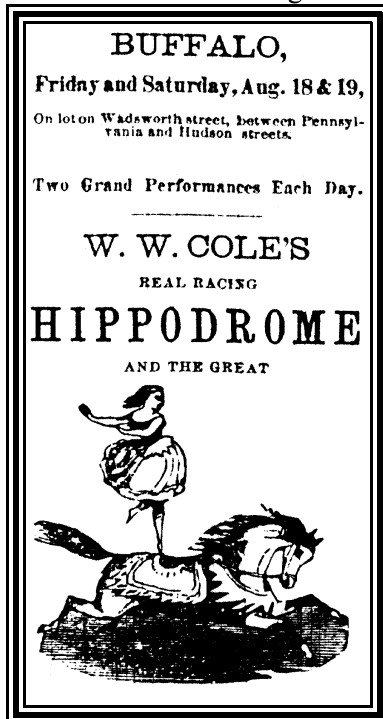


**35 Plymouth Ave.**, one of the homes that John Cook, Jr. built on the street in 1872, was sold soon after it was finished to Ann Frame (b. 8/1837). Ann and her husband Alex Frame, an engineer and grocer, were both immigrants from Scotland. The Frames had two children, twin daughters Mary and Gracie (b. 1/1865) who were eight years old when they moved to **35 Plymouth Ave.** The Frame family moved out of the house for a few years, but then Alex Frame died; subsequently Ann and her two daughters moved back to **35 Plymouth Ave.** Both daughters married; Grace married William H. Frye and Mary married Frank Pierce. Grace, who became a teacher, also was a widow at an early age. By 1900, Ann Frame and her daughters Grace and Mary along with Mary's husband Frank Pierce were residing at **35 Plymouth Ave.** By 1920, Mary had also become a widow. The two twins, Grace and Mary, both childless widows, continued to live at **35 Plymouth Ave.** for 65 years after the house was originally purchased by their parents. Mary and Grace moved out by the late 1930s. The home was sold and converted into a rooming house a few years later by the new owner.



**1876 Advertisement for hippodrome and circus on what is now Orton Place, east of Plymouth Ave.**

to Buffalo's leading citizens. In 1871, Mr. Hammond became a member of the Neptune Volunteer Hose Company No. 5, located on Pearl Street just north of Seneca Street. Hammond participated in many battles with fires that threatened the destruction of substantial sections of Buffalo. Hammond loved chasing fires as much as being a jeweler. Every time Hammond heard the Liberty Bell on the Lower Terrace he used to run out and close his shop. He almost died fighting fires at least twice and his family said that no insurance company wanted to cover him. When Hammond purchased **17 Plymouth Avenue** in 1872, he was 25 years old and had just started his family. According to an 1880 census, nine people lived in the home: Frank and his wife Ella, their sons Laurence (b. 1871), Harlow (b. 1876) and Clifford (b. 1878) and daughter Bessie (b. 1873). In addition, his mother-in-law Melissa Gould and two servants, Jennie Byer and Nannie Broadbent also lived in the home.<sup>26</sup> Hammond's son Harlow continued the Seneca Street jewelry business until it closed in 1933.<sup>27</sup>

At the same time that the Hammond family was making their home on Plymouth Ave., across the street the



The Frame family and other residents of the houses built by John Cook, Jr. frequently witnessed an amazing spectacle. Immediately to the east of Plymouth Ave., where present-day Orton Pl. and St. Johns Pl. exist, was the Buffalo Circus Ground. Many famous Victorian-era circuses were set up there during the 1870s and 1880s including: W. W. Cole, P. T. Barnum Circus, John B. Doris Inter-Ocean Show, and the Adam Forepaugh Show with 100 Elephants. On September 11, 1882, P. T. Barnum brought the legendary elephant Jumbo to the circus grounds from London. One resident recalled what it was like to have the circus adjacent to their back yard when he wrote, "Not far from the rear of our house there was a large open lot. Circuses used to come there and we witnessed the proceedings from our back fence. It was a never-ceasing wonder to see the great tents arise and the camels and elephants stalking about."

Another resident who moved into the "new" homes built by John Cook, Jr. in the 1870s was Frank Hammond and his family. Mr. Hammond purchased **17 Plymouth Ave.**, directly across the street from the Sidway mansion, from John Cook, Jr. in 1873. Hammond was born in Middleboro, Massachusetts in 1846, served in the Civil War and moved to Buffalo the day that President Lincoln was assassinated on April 14, 1865. Hammond became a jeweler and worked for various firms until he opened his own store in 1869 at 54 Seneca Street. Early on, the store specialized in sterling silver and platinum and catered

last home built during the 1870s on the west side of the street at **50 Plymouth Avenue** was being constructed by the Allison family. Long time Buffalonian and Niagara Square resident Steven Austin and his wife Lavinia purchased a 66 by 115 foot lot on Plymouth Avenue, 99 feet south of Pennsylvania Street in 1841 and then sold it to Catharine M. Forbes, the mother of a daughter by the same name, who married Joseph F. Allison.

Allison was a builder and contractor who was born in Scarborough, England and came to the United States about 1865; he first lived in Chicago, but then moved to Buffalo a year later. Allison was a longtime member of the Plymouth Methodist Episcopal Church and among the many buildings that he constructed, he was most proud that he built the first Plymouth Methodist Episcopal Church in 1873. Joseph Allison was the son of architect George M. Allison, who designed many of Buffalo's finest buildings in the 1860s. Only a few of his buildings remain today, including the imposing Charles F. Sternberg house on Delaware Avenue (at the southwest corner of Edward Street), recently renovated as a luxury hotel known as "The Mansion."

Joseph Allison and his wife Catharine Forbes built their wooden Italianate style home with arched windows that doubled as their business at **50 Plymouth Avenue** in 1874. There seemed to be some controversy over its construction. Originally it was designed to be 1¼ stories high in 1873, but the Buffalo Common Council did not give permission to build it at that height. The revised permit stated that the house would be 1½ stories in height and it was built according to approved plans in 1874. Joseph Allison and his wife Catharine lived at **50 Plymouth Avenue** with their mother-in-law Catharine along with their children: Frederick (b. 1873), Grace (b. 1875), Harry A. (b. 1877) and Price (b. 1878). The Allison family lived in their home for many years and Joseph Allison operated his construction business there from 1874



**50 Plymouth Avenue, built 1874 as it appeared circa 1940. Illustration by Don Mayer.**

until his retirement in 1920. Catharine Allison died on September 21, 1903, and Joseph died on May 6, 1933. Two of their children died at a young age: Fred died on May 16, 1905 and Harry died on July 8, 1915. Harry Allison was a champion runner at Central High School and later became a coach of high-school track teams. A member of the city's health department, in 1902 he became superintendent of the newly formed municipal playground commission. He held the position until his death and was called a "genius" in the management of the city's thirteen playgrounds that existed at the time of his death.<sup>28</sup> The Allison family also owned and rented the adjoining house at **54 Plymouth Avenue**. After Joseph Allison's death in 1933, **50 and 54 Plymouth Avenue** continued to be owned for a number of years by his daughter, Grace Allison-Bishop.<sup>29</sup>



**1877 Advertisement for Frank Hammond when he lived at 17 Plymouth Ave.**

Cottage Street, at the foot of Plymouth Avenue, was also experiencing a building boom in the mid-1870s. Three substantial brick Italianate style gable houses were built at **136, 142 and 144 Cottage Street** about 1875. The first owner of **136 Cottage Street** was Albert Hoole, a coal merchant. **142 Cottage Street** became the home of Charles Eliphalet Walbridge, senior member of the firm Walbridge & Co., dealers in hardware on Main Street. Walbridge was born in Buffalo on July 24, 1841 and married Annie Fenwick Noble. He worked for Pratt & Co. hardware dealers for six years and then enlisted in the Civil War during which time he became a Lieutenant Colonel. After returning to Buffalo, in 1869, he opened his own hardware store, first at 317-321 Washington Street before moving to Main Street. The firm became very successful and employed more than 90 people. In 1886, Walbridge purchased the firm that was his first employer, Pratt Co. Hardware, and the combined firm became one of the most prominent in Buffalo. The firm specialized in both the retail and wholesale trade and its wares included the following: light and heavy hardware, iron, steel, house-furnishing and builders' hardware and trimmings, bronze locks, knobs, escutcheons, hinges, etc. and tools for the use of wood and ironworkers. The firm also specialized in shop and foundry supplies, including nuts, bolts, rivets, sheet-brass, emery, etc.<sup>30</sup> Cottage Street nearly connects to Plymouth Avenue, but instead intersects Hudson Street just westerly at nearly a 45-degree angle. It is one of the streets that connects the old Black Rock grid-style street pattern to Buffalo's radial-style street pattern at the State Reservation Line of the old One Mile Strip. At the western corner of Hudson and Cottage Streets is a grouping of small wood-frame workers' cottages constructed circa 1865. Nearest to the corner is **295 Hudson Street**, a small one-story house and next to it is **293 Hudson Street**, a 1½ story house finished with Greek Revival style details.

One of the last houses to be built on the first block of Plymouth Ave. on the east side during the 1870s was the house at **15 Plymouth Avenue** constructed in 1879 by builder George H. Chadeayne. The house originally had a barn in the rear of the property. When complete in 1879, the house was valued at about \$4,000; but that price included the consideration of \$750 for the unimproved 30 by 125 foot lot which Chadeayne had purchased from Charles Lamphier before the house was built. The first owner of 15 Plymouth Avenue was Harriet C. Benson, who purchased it in the summer of 1879. Benson apparently rented out the house because in 1880 Charles M. Graves, his wife Mary and their son Henry W. Graves lived in the home. Graves was a superintendent with the Buffalo Grape Sugar Company Starch Works, owned by William Hamlin. Kate Cassidy, a servant to the Graves' family, also lived at 15 Plymouth Avenue. Harriet Benson passed away by the spring of 1881 and in May of that year the home was sold to James J. & Caroline E. Rardon who moved into the home. James was a marine inspector at 35 Central Wharf.

All the homes being built prompted infrastructure improvements on Plymouth Avenue. The street was paved between Hudson and Pennsylvania Streets in 1879, one of the first in the area.<sup>31</sup>

#### 1880-1900

The look of Plymouth Ave., changed dramatically during the 1880s and early 1890s. After 1880 the rural nature



**Walbridge & Co. Hardware on Washington St.**



**A beautiful and rare American Elm tree towers over the entrance to Plymouth Avenue on the east side of 306 Hudson Street. Chuck LaChiusa**

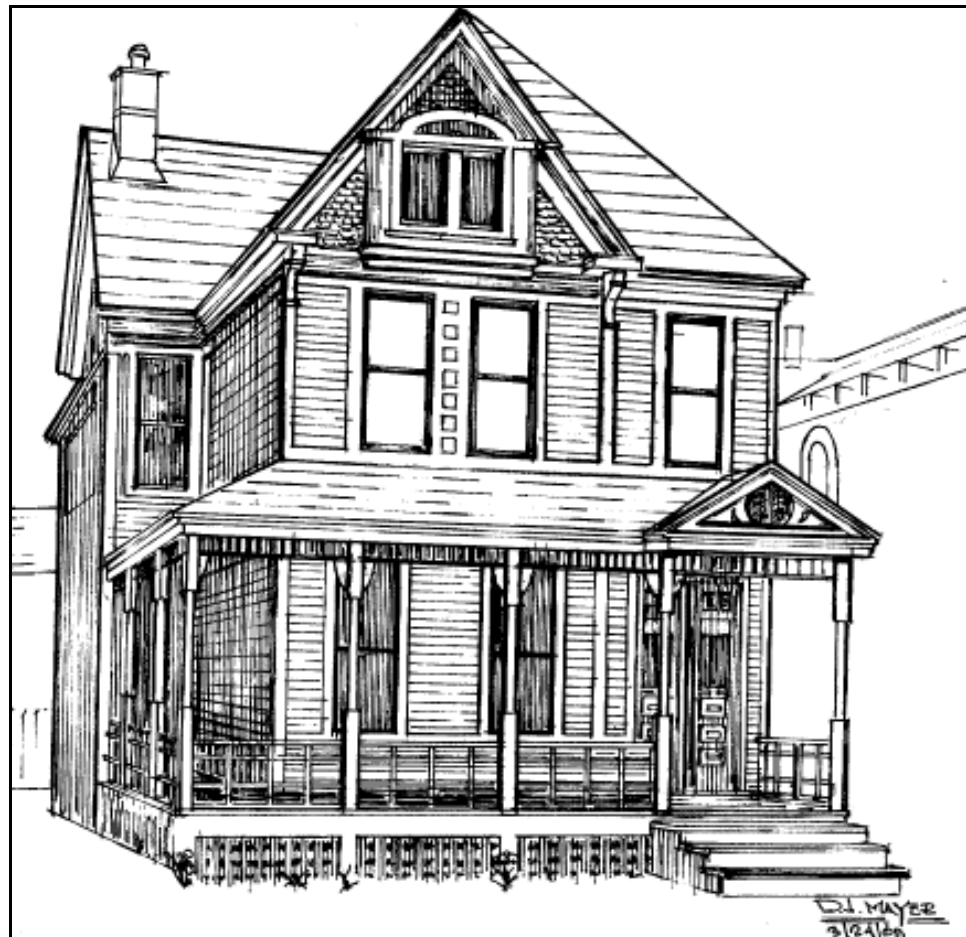
of the neighborhood was indelibly changed and the population density increased. At the end of the first block, the John J. Wickser family, longtime residents of the area, developed the cluster of buildings at **51-55 Plymouth Avenue** as well as **321-325 Pennsylvania Street**. A generation later, the family was instrumental in the construction of **Kleinhans Music Hall**, a block to the east.

In 1869, John Jacob Wickser (1828-1888), and his wife Eva Catherine Becker (1834-1905) purchased the southeast corner lot of Plymouth Avenue at Pennsylvania Street (60' x 133') and along with and their only son, John George Wickser (1856-1928) moved to **321 Pennsylvania Street**, a wood-frame gabled Italianate-style home typical of the period. Eva was from a wealthy family, born in Oberotterbach, Bavaria, Germany, one of nine children. In 1852, she moved to Buffalo with her parents and other siblings. Her older brother, Philip, along with another older brother, had come to Buffalo in 1847 and started a wholesale grocery business. Philip's company, Philip Becker & Company, grew rapidly and became one of the largest wholesale grocers in Western New York. Philip Becker entered the world of politics and was the first German immigrant to be elected mayor of Buffalo (1876-1877 and 1886-1889), and was Buffalo's first three-term mayor. Becker was one of Buffalo's wealthiest residents and Buffalo's third millionaire.

Eva's husband, John J. Wickser, was born in Glarus, Switzerland and came to Buffalo in 1850. John and Eva were married in Buffalo in 1855 and their son, John G., was born a year later in 1856. Although John J. Wickser had a variety of professions, he was a grocer for a period of time. John and Eva's son quickly grew in social and business prominence. At 20 years of age when John G. lived at **321 Pennsylvania Street**, he became a partner with Becker & Wickser, a saddlery, harness and horse furnishing goods dealer. Later, he joined the management of his uncle's wholesale grocery business, Philip Becker & Company. John G. Wickser became a favorite of his uncle, Philip Becker, as he had no children of his own.

In 1886, John G. Wickser married Katherine Anna Houck, an 1874 graduate of Buffalo High School. As a gift for his new bride, John G. Wickser wanted to build a new fashionable home. In 1885 he commissioned architect George J. Metzger to design a home at **325 Pennsylvania Street**, next door to his parents' home. However, there was already a small 1½ story wood-frame house built circa 1875 on the site with an address of **323 Pennsylvania St.** In 1880, six residents lived in the house: R. S. Willis, a 28-year-old dressmaker and her 7-year-old child, Jessie, as well as her two brothers: Everett Van Pelt, a 22-year-old law student and William, a student. Also living in the home was a boarder, Susan Frank, who was 96 years old and Willis' 24-year-old servant, Kate McDonald.

Wickser preserved the house by moving it around the corner on the family property to **55 Plymouth Ave.**, where it remains to this day. Completed in 1886, the house that John G. Wickser built to replace it at **325 Pennsylvania St.** is a beautiful and substantial wood-frame Queen Anne style home with a hipped roof and projecting front gable along with a side wing and a wrap-around verandah. John



**325 Pennsylvania Street**, designed by architect George Metzger for John G. Wickser in the 1880s. *Illustration by Don Mayer.*

G. Wickser and Katherine had two children, Philip J. (b. 4/4/1887) and Ruth (b. 9/1891), both born at **325 Pennsylvania Street**. Philip became a nationally recognized attorney who was chosen to be president of the American Bar Association a month before he died in 1949. He received his bachelor's degree from Cornell and his law degree from Harvard. He joined the law firm of Kenefick, Cook, Mitchell, Bass & Letchworth and became a director of the Marine Trust Company in 1928. Through associations with George Rand, Jr. and Edward H. Letchworth, Wickser became vice president of the Kleinhans Music Hall corporation and was instrumental in the construction of **Kleinhans Music Hall**, a block away from his family homestead.

In 1886, John G. Wickser's parents, John J. and Eva, moved to **55 Plymouth Avenue** during the last two years of John J.'s life; he died on January 6, 1888 at the age of 61. By 1900, the entire Wickser family had left the corner of Plymouth Avenue and Pennsylvania Street. John G. Wickser moved to **204 Linwood Avenue** and his mother, Eva, lived with the family.

By the turn of the twentieth century **55 Plymouth Ave.** was home to Sam Young, a Chinaman, who operated a Chinese laundry from the house. Chinese immigrants appear to have begun settling in the Buffalo area during the 1890s. The first Chinese residents of Buffalo were men who established Chinese laundries and restaurants. Chinese population actually decreased during the early twentieth century, it reached its peak about 1900 at 140 and then shortly thereafter, it had dropped to 76. Chinese immigration exclusion laws severely limited continued immigration from China during the early twentieth century. Still, in 1902, there were about 40 Chinese laundries in Buffalo.<sup>32</sup> No. **55 and 51 Plymouth Avenue** as well as **321 and 325 Pennsylvania Street** are built close to the sidewalk because they are on the Wickser's lot and every bit of space was used.

In 1880, George Allison's rental house at **54 Plymouth Avenue** was the home of a young, upwardly mobile attorney named Wayland W. Woodworth. He had graduated from Michigan University in 1872 and moved to Buffalo soon thereafter. He lived at **54 Plymouth Avenue** with his wife, Emma Moore-Woodworth and his sister-in-law, Luann Moore.

About 1880, the Bushers sold their property on the northwest side of Plymouth Avenue and Pennsylvania Street and three houses facing Pennsylvania Street were built on the lot: **315, 313 and 307 Pennsylvania Street**. The house at **56 Plymouth Avenue**, in back of **315 Pennsylvania Street**, may also be a remnant from the 1847 Busher home.

The house at **303 Pennsylvania Street** is on the site of Ann Busher's son Charles' home and portions of the building date from the mid-1850s. The Busher family sold the property to David F. Day, a prominent attorney who lived at 69 Cottage Street. In 1883, **303 Pennsylvania Street** was owned by Mary Frederickson and her son George L. Frederickson, a bookkeeper/clerk who worked with the law firm of Bissell, Sicard & Goodyear. The Fredericksons enlarged the house in 1886, making it a two-story structure and it was turned into a two-family home at that time. In the 1880s, Mary operated a variety store and sold "fancy goods" from the house.

In 1883, architect-builders Richard and William Caudell built the house at **313 Pennsylvania Street** on land formerly owned by the Busher family. Robert W. McIntire, a contractor, lived in the house for a year. In 1885, the house was purchased by Henry C. Ladd, who moved to the home from his house a block away at **324 Hudson Street** near Plymouth Avenue. Ladd lived at **313 Pennsylvania Street** until he passed away on October 7, 1914. Born in Williamsville in 1845, he moved to Buffalo in the 1880s and was a co-owner of the firm Loegler & Ladd, dealers in agricultural implements. A lifelong republican, Ladd was named a city of Buffalo councilman in 1898 to fill a vacancy and later he was elected to a four-year term. When Erastus C. Knight was mayor (1902-1905), Ladd had frequently acted as mayor in his stead. Mr. Ladd's funeral was held at **313 Pennsylvania Street** on October 9, 1914.<sup>33</sup>

With all the residential development occurring in the neighborhood, there was one sure sign that signified the transition from rural to suburban environment; flagstone sidewalks were installed in 1880. Elizabeth Shadrake and Hannah Ascough convinced the Buffalo Common Council to install a sidewalk on Plymouth Avenue from Hudson Street to Pennsylvania Street.<sup>34</sup>

Another sign of the growing neighborhood density was the creation of neighborhood stores on street corners. At **315 Pennsylvania St.**, at the southwest corner of Plymouth Ave. on the site of the former Busher estate, was built a commercial storefront that by 1891 was home to the Bargar Brothers, druggists. The business was opened by Edgar N. Bargar and his brother John M. C. Bargar. Edgar Bargar lived in back of the store at **56 Plymouth Ave.** from 1891 until about 1920, with his wife Amelia. Bargar operated the pharmacy for over 50 years until he passed away in 1944. Edgar and Amelia had no children and while they moved away to Chatham St. in later years, Amelia died at 263 Summer St. in 1956. She had a sizeable estate and left the bulk of it to area charities, dividing it among: the First Presbyterian Church, the Red Cross, the Buffalo Foundation, the Tuberculosis Association of Buffalo and Erie

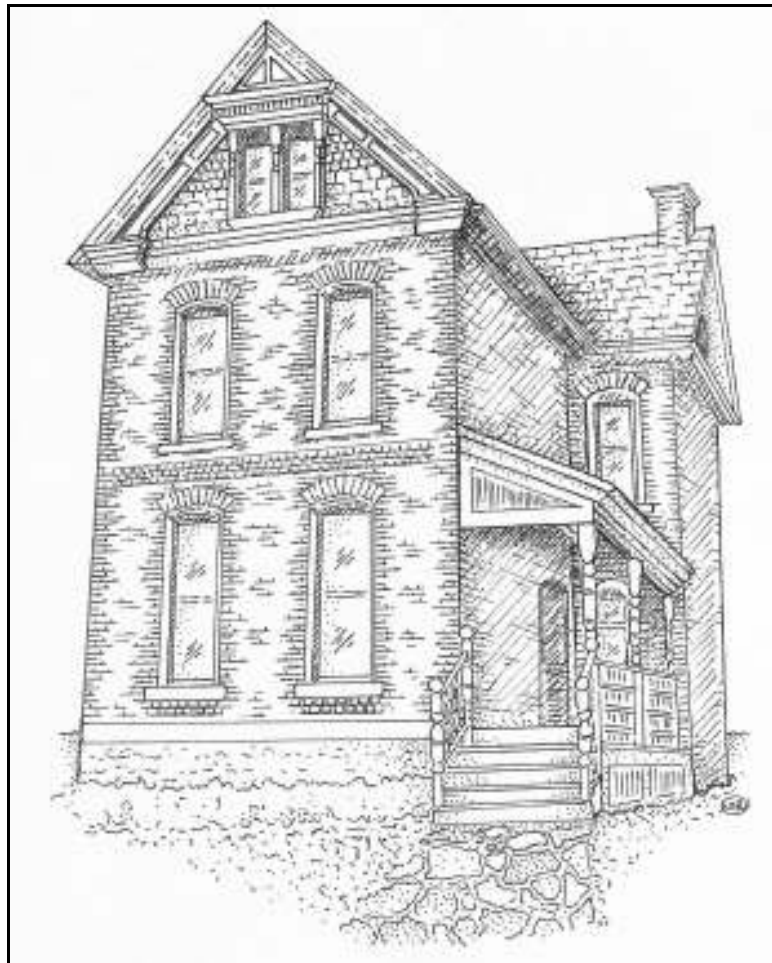
County, the Crippled Childrens Guild of Buffalo, the UB Scholarship fund, and a bequest to their family physician, Dr. Walker of Days Park.<sup>35</sup>

Across Plymouth Avenue at **321 Pennsylvania Street** at the southeast corner of Plymouth Avenue, the old Wickser homestead was converted into a grocer's store and operated by Homer E. Swick. In 1900, Swick lived at **51 Plymouth Avenue**, but then moved to **312 Pennsylvania Street** and lived there in from about 1910-1920.

In 1884, the former circus lot east of **Plymouth Ave.** was sold for building lots. **Orton Pl.** and **St. Johns Pl.** were created on the site, soon to be filled with charming and beautiful homes, most of them designed in the Queen Anne style. By the late 1880s, the east side of **Plymouth Ave.**, across the street from the Sidway mansion, had become fully populated: the John Cook-built homes between **17-49 Plymouth Avenue** were built in 1872, **15 Plymouth Avenue** was built in 1879, **55 Plymouth Avenue** was moved to its site in 1885 and in 1887 houses built the by the Caudell family at **11 Plymouth Avenue** and **314-320 Hudson Street** were constructed on the former Lamphier estate.

In 1887, the Lamphier house at the southeast corner of Plymouth Avenue and Hudson Street was razed and four houses erected on the site. **11 Plymouth Avenue** was built for Carlton T. Ladd, a volunteer fireman with the Liberty Hose Company and manager of the Watson grain elevator.

The builders of **11 Plymouth Avenue** as well as **307 and 313 Pennsylvania Street** built on the former Lamphier and Busher estates, were the father-and-son team of Richard W. and William Caudell, exemplary builder-architects from the nineteenth century.



**11 Plymouth Avenue.**  
*Illustration by Melody Reinecke.*

**11 Plymouth Avenue Early Site/Occupant History**

<i>Year</i>	<i>Owner or Occupant</i>	<i>State/Improvement</i>
To 1802	Iroquois Confederacy	Virgin Forest
1802-1833	State of New York	Virgin Forest
1833-1859	Ebenezer Walden	Readied for building
1859-1877	Charles Lamphier	First house built on site
1877-1887	William Weston	
1887	Richard Caudell	First house demolished, 4 houses built on site, including present <b>11 Plymouth</b>
1887-1903	Carlton Ladd	First resident of <b>11 Plymouth</b>
1904	Frank M. Gregg and family	House rented from 1903-1913

<i>Year</i>	<i>Owner or Occupant</i>	<i>State/Improvement</i>
1909	Mrs. C.S. Teneyck	Ran a boarding house at <b>11 Plymouth</b>
1913-1941	Herman Lehman	

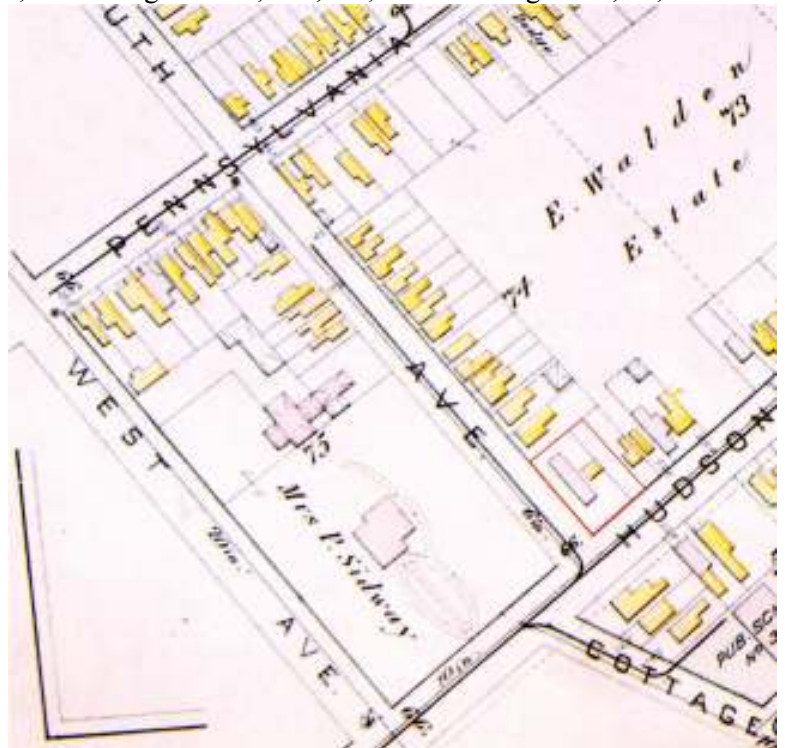
The history of **11 Plymouth Avenue** can be traced to its first owner, Charles Lamphier (d. 10/8/1881 at the age of 53) and his wife Jane (d. 10/22/1883 at the age of 57). Lamphier owned a house, sign and boat painting business at 95 Main Street. On September 1, 1859, Lamphier purchased a lot on the northeast corner of Hudson St. and Twelfth St., which had 52 feet frontage along Hudson Street and was 116.5 feet deep. He paid \$1,300 for it and the price suggests that the land was unimproved at the time of its purchase. The house was built at that time. In 1864, he purchased an additional 23 feet along Hudson Street, so his total lot size was 75 feet wide by 116.5 feet deep.

On July 17, 1877, Charles Lamphier sold the property at 316 Hudson Street to William and Bridget Weston for \$6,750, which indicates that the house was completed at the time of purchase. The Westons lived at the house, also known as **5 Plymouth Ave.**, with their eight children: Anna, Kary, William Jr., Edward, Dean, Elizabeth, Agnes and Sophia.

When the streetcar lines opened in the 1880s, the value of a lot like 316 Hudson St. that was large enough to have several homes built on it was worth more than the price supported by having only a single house on it.

As early as 1884 the Lamphier/Weston house began to be advertised for sale. It was advertised by real estate agents Hume and Sanford for \$10,000.<sup>36</sup> The house was still for sale with a different agent in March of 1885 when it was described as “two stories, brick, gas, water, cellar, lot 75 x 116 ½, \$10,000.”<sup>37</sup> With an asking price of \$10,000, the house would have been considered an expensive property in its day. By comparison, other houses which were selling in its price range at the same time were the following: 1103 Delaware Avenue, \$10,000; 28 Whitney Place, \$10,000; 222 Pennsylvania Street, \$10,000; 245 Georgia Street, \$10,000; and 51 Irving Place, \$8,000.

Builder Richard Caudell purchased the Lamphier/Weston house and lot on the corner of Hudson Street and Plymouth Avenue in March 1887 for \$7,000 and then bought an additional 15 feet of adjoining land north of the lot on Hudson Street for \$1,500, so he then owned a lot 90 feet wide and 116.5 feet deep. In July 1887, Caudell probably deconstructed the original brick house, as was the custom of the day. He then built four homes in its place: **314 Hudson Street, 318 Hudson Street, 320 Hudson Street** (demolished in late 1970s and replaced with a garage built according to preservation standards) and **11 Plymouth Avenue**. All the homes except for **11 Plymouth Avenue** are frame structures designed in the Queen Anne style. **11 Plymouth Avenue** is constructed of masonry and may have been built from bricks salvaged from the Lamphier/Weston home. One interesting item of note: when 11 Plymouth Avenue was first built, its address was 13 Plymouth Avenue but was renumbered to **11 Plymouth Avenue** by either a superstitious owner or chance.



**1884 Atlas of Plymouth Avenue. Builder Richard Caudell bought the large house on the corner of Hudson Street and Plymouth Avenue and built 4 houses on the site: 314-320 Hudson Street and 11 Plymouth Avenue in 1887. Area marked E. Walden Estate was a circus ground.**

**11 Plymouth Avenue** is a two and one-half story home with a variety of surface styles including a brick exterior and wood shingle gables. Built on a knoll, the house has an imposing appearance from the street level. It has a four-gable roof and “L” shaped plan. The front gable has paired windows with a cornice head, dentils, rope molding, ancones (brackets), shingles and wood paneled verge board. Two side gables, one each on the home’s north and south sides, are also faced with wooden shingles while the east

rear gable is all brick. The second floor has segmentally arched windows with limestone sills and a geometric brick band between first and second floors and below the first floor windows. The house's architecture discloses that it is designed for a narrow city-sized lot. Its "L" shaped plan with interior features of a central staircase and pocket doors optimized its position on a narrow lot and made the most of the narrow width of the house. The home also has a side porch with a segmentally arched doorway and wood-paneled door. At one time there appears to have been a wraparound piazza on the structure, the front portion of which was removed at some point. The house is one of a now-rare survivor of Buffalo's brick homes from the 1880s designed in the vernacular Queen Anne style. Other than the removal of the front piazza, the house is original to its 1887 design.

**11 Plymouth Avenue's** first owner was Carlton T. Ladd, his wife Mary and daughter Margaret (Margerette), who was born while Carlton and Mary lived at 11 Plymouth Avenue. Mary was born in New York State in March 1862 but came from Irish lineage as both her mother and father were born in Ireland. The Ladds were married about 1880 and had four children but only Margaret (born September 1898) survived. Before they moved to 11 Plymouth Avenue in 1888, they lived at **295 Hudson Street** near the southwest corner of Cottage Street. The Ladds lived in the neighborhood for many years, maintaining residences on Hudson Street, then Plymouth Avenue and finally West Ave. In his younger days, Carlton Ladd lived at 108 E. Swan Street around 1873 and then at 200 Pearl Street in 1875. In 1878, he lived at 79 W. Huron Street.

Carlton T. Ladd (3/1848 - 1907) moved to Buffalo when he was a young man and worked in a grocery business with his older brother James S. (born 1835). Ladd was born in New York State, his father born in Vermont and mother in New York State. Later, Carlton Ladd was a superintendent with the Watson Grain Elevator for many years. Ladd in his younger days was also a fireman, joining the Liberty Hose Company (a volunteer Buffalo fire company) about 1872. Ladd's badge number was 330 and while he retired by about 1880, he continued as a member of the Exempt Firemen's Association. Ladd was a prominent republican of the 21<sup>st</sup> ward. Mayor Knight appointed him an examiner of election inspectors and he was for many years a familiar figure in the civic history of Buffalo.

Buying a house in the nineteenth century was very difficult and expensive. Thirty year mortgages were not in existence until the twentieth century. The Ladd family purchased **11 Plymouth Avenue** for \$6,650 and the Caudells gave the Ladds a \$5,650 mortgage to buy the property. The mortgage was specified to be paid in annual payments of \$500.00 with interest paid semiannually on all sums remaining unpaid. They also had the privilege of paying the principal amount in sums not less than \$200 at any one time when interest was due and payable. The mortgage specified that fire insurance was required in the amount of \$3,000.

The Ladd family lived at **11 Plymouth Avenue** for about 15 years and an examination of the people living in the house in the year 1900 gives a snapshot of the lifestyle of a Buffalo Victorian-era working family. Besides Carlton, Mary and the infant Margaret, also living in the home was Charles Chamberlain (born August 1857), a 42-year-old single business agent and cousin of Carlton Ladd. Chamberlain, although born in Pennsylvania, had parents born in Germany.

Also living in the home was John Pendgast (born November 1878), a 21-year-old single man and nephew of Carlton Ladd. He was born in New York, his father was from Canada and his mother was from New York State. Finally, a young woman name Elsie Tassing was also living at **11 Plymouth Avenue**. Elsie was a 17-year-old servant from Germany. Born in November 1884, she had immigrated to the United States in 1896. Because both she and Carlton's cousin were from Germany, it is probable that Carlton Ladd's family was from Germany. In addition, it is likely that Elsie spoke little or no English, so someone in the Ladd household probably had to speak German in order to communicate with Elsie.

The home's original owner, Carlton Ladd, passed away in 1907. After his death, his widow Mary and daughter continued to live in the neighborhood at 251 West Avenue and on Fargo Avenue. After Carlton passed away, Carlton's cousin Charles Chamberlain who lived with the family at **11 Plymouth Avenue** continued to reside with Mary and Margaret for many years.

The Ladds moved out of **11 Plymouth Avenue** in 1903 and the home's next owner, Herman Lehman, lived there for many years between 1913 until 1940. During the period between 1903 and 1913 the house was owned by a series of corporations and was rented. It was used for a period as a boarding house, which was a typical utilization for the day. An examination of the home's residents reveals a window into the social conditions which existed at the turn of the twentieth century. For example, during the period the home was used as a boarding house, for several years it was leased and managed by Mrs. Christina S. Teneyck, a 51-year-old widow. For income, she rented out rooms to boarders. In 1910, she had three young women less than 25 years of age living with her. Also living at the home was her 30-year-old son, Percy Teneyck, a piano teacher who gave lessons from the house.



**No. 314 Hudson Street**, one of the homes other than **11 Plymouth Avenue** to be constructed on the Lamphier estate by builders Richard & William Caudell, is exemplary of the firm's exterior artistry. The home was built at the height of the Queen Anne style and it has distinctive features indicating that the building was designed specifically for its site. Located in the Allentown Historic Preservation District, it is one of the district's few examples of what was once a common practice during the late Victorian-era of designing corner houses with turrets that overlook both intersecting streets. A round turret dominates the corner of Hudson Street at Plymouth Avenue. The siting of the house with its turret overlooking Hudson Street, Plymouth Avenue and Cottage Street is particularly striking. The house features a complex pyramid-style roof with seven gables. The building's west side, facing Plymouth Avenue, features a bowed, rounded wall capped by a prominent gable decorated with artistic carved wood panels and an arch. The house is sided with wooden clapboards and "shield" style shingles in the upper gables.



**314 Hudson Street. Illustration by Don Mayer.**

The first residents of **314 Hudson Street** were William Powell and his wife Annie. They lived in the house for about 10 years and then the house was lived in by Mrs. Ica Lapham and her son, William H. Lapham, an eye doctor, and his wife Helen. Mrs. Lapham also rented out rooms to unmarried women stenographers. In 1900, there were six women boarding with the Laphams – all stenographers – they were: Anna Spenser, Elizabeth Argyle, Bessie Bartruff, Mary L. Hendee, Rubie Vandermonk and Minnie Backus.

The house at **320 Hudson Street** was sold by Caudell to Lucien E. Munsell. Munsell was an auditor who worked at various companies throughout his career including being secretary of the J. N. Adam Company as well as working for the Flint & Kent department store and the Queen City Bank. Munsell was also a dedicated Sunday School teacher for the Plymouth Methodist Episcopal Church.

All the housing construction activity that took place on the east side of Plymouth Avenue was echoed on the west side of the street (the site of the Sidway mansion) between 1880-1893. While some of the families and homes stayed the same, others changed hands. Mrs. Parnell Sidway passed away in 1879 and the demand for housing in Buffalo during the 1880s was at an all-time high. By 1880, Hannah Ascough, of **42 Plymouth Avenue**, was widowed by her husband William. She and her daughter Caroline, although they still owned the house, rented it while they lived at the St. John's House boarding house at 39 E. Swan Street. In 1880, **42 Plymouth Avenue** was leased to three families, one of which was George R. Godfrey's family. Godfrey (1851-1926) moved to Buffalo in 1867 and opened a picture framing store in 1874 at 474 Main Street that he operated until 1900.<sup>38</sup> Godfrey lived at **42 Plymouth Avenue** with his wife Christine and their four children: George, Florence, Gurney and Lawrence. Near the end of the block, Richard and William Caudell constructed several houses close to the southwest corner of Plymouth Avenue and Pennsylvania Street (**307-313 Pennsylvania Street**) about 1881. Later during the 1880s, a second generation of the Sidway family, Franklin and Charlotte, would redevelop the site of their family mansion along Plymouth Avenue and Hudson Street. Many well-designed and finely crafted buildings took the place of the aging Sidway mansion.

Franklin Sidway (7/23/1834 - 3/7/1920), fortunate to be born into the St. John and Sidway lineage, was industrious in his own right. Not only was he intelligent and handsome, he was also theatrical. Franklin took part in a pantomime called "The Mistletoe Hung in the Castle Halls," presented at St. James hall in the early 1860s, in which Franklin Sidway and Elizabeth Love took the leading parts. Franklin was remembered for his performance as a stately cavalier in green velvet with gold trimmings. The fine-looking young hero left a lasting impression on many who witnessed the performance.<sup>39</sup>

As Franklin grew up, he attended Canandaigua Academy, the George W. Francis School at Yonkers and Yale College, where he graduated in 1856. Franklin's fortune continued to smile when he charmed and married Charlotte Spaulding (7/17/1843 - 1/20/1934), the only daughter of Elbridge Gerry Spaulding. Two extraordinary people joined two extraordinary families when Franklin Sidway was wed to Charlotte Spaulding on February 27, 1866 at the home of Elbridge Spaulding on Main Street at Goodell Street (the present site of the Sidway and Spaulding buildings).



**Franklin and Charlotte Sidway.**  
*Courtesy of the Sidway Family.*

Charlotte's father Elbridge G. Spaulding was born in 1809 in Cayuga County. In 1829, when he was 20 years old, he began to study law and completed his studies in 1832. In 1834 Spaulding moved to Buffalo and quickly forged important relationships with Mayor Wilkeson and George R. Babcock with whom he formed a law partnership in 1836. The law partnership evolved and Spaulding later became a partner with influential Buffalonians Heman B. Potter and John Gannon. Spaulding had vast business and political interests. The

foundation of Spaulding's fortune was Spaulding's Exchange, a four-story block of shops, banks, law and business offices that he constructed in the Erie canal district about 1845. His political career began a few years earlier in 1841 when he was elected the alderman of the Third Ward. In 1847, Spaulding ran for mayor of Buffalo and won. In 1847 he was also elected to serve as a member of the State Assembly and left his position as mayor several months early. In 1848, he was elected to serve the 31<sup>st</sup> Congress. During his term, he opposed slavery on all occasions and supported California joining the United States as a free state. Spaulding was also involved with banking, having been president of the Bank of Attica (part of his first wife's family) and later, the Farmers and Mechanics Bank. It was Spaulding's knowledge of law, government and banking that enabled him to author the Greenback or Legal Tender Act and National Currency Bank Bill during the Civil War. It essentially set up the nation's current form of currency and helped the Union finance the war effort.

It was into this extraordinary family that Charlotte Spaulding was born, the daughter of E. G. Spaulding and his second wife Nancy Selden Strong. As a young girl, Charlotte attended the Buffalo Female Academy (now the Buffalo Seminary). At the age of 17 she attended President Lincoln's inauguration on March 4, 1861, seated next to Mrs. Lincoln. Later that night, Charlotte attended Lincoln's inaugural ball. The mood was somber and the times were desperate; the Civil War was about to begin and Lincoln's life had already been threatened.

Both the Spauldings and Sidways were members of Buffalo's First Presbyterian Church, although in later years, Franklin Sidway became a member of the Trinity Episcopal Church.<sup>40</sup>

In 1868, the newly married Franklin Sidway and Charlotte Spaulding Sidway moved to 635 Main Street. When Parnell St. John-Sidway passed away in 1879, Franklin and Charlotte moved to the Hudson Street Sidway mansion with their six children: Harold Spaulding, Frank St. John, Edith, Elbridge Spaulding, Clarence Spaulding and Ralph Huntington, who was born while Franklin and Charlotte lived at the Sidway mansion on December 15, 1884.

By 1886, Franklin and Charlotte decided to construct a new home and chose to build it on the Sidway estate. In June 1889 Franklin built a large and elegant home 38 feet wide by 71 feet long at **30 Plymouth Avenue**. Franklin began to parcel off the Sidway property; lots were sold on West Avenue and Hudson Street, but he reserved the largest component of the Sidway estate for his own family's use. He had designed the property to have an "L" shaped configuration and incorporated the original Sidway barn into the new house at **30 Plymouth Avenue**. Carriages would enter to the left of the house, then make a 90-degree turn in back of the house to enter the barn.

**30 Plymouth Avenue** was constructed before the original Sidway mansion was demolished in 1889, as the Sidway family was living in the original Sidway mansion and they couldn't vacate their old house until the new one was complete. The new three-story house had nearly 8,000 square feet of living space with all the latest conveniences.

In 1890, Franklin Sidway tried to sell the old Sidway mansion property located at **290 Hudson Street** by