



East Utica Street

Artspace Buffalo

Parcel Inventory

Address	Type	Condition	Comments	Recommendations
11 East Utica	Commercial	Good/Exc	Uncle Johnny's, 2-story mixed use	
19 East Utica	Multifamily	Good/Exc	Ruby Butts Manor, 3-story with offices	
29 East Utica	Single	Good		
30 East Utica	Double	Good		
31 East Utica	VACANT	Fair	City of Buffalo	residential in fill
32 East Utica	Double	Fair/Good		
35 East Utica	VACANT	Fair	privately owned	
36/38 East Utica	Multifamily	Fair/Good	architectural character	
37 East Utica	VACANT	Good	maintained by 41 Utica	
41 East Utica	Double	Fair		
42/44 East Utica	Multifamily	Fair	architectural character	
43 East Utica	VACANT	Fair/Good	privately owned	
47 East Utica	Single	Good	brick	
48/50 East Utica	Multifamily	Fair	architectural character	
51 East Utica	Double	Good		
52 East Utica	Double	Good		
54 East Utica	Single	Fair	ABANDONED	code enforcement
57 East Utica	Double	Fair/Good		
58 East Utica	VACANT	Fair	City of Buffalo	residential in fill
59 East Utica	VACANT	Fair/Good	privately owned	
66 East Utica	Single	Excellent	converted house, funeral home	
68/70/74 East Utica		VACANT	Good/Exc maintained by 66 Utica	
71 East Utica	Double	Good		
83 East Utica	Double	Poor/Fair	ABANDONED, converted storefront church	rehab focus, retail/church
85 East Utica	Double	Poor/Fair	converted storefront, Sanders Barber	code enforcement/rehab

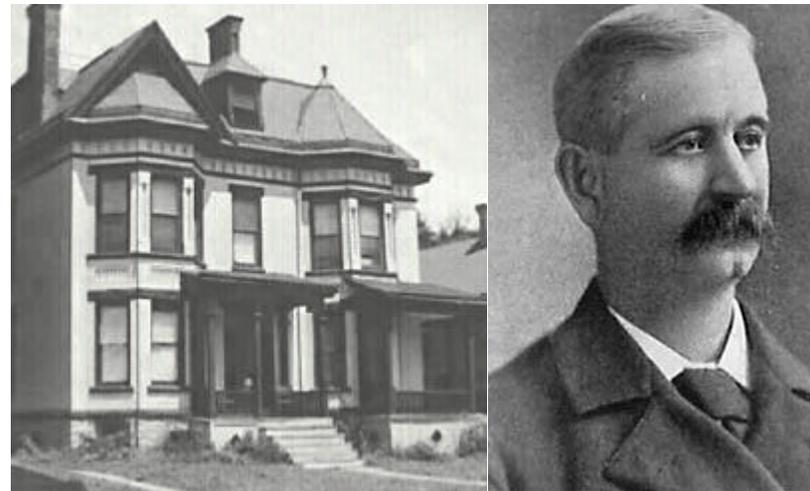
East Utica Street

Observations, Conditions, Opportunities

East Utica Street, as a corollary to Best Street, is a northern border and gateway through the Midtown district. Unlike Best Street, it still represents a vital, if struggling, commercial core proximate to the corner with Main Street. The retail potential of this corridor is vast, bolstered by a highly-trafficked Metro station and a collection of adaptable retail structures awaiting new invigoration.

The architectural character of East Utica Street is very distinct. It is plain to see that it was once a very prominent address, with several very large homes remaining, some converted to multifamily residences. 42 East Utica and 48 East Utica represent some of the very few multifamily residences in Midtown, set back in deep lots with generous lawns and still displaying the beauty of their better years. The condition of properties on East Utica is nothing for braggadocio. Hardly a single property is really considered in excellent condition, though most of the properties on East Utica are undoubtedly positioned for rehabilitation.

One of the most prominent residents of this block was Charles Dudley Arnold, who made his final home in Buffalo here after 1923. It was largely on account of his reputation as an expert photographer of architectural subjects that he would later receive a prestigious appointment as official photographer of the World's Columbian Exhibition in 1893 and, later, the Pan American Exhibition in 1901. Arnold is largely recognized as the very first professional photographer whose focus was on architecture, making his mark with a landmark 1888 self-published book of twenty architectural views entitled *Studies in Architecture – At Home and Abroad*. With his reputation as a photographer of classical European architecture so well established, Charles



Charles Dudley Arnold made his final residence in Buffalo, at 48 East Utica Street, still extant.

Dudley Arnold used his many connections to architect-clients to elevate his career and accomplish a position of renown. His home in Buffalo, where he died in 1927, is still extant at 48 East Utica Street.

The corner of Utica and Main Streets, and all of Utica to each side of Main, was definitely a place-to-be many decades ago. The Royal Arms night club on West Utica, a half block from Main, was one of only many establishments that added to a collection of jazz clubs and taverns that were scattered from everywhere from Richmond to Jefferson avenues. One of these taverns at the corner of Michigan and East Utica, called the Windmill, was a favorite of Grover Cleveland, who mentioned it often in his writings. It was demolished only a couple years ago with much protest.

The historic legacy of East Utica Street is still barely recognized, but its built environment bears such a testimony to its importance that it will be essential to prevent its further degradation. The public sector can have a very big role in a process that bolsters investment in the block and creates opportunities for enhanced public life on the street.

Recommendations, Strategies, Suggested Improvements

Resurrect tree canopy

The City should strongly consider:

- Replanting a row of disease-resistant Elm trees on this block, providing the beauty of a shaded canopy, calming traffic, and creating conditions for restoration of the housing stock

Install new market stalls and kiosks at Utica Street Metro station

This plan has identified spaces outside the Utica Street Metro



East Utica Street would look a lot different if its Elm canopy were restored.

station that would be ideal as:

- Sites for market stalls for the selling of daily conveniences, morning coffee or farmer's goods
- A testing ground for the implementation of kiosks and market stalls at other Metro stations.

Concentrate publicly-assisted renovation efforts at key properties on block between Main and Michigan

The great body of architecture on East Utica Street should be:

- A special target for low interest loans and grants meant to assist renovation efforts
- Respected and listed on the National Register of Historic Places so that its guidelines for historic preservation are used



The Utica Metro station has underutilized outdoor spaces simply begging to be picked up by an entrepreneurial espresso cart owner or regional farmer.