



Southampton Street



Parcel Inventory

Address	Type	Condition	Comments	Recommendations
1-6-36 Southampton		VACANT	PoorCity of Buffalo, seven consecutive lots	residential in fill
23 Southampton	Double	Fair	architectural character	
25-35 Southampton		VACANT	Poor/FairCity of Buffalo, four consecutive lots	residential in fill, alley to Dodge
37 Southampton	Double	Poor	ABANDONED, salvageable	code enforcement/rehab
40 Southampton	Single	Good	architectural character	
41 Southampton	Double	Good	architectural character	
42 Southampton	Single	Good	vinyl siding contrary to hist character	
45 Southampton	Double	Fair/Good		
46 Southampton	Single	Fair/Good		
47 Southampton	Double	Good	architectural character	
48 Southampton	Double	Good		
51 Southampton	Double	Fair/Good	architectural character	
52 Southampton	Single	Good		
56 Southampton	Single	Good		
57 Southampton	Double	Fair		

Southampton Street

Observations, Conditions, Opportunities

Southampton Street, defining Midtown's middle ground between East Utica and Best streets, is a street oddly juxtaposing consistent rows of vacant lots against mostly double houses of unusually good architectural character. Though considered a close cousin of the architecturally noteworthy Northampton Street, it is unfortunately not the recipient of the same good fortune.

Only 13 of 24 lots on the block between Ellicott and Michigan still contain buildings; eleven homes of likely very good character have either been demolished or burned. The good news is that thirteen houses of noteworthy character and generally good upkeep are still extant. The bad news is that the block now faces the uphill battle of rebuilding, in a character consistent with the block's prevailing urban design, a daunting number of vacant properties.

The street begins at a key nodal point of the Midtown district, an area of Ellicott Street of beautiful homes proximate to the Artspace project, whose rear entrance will virtually back up into Southampton. The eleven vacant lots on either side of Southampton near Ellicott are all City-owned, all assembled and theoretically available for new residential infill. As previously discussed, Southampton's redevelopment would be more sensible with a break-up of its block length through the introduction of a new brick alley to Dodge Street, at the terminus of which the beautiful 97 Dodge would be visible.

With the sheer breadth of vacant parcels giving the block a more nondescript appearance than it deserves, introducing the variety and "surprise" of a mid-block alley would divide existing lots into alternative configurations, with new development taking on



Southampton's mostly double houses are of remarkably good character and condition. It will be vital to protect them, and to promote development that respects their characteristic design, setbacks and lot widths.

potentially different and alternative forms.

The existing homes of Southampton are hardly nondescript, however. The architectural character of houses like 40 Southampton and 47 Southampton are truly admirable, their details of craftsmanship representative of the best Buffalo residences of late 1890s and early 1900s vintage. The public realm of the street is lacking, certainly, but its sidewalks are actually in good shape. It's nice that at least this minimum is maintained dutifully. There is an unremoved stump on the northeast corner of Michigan, and about 29 new tree plantings are required. There are only four streetlamps on the block, all the cobrahead variety.

The street is threatened by insensitive renovations that alter the original character of houses like 42 Southampton, whose wood exterior has been replaced with vinyl, a common alteration in Midtown that does lessen the impact of its historicity. These alterations demonstrate the importance of encouraging renovations that recognize the value of period materials in preserving the character of older houses and the marketability of a historic neighborhood writ large.

Recommendations, Strategies, Suggested Improvements

Restore treewall and introduce distinctive streetscape amenities

The clean sweep of the block's former treescape has opened an opportunity to do something even better than whatever previously existed by:

- Giving Southampton a quality streetscape environment to frame the good attributes of the block's residential architecture
- Focusing on a new planting initiative that replaces the street's now decimated tree canopy
- Installing a contiguous row of trees that flower in the spring,



The many vacant lots of Southampton Street face all the way through to Dodge, which has its own share of lots as well. Here, a potential site for an alleyway connecting these blocks ends with the beautiful 97 Dodge as a terminating vista.

such as cherry trees (this will highlight the street as a unique and separate place)

- Avoiding odd disjunctures between the older established trees and the new ones by forming a treewall that is consistent
- Replacing cobrahead streetlamps with quality, pedestrian-oriented ones.

Target new residential infill along 16-36 Southampton and 25-35 Southampton

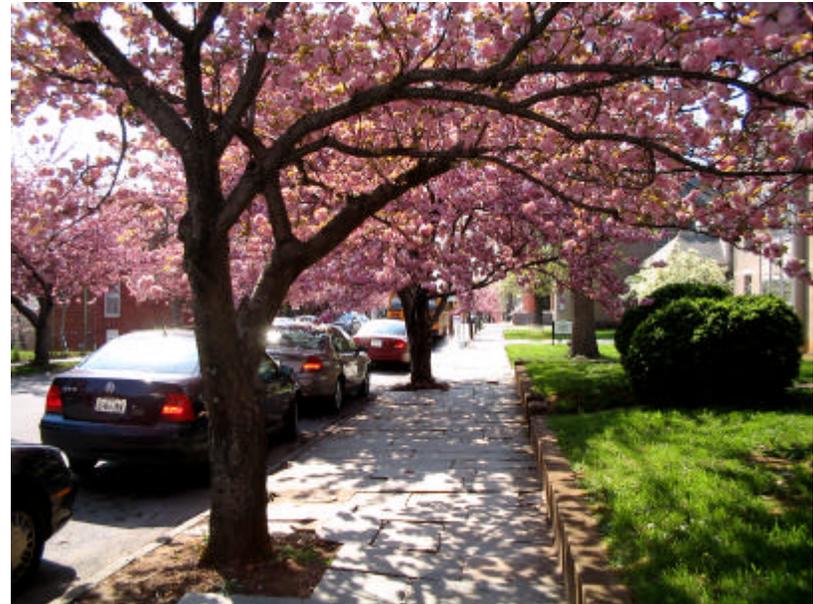
25-35 Southampton (site of the proposed alleyway from Dodge Street) provides:

- An opportunity for the eleven 30-foot wide lots to serve as an open canvas for new housing at the closest edges of the Artspace impact area
- A venue for small, affordable cottages or carriage house-style units on shallow lots
- Space for seven new detached units or a series of new rowhouses at 16-36 Southampton

Find renovation solutions for houses in poor condition

To stabilize the block and preserve opportunities for the renewal of its extant housing stock the City must work with various City departments, developers and Belmont Shelter Corporation to develop an aggressive action plan. This action plan (to address at-risk properties) should include:

- Avoiding the loss of any of more of Southampton's built fabric
Salvaging houses like 37 Southampton that have fallen victim to the dual neglect of absentee owners and overworked code inspectors



Imagine if Southampton Street looked like this!