. Recreation Park." The Buffalo Courier, Monday October 31, 1908.



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BIDWELL PARKWAY

**“Bidwell Parkway,” (1908)**

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

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

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

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

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

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

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

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

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

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

**HARRY E. PHILLIPS, 85 West Eagle St.**

Harry E. Phillips real estate advertisement (1910)

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

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



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**Emanuel Boasberg House, 1296 Delaware Avenue, ca. 1911**

Designed by architects E. B. Green and Associates.  
Courtesy of The Buffalo History Museum







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# Model of Perfection

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

**FOR SALE OR RENT**

**Floor Plan of One of the Latest Phillips Flats**

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

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

**BUY NOW**

Only 25 Lots Left in the Elmwood District—for Flats

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

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

SAY YOU SAW IT IN THE LIVE WIRE

**“Model of Perfection,” advertisement (1913)**

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

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**Entrance to Penhurst Park**  
Showing stone entry gate (contributing) and recently completed housing.  
From *Greater Buffalo: Niagara Frontier*, 1914.



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Larkin Sr. House  
Rumsey Rd.  
across from Del Park  
(demolished)

Larkin Jr. House  
"The Larkin House"  
Lincoln & Forest

Esty House  
176 Windsor Ave

Harry Larkin House  
160 Windsor Ave

Charlie Larkin House  
175 Windsor Ave

**Larkland Development, 1914**

Complex of five homes built for John D. Larkin, president of the Larkin Soap Company. Land was purchased from the Dexter Rumsey estate and homes built for the Larkin family between 1910- 1914 along Lincoln Parkway to the west, Forest Avenue to the south, Windsor to the east and Rumsey to the north. All homes are extant except for the Larkin Sr. House which was demolished in 1939. Stone wall is also a contributing object in district.

Source: Larkland History  
by Bonnie Bristol Clesse, Writer / Mary Beth Parrinello, Historian



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**Elmwood Avenue at Summer Street, looking north, date unknown**

An early view of Elmwood Avenue with the horse car line tracks clearly visible, which helped to develop the Elmwood District. Elmwood started out as a residential street but quickly developed commercially as more residents moved into the neighborhood.

Courtesy of The Buffalo History Museum



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HOME OF EDWARD S. WARREN, 20 LINCOLN PARKWAY

**Home of Edward Warren, 20 Lincoln Parkway, ca. 1915**

Home was built in 1904, designed by architects Lansing and Beierl and built by Charles A. Berrick & Sons.  
Charles Warren was the home's second owner.  
From *Beautiful Homes of Buffalo*, 1915

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97 97 REAL ESTATE FOR SALE 97 9

**ELMWOOD DISTRICT  
2 FAMILY HOUSES**

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

We are sole agents for the above  
properties.

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

**Hopkins Real Estate Advertisement (1926)**

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



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"Melbourne Court", date unknown.

Advertisement for Melbourne Court, one of the first townhouse-style apartment complexes in the Elmwood Historic District (East), built ca 1930.

Source: <http://www.cyburbia.org/forums/showthread.php?t=40552>

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**800 West Ferry, ca. 1929**

The 1929, the 800 West Ferry apartment building was designed by Duane Lyman and developed by Darwin R. Martin, son of the Larkin Company executive. A contributing wall from the now demolished Gratwick Mansion still remains. From *800 West Ferry Street - An Elegant Address*, by Alison Fleischmann. Photo from a Sales brochure from 800 West Ferry, courtesy of Buffaloah.com.

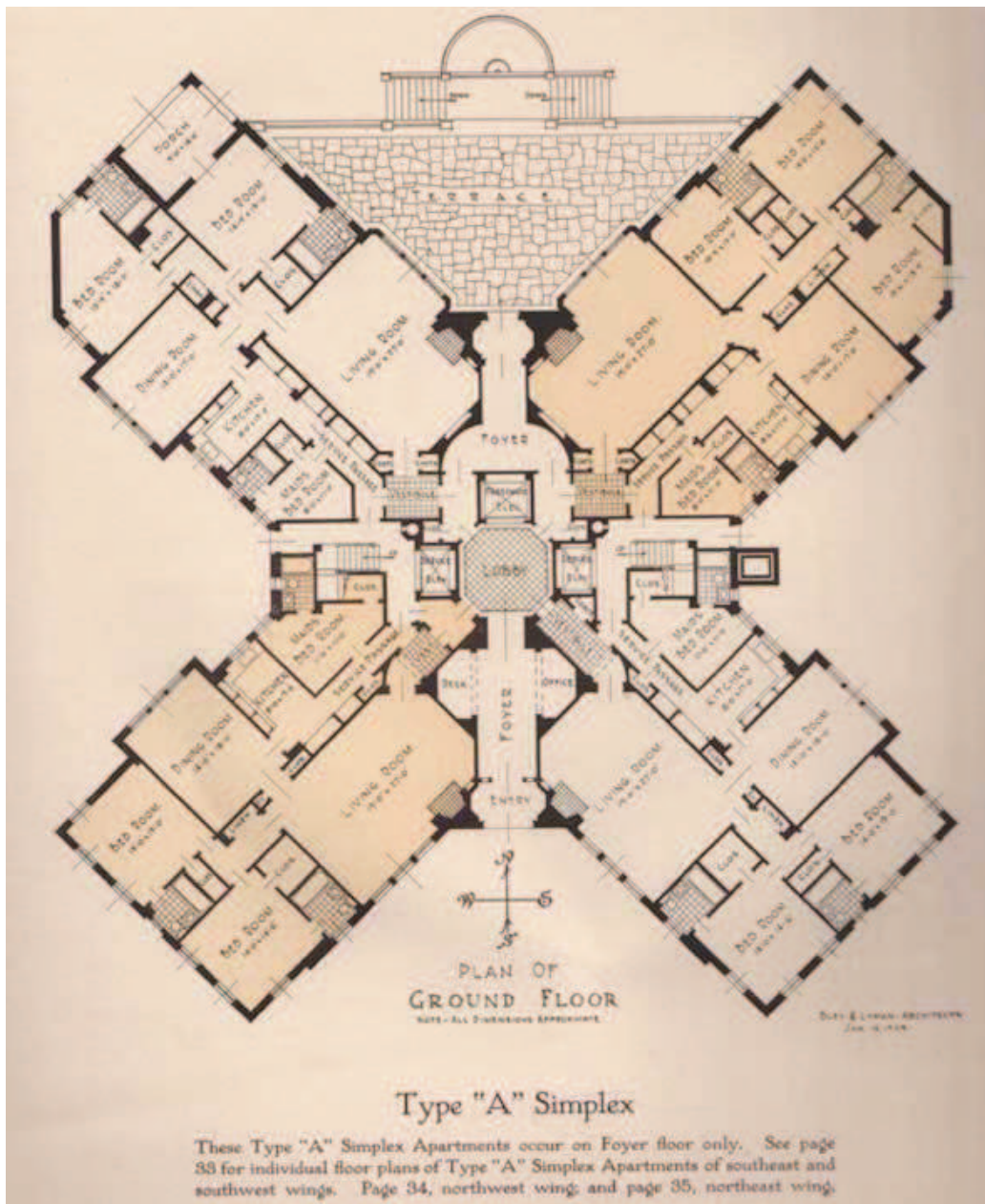


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800 West Ferry Floor Plan (1929)

Developed by Darwin R. Martin and designed by Duane Lyman  
From 800 West Ferry Sales Brochure, courtesy of Buffaloah.com.

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

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

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



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

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

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



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**“Making Way for Progress” (1948)**

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



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**“Elmwood-Utica Section, looking north on Elmwood; Bryant St. in Foreground,” (undated, ca. 1940s/50s)**  
Close examination of this undated image reveals an Elmwood Avenue stripped of the majority of its trees and transformed with commercial buildings and parking lots.  
from Vertical Files collection, BECPL