

United States Department of the Interior  
National Park Service

### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

#### 1. Name of Property

historic name University Park Historic District

other names/site number N/A

#### 2. Location

street & number Portions of Larchmont Road, Niagara Falls Boulevard., Radcliffe Road, University Avenue  
Allenhurst Road, Pellhan Drive and Capen Boulevard, between Main Street and Kenmore Avenue

not for publication

city or town Buffalo  vicinity

state New York code NY county Erie code 029 zip code 14214

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( see continuation sheet for additional comments.)

Kirk A. Pierantoni DSHPO  
Signature of certifying official/Title

12/9/10  
Date

New York State Office of Parks, Recreation & Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( see continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register  
 see continuation sheet
- determined eligible for the National Register  
 see continuation sheet
- determined not eligible for the National Register

- removed from the National Register
- other (explain) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
date of action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

University Park Historic District

Erie County, New York

Name of Property

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**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(Check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
489	27	buildings
1 (Plan)		sites
4 (gates)		structures
		objects
<b>494</b>	<b>27</b>	<b>TOTAL</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

Multiple Resources Associated with the Suburban Development of Buffalo, New York

1

**6. Function or Use**

**Historic Functions**  
(enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/

DOMESTIC/

Single Dwellings

Single Dwellings

LANDSCAPE/

LANDSCAPE/

Park

Park

Street Furniture

Street Furniture

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/

foundation Concrete & Stone

Bungalow/ Craftsmen

walls Wood, Brick,

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY MOVEMENTS/

Stucco, Synthetics

Colonial and Tudor Revival

roof Slate & Asphalt

other \_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets)

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University Park Historic District

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Overview

University Park is located at the northern edge of Buffalo, NY, a city situated on Lake Erie and characterized during the turn of the 20<sup>th</sup> century by its industrial success at the terminus of the Erie Canal. The district is located adjacent to New York State's University at Buffalo and is close to the northern boundary of the city, about 10 miles from the downtown waterfront. The district includes large portions of Larchmont Street, Radcliffe Road, University Avenue, Niagara Falls Boulevard, Allenhurst Road, Pellham Drive and Capen Boulevard, which are contained between the well traveled Main Street and Kenmore Avenue thoroughfares. Composed only of residential buildings, the majority of the homes in the district were built primarily during the 20<sup>th</sup> century interwar period, with a few exceptions dating from the late Great Depression era. Styles evident in the district include American Foursquare, Craftsman, Bungalow, and Colonial Revival, which were chosen largely as a reaction to the booming, industrial urban character of Buffalo during this time.

The creation of this residential subdivision traces its roots to developer Anthony J. Huck, who subdivided family owned land in 1913 on the presently known Larchmont Street, Radcliffe Road, University Avenue, and Niagara Falls Boulevard. As the parcels were being constructed during the period, the subdivision expanded c.1920 to include Allenhurst Road, Pelham Drive and Capen Boulevard. These newly expanded lands were integrated with the 1913 plan with the introduction of grassy medians on Larchmont, Allenhurst, Pellham, Capen, and Radcliffe, as well as additional entrance gates at the Main Street entrance of Allenhurst and Capen, and interior gates connecting the 1913 subdivision to the c.1920 lands.

The district includes one National Register listed building, the Edward A. Diebolt House, and features a brick road on part of Niagara Falls Boulevard that has been designated a local landmark by the City of Buffalo Landmarks Commission. The close proximity to many of the nearby suburbs just beyond the city line reflects the neighborhood's early suburban character. University Park, sequestered from the more bustling nearby Main Street, reveals a calm, quiet, suburban sense of place.

Setting

University Park has been successfully designed to provide a quiet respite from the bustling City of Buffalo, with a clear demarcation between environments upon entering the district. The dignified stone gates at the entrances on University Avenue, Allenhurst Road, and Capen Boulevard serve as the first indicators that separate and define this atmosphere as significantly more pastoral than the nearby city. The entrance at University Avenue served as the main anchor into the district and during the subdivision's early development, residents and visitors were greeted not only by the gates, but by a now removed real estate office. Stylistically, the stone gates share very similar characteristics to several Main Street residential subdivisions gateways in the Town of Amherst, just north of the University Heights Historic District, seven of which have been previously listed on the National Register.

The bucolic nature of the district is largely shaped by the landscaped University Circle, which immediately greets the visitor with a seventy foot diameter grass plot with shrubs and trees in bloom, surrounding an ornamental five light steel and concrete street lamp, originally a gasolier. This circle not only forces drivers to slow their speed, but also creates an atmosphere fit for ambling around the landscaped medians

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that connect into a centrally located park. The medians, while originally lit by gas lamps, now illuminated with streetlights, are lined by large nursery-bred American Elms and planted daisies, marigolds and pansies. In addition to this elongated green space, there is also a park enclosed by Larchmont Street and Radcliffe Road. This park is well maintained, providing shady Elms and Maple trees, an open central area, and a few benches. Due to restrictions imposed by the original developer, each lot is at least 40 feet wide, and every street is 60 feet wide, allowing plenty of space between houses, separated by green space. Additionally, every house is at least 30 feet from the street, which creates the appearance of rows of manicured lawns, punctuated by medians and the park's open green space. This contributes to an overall setting that is cohesive and consistent throughout the district, with well-proportioned spaces dotted amongst manicured medians and park. In keeping with character of the neighborhood, a red brick road runs down a portion of Niagara Falls Boulevard, and has been designated a City of Buffalo landmark. This interconnected system of landscaped circles, medians and parks provides a park-like setting within city boundaries, tucked away, yet close to urban amenities. These elements of the landscape and overall design establish the character of the neighborhood as one that emphasizes the suburban values of space, quiet, and a controlled form of nature.

**Resource Count Totals**

252 Primary Buildings, (Residential Properties)

237 Secondary Buildings (Garages)

4 Structures (4 sets of Entrance Gates)

1 Site (The Plan)

**Contributing Resources- 494**

\*Noncontributing- 9 primary buildings and 18 secondary

**Building List:**

**Allenhurst Rd.**

Gates at Allenhurst Rd and Main St: A set of 10 foot high pillars of cut stone facing away from Main Street. Approximately 2 ft in length and width. Domed top piece. Matching 10 foot pillar with dome and attached to 4 foot high curving wall.

2 Allenhurst Rd.- 1925. - 2.5 story front gabled brick Colonial Revival. Center chimney. Doric columns supporting simple cornice on front porch. Porch has been enclosed with glass. Garage built in 1925. Contributing building. Contributing garage.

3 Allenhurst Rd. c.1920. 2 story brick and aluminum. Hipped roof with overhanging eaves. Hipped front dormer. Full width roof with enclosed porch and portico. Sidelights in entrance. Contributing building. Contributing garage.

7 Allenhurst Rd.- c.1930 - 2.5 story brick Colonial Revival. 3 bay wide façade with center entry. Entry porch posts have been replaced with iron supports. Original 4-over-1 double hung wood windows throughout. Garage built in 1930. Contributing building. Contributing garage.

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8 Allenhurst Rd. 1925. Garage built 1925. 2 story brick Colonial Revival. 3 bays wide. Side gabled roof with dentil molding under roofline. Elliptical fanlight with side lights around doorway. Portico with curved underside supported by classical columns and pilasters. Contributing building. Contributing garage.

14 Allenhurst Rd. 1937. Garage built 1941. 2 story brick Colonial Revival. Side gabled roof. Side facing. Bay window on right façade. 6-over-6 and 8-over-8 double-hung windows. Curved roof over entrance. Contributing building. Contributing garage.

15 Allenhurst Rd. c.1930. Garage 1930. 2 story brick Tudor. Side gabled roof. Oriel window under front gable. First story ribbon windows. Tudor arch around doorway. Stone quoin effect around doorway. Left end chimney. Contributing building. Contributing garage.

18 Allenhurst Rd.- c.1920. 2.5 story brick. Hipped roof with overhanging eaves. Gabled front dormer with matching hipped roof. Windows lined with horizontal stone lintels and sills. Contributing building. Contributing garage.

19 Allenhurst Rd. c.1920. Garage 1920. 2 story brick Tudor with cross gabled roof. Side facing. V Front centered gable. Round tiled roof. Portico entrance with flat roof, supported by columns. Double double-hung sash windows. Ribbon windows in enclosed porch. Left end chimney. Contributing building. Contributing garage.

21 Allenhurst Rd. c.1920. 2 story brick. Side entrance. Hipped roof with front and side gabled dormers. Overhanging eaves with exposed rafter tails. Enclosed porch on façade with ribbon windows. Flat roof over entrance supported by Doric columns over doorway. Contributing building. Contributing garage. A

22 Allenhurst Rd.- c.1930. 2.5 story brick. Hipped roof with overhanging eaves. Front gabled dormer. Original craftsman muntin pattern found in windows throughout the house. Garage 1940. Contributing building. Contributing garage.

27 Allenhurst Rd. c.1920. Garage 1920. 2 story wood, vinyl, and stucco Craftsman. Front gabled roof. Full width porch with gabled roof. Recessed front entrance with iron support. Ribbon windows across top front gable. Side lights on either side of front door. Tripartite window. Contributing building. Non-Contributing garage.

29 Allenhurst Rd. 1922. 2 story vinyl. Side gabled roof. Side entrance. Hipped roof over entrance. Front façade enclosed porch with hipped roof. Ribbon windows around porch. 3-over-1 and 6-over-1 double-hung windows. Contributing building. Contributing garage.

33 Allenhurst Rd. c.1930. Side facing 2 story aluminum Colonial Revival. Side gabled roof with slight eave overhang. Left side chimney. Left façade open porch supported by Doric columns. Iron railing atop porch roof.

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Semicircular fanlight and sidelights surround door. Pediment with curved underside over entrance. Contributing building. Contributing garage.

39 Allenhurst Rd. c.1930. brick Craftsman. Cross gabled roof with exposed rafter tails. Eyebrow dormer. Entry porch at crossing. Gabled dormer over secondary entrance. Sets of three and four ribbon windows. Vinyl around windows and in dormer. Contributing building. Contributing garage.

44 Allenhurst Rd. c.1920. 2-story brick Tudor. Side gabled roof with two front facing gables. Gabled portico with arched entrance way. Tripartite first story windows. Contributing building. Contributing garage.

47 Allenhurst Rd. c.1920. Garage 1940. 2 story brick Colonial Revival. 3 bays wide. 6-over-1 double-hung windows. Elliptical fanlight and sidelights surround entrance. Pediment with curved underside supported by columns over entrance. Left end chimney. Left end second story porch supported by Tuscan columns. Contributing building. Contributing garage.

48 Allenhurst Rd. 1937. Garage 1939. 2 story brick Colonial Revival. Side gabled roof. Side facing. Three bays wide. Curved roof over entrance supported by L brackets. Bay window facing street. 8-over-1 double hung windows. Contributing building. Contributing garage.

50 Allenhurst Rd. c.1930. 2 story aluminum vernacular Prairie. Hipped roof with overhanging eaves. Hipped front dormer. Full width single story front porch supported by Tuscan columns. 2 bays wide. Side lights in entry. 3-over-1 double hung windows. Contributing building. Contributing garage.

53 Allenhurst Rd. c.1920. 2 story brick and wood vernacular Prairie. Side entrance. Curved hipped roof over entrance. Overhanging eaves. Front hipped dormer with wood shingle. Enclosed porch on front façade. Triple windows in front porch. Contributing building. Contributing garage.

54 Allenhurst Rd. c.1930. 2 story brick and wood. Hipped roof with front and side hipped dormers. Side entrance. Front facade enclosed porch with hipped roof and ribbon windows. Cantilevered hipped roof over entrance. 1-over-1 double hung windows. Contributing building. Contributing garage.

59 Allenhurst Rd. c.1920. 1.3 story Aluminum. Hipped roof with front and side hipped dormers. Full width porch with enclosed porch and inset entry. Ribbon windows across dormers and front porch. Sidelights next to door. Contributing building. Contributing garage.

61 Allenhurst Rd. c.1930. 1.5 story wood Craftsman. Front gabled roof with hip on gable. Triple and quadruple 3-over-1 double-hung windows. Full width porch with enclosed living space and portico entrance supported by Tuscan column. Hipped roof over secondary entrance, supported by L brackets. Contributing building. Contributing garage.

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62 Allenhurst Rd. 1950. 1.5 story brick and vinyl Minimalist. Side gabled with front facing gable. Octagonal window in front pediment. Noncontributing building. Noncontributing garage.

64 Allenhurst Rd. c.1920. 2 story brick and wood side facing Colonial Revival. Side gabled roof with slight eave overhang. Three bays wide. Right façade bay window. Central Entrance with hipped roof. 12-over-12, 10-over-10, and 8-over-8 double hung windows. Contributing building. Contributing garage.

65 Allenhurst Rd. c.1920. 2 story Dutch Colonial Revival. Gambrel roof with continual shed dormer across front. Side facing. 3 bays wide. Hipped roof over entrance, supported by L brackets. Left side enclosed porch with ribbon windows. Contributing building. Contributing garage.

68 Allenhurst Rd. c.1930. 1.3 story wood and vinyl Craftsman. Cross gabled roof with front facing gabled dormer. Overhanging eaves. Enclosed front porch with shed style roof. Ribbon windows across front façade and in dormer. Side entrance. Contributing building. Contributing garage.

69 Allenhurst Rd. c.1920. 2 story wood and vinyl. Hipped roof. Slight eave overhang. Front gabled dormer. Full width open porch supported by Tuscan columns. Double-hung windows. Contributing building. Contributing garage.

72 Allenhurst Rd. 1937. 2 story brick Colonial Revival. Side gabled roof with slight eave overhang. Three bays wide. Broken triangular pediment over the door, supported by pilasters on either side. 1-over-1 double hung windows. Contributing Building. Contributing Garage.

73 Allenhurst Rd. c.1920. 2 story wood Colonial Revival. Side gabled roof. 2 bays wide. 3-over-1 double-hung windows. Boxed in portico with railing above. Pilaster detailing. Front hipped dormer with paired windows. Contributing building. Contributing garage.

77 Allenhurst Rd. c.1920. 2 story vinyl Colonial Revival. Side gabled roof Triangular pediment with curved underside over doorway. Enclosed porch on front façade with hipped roof and 6-over-6 double-hung windows. Front shed dormer. Contributing building. Contributing garage.

78 Allenhurst Rd. c.1920. 2 story aluminum vernacular Prairie. Hipped roof with overhanging eaves. Front gabled dormer. Sidelights around entrance. Tripartite front window. Second story 6-over-1 double hung windows. Contributing building.

81 Allenhurst Rd. c.1920. 1.5 story aluminum and wood. Side gabled roof. Front gabled dormer. Full width porch with enclosed living space and recessed entrance. Iron support column. Ribbon windows across porch and dormer. Contributing building. Contributing garage.

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82 Allenhurst Rd. c.1920. 1.5-story vinyl Craftsman Style. Side gabled roof with overhanging eaves and exposed rafter tails. Front facing gabled dormer. Partial width portico with gabled roof over main entrance. Two front French doors flanked by glazed fixed windows of same height. Contributing building. Contributing garage.

86 Allenhurst Rd. c.1950. 1.5-story Cape Cod. Brick with aluminum-sided front gable. Center entryway surrounded by bay window and false shuttered double-hung window. Non-contributing building. Non-contributing garage.

90 Allenhurst Rd. 1925. 1.5 story wood Craftsman. Hipped roof with overhanging eaves and exposed rafter tails. Partial width porch with attached covered portico entrance. Hipped porch roof. Tuscan column support. Eyebrow dormer. 3-over-1 double hung windows. Contributing building. Contributing garage.

**Capen Blvd.**

Gates at Capen Blvd and Main St: 10 foot cut stone pillars 10 feet from the sidewalk on Capen facing away from Main. Attached to stone walls that gradually climbs to an archway 12 feet high. The wall then climbs past the arch to a 15-foot high pillar next to Capen.

18 Capen Blvd. c.1930. 2 story stucco and brick. Side gabled tile roof. 6-over-6 double-hung windows. Extended enclosed entry porch with wrought iron detailing around flat roof. Brick quoin detailing around front entrance. Contributing building. Contributing garage.

22 Capen Blvd. 1921. 2 story vinyl. Side gabled with Tudor inspired front gable. Partial width enclosed porch with flat roof and wrought iron railing. 6-over-6 double-hung windows. Contributing building. Contributing garage.

28 Capen Blvd. c.1955. 1 story brick Ranch with hipped roof and front chimney. 3 bays wide. 6-over-6 double-hung windows. Non-Contributing Building. Non-Contributing Garage.

33 Capen Blvd. c.1920. 2 story, side gabled brick Colonial Revival. Side facing. 3 bays wide with front gabled dormer. Gabled portico with curved underside supported by Tuscan columns. Semicircular fanlight with sidelights in entrance. Left façade enclosed porch. 8-over-1 double-hung windows. Contributing building. Contributing garage.

36 Capen Blvd. 1929. 2 story brick and stucco Tudor. Front gabled. Side entrance. Pediment portico entrance supported by L brackets. Decorative half-timbering in front gable with bay window underneath. Double-hung windows. Contributing building. Contributing garage.

39 Capen Blvd. 1920. 2 story brick Colonial Revival with hipped roof. Portico with curved underside. Entry porch posts replaced with iron supports. Fanlight and sidelights around door. 3 bays wide. Front and side wood



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shingled gabled dormers with ribbon windows. 8-over-1 double hung windows. Contributing building.  
Contributing garage.

40 Capen Blvd. c.1920. 3 story- Colonial Revival with hipped roof. Brick, stucco, and wood shingle. Front  
gabled dormer. Swags in insert panels above first story windows and door. 3 bays wide. Contributing building.  
Contributing garage.

44 Capen Blvd. c.1920. 2-story, side gabled brick Colonial Revival. Wood shingled front gabled dormer. 5 bays  
wide. Portico entrance with curved underside. 8-over-1 double hung windows. Contributing building.  
Contributing garage.

**Larchmont Rd.**

7 Larchmont Rd. c.1955. 1 story, 3 bays wide-Brick-Side gabled roof-Replacement windows-Raised front  
entrance with flat roof. Non-Contributing building. Non-Contributing garage.

9 Larchmont Rd. 1927. -2 story, 3 bays wide-Brick-Cross gable roof-1st floor bay window-central entrance  
with shed roof. Contributing building. Contributing garage.

11 Larchmont Rd. 1926. 2.5 Story-2 bays wide-Brick siding-1st floor enclosed porch with square post  
supports-Gambrel roof. Contributing building. Contributing garage.

15 Larchmont Rd. 1930. 2.5 story- 2 bays wide-Craftsman style- Brick siding-1st floor enclosed porch with  
square post supports-Low pitched hipped roof with dormers. Contributing building. Contributing garage.

20 Larchmont Rd. 1932. 2.5 story, 3 bays wide-Vinyl-Side gable roof with return- front entrance adorned with  
pediment and engaged square columns. Contributing building. Contributing garage.

21 Larchmont. 1925. 2story, 2 bays wide-Vinyl- Front gable roof with side shed dormers-facade has Tudor style  
sloping gable with overhanging eaves. Contributing building. Contributing garage.

22 Larchmont Rd. 1920. 2.5 story-3 bays wide-Shingle-Side gable roof with return-front entrance has front  
gable roof with pediment and supporting Doric columns. Contributing building. Contributing garage.

25 Larchmont Rd. 1925. 2.5 story- 2 bays wide- Vinyl-1<sup>st</sup> floor enclosed porch with vernacular Doric pilasters  
and flat roof- Front gabled roof with returns- Side entrance with gable roof with pediment-Replacement  
windows. Contributing building. Contributing garage.

26 Larchmont Rd. 1918. 2 story, 2 bays wide-Vinyl-Hipped roof-1st floor front bay window with hipped roof-  
side entrance with hipped roof-replacement windows. Contributing building. Contributing garage.

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27 Larchmont Rd. 1919. 2.5 story, 2 bays wide-Brick and stucco-Hipped roof with side cutoffs at second floor-shed dormers on front and side-1st floor enclosed sunroom with square supporting pillars-alterations to porch and replacement windows. Contributing building. Contributing garage.

39 Larchmont Rd. 1928. 2story, 2 bays wide-Vinyl siding- Hipped roof-side entrance with hipped roof-bay window addition with hipped roof to front-replacement windows. Contributing building. Contributing garage.

30 Larchmont Rd. 1926 2 story, 2 bay- Vinyl siding and soffits-Front central bay window-Low-pitched hipped roof- Side entrance with hipped roof. Contributing building. Contributing garage.

35 Larchmont Rd. 1926. 2.5 story, 2 bays wide- Vinyl-Hipped roof with front hipped dormier, overhanging eaves--1st floor enclosed brick porch with hipped roof, supporting square pillars. Contributing building. Contributing garage.

36 Larchmont Rd. 1929. 2 story, 2 bays wide-Shingle-Tudor style cross gable roof, with front gable for facade - 1st floor enclosed porch with square pillars and decorative stucco. Contributing building. Contributing garage.

45 Larchmont Rd. 1935. 2.5 story, 3 bays wide-Brick-Side gable roof with front gable on facade, in Tudor style-front entrance with front gable roof with returns. Contributing building. Contributing garage.

49 Larchmont Rd. 1925. 2 story, 2 bays wide-Shingle-Craftsman style hipped roof with overhanging eaves and exposed rafters-1<sup>st</sup> floor enclosed porch includes entrance. Contributing building. Contributing garage.

53 Larchmont Rd. 1924. 2.5 story, 2 bays wide-Shingle-Side gable roof with front gable dormer-front entrance with gabled roof and pediment-replacement windows. Contributing building. Contributing garage.

57 Larchmont Rd. 1927. 2 story, 2bays wide-Vinyl-Front gable roof- replacement windows-front entrance with gabled roof and ascending iron rail. Contributing building. Contributing garage.

61 Larchmont Rd. 1929. 2story, 3 bays wide-Brick-Side gable roof with Tudor style front gable intersection-front entrance with gable roof. Contributing building. Contributing garage.

65 Larchmont Rd. 1927. 2 story, 1 bay wide-Vinyl-Craftsman style side gable roof with exposed brackets- front gable dormer with exposed brackets-1st floor front sunroom enclosed with replacement windows . Contributing building. Contributing garage.

69 Larchmont Rd. 1926. 2.5 story, 2-bays wide-Stucco-Front gable roof with central-brick chimney-1st floor open porch with flat roof, double Doric column supports. Contributing building. Contributing garage.

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73 Larchmont Rd. 1923. 2 story, 2 bays wide. Wood clapboard. Hipped roof-1st floor enclosed sunroom with hipped roof, square Doric column supports-side entrance with hipped roof and Doric columns. Contributing building. Contributing garage.

81 Larchmont Rd. 1925. 2 story, 2 bays wide-Vinyl-Hipped roof-replacement windows-1st floor enclosed porch with hipped roof and bay window-front gable roof and pediment over entrance door. Contributing building. Contributing garage.

82 Larchmont Rd. 1924. 2.5 story, 6 bays wide-Vinyl-Side gable roof-2 side porches, one brick and one vinyl, enclosed with iron railing on 2nd floors-front entrance with flat roof, square pillar supports and iron railing on 2nd floor. Contributing building. Contributing garage.

90 Larchmont Rd. 1929. 2.5 story, 2 bays wide- Vinyl-Cross gable roof with overhanging eaves-replacement windows-1st floor open porch with shed roof, square pillar supports-front entrance with shed roof. Contributing building. Contributing garage.

91 Larchmont Rd. 1931. 2.5 story, 2 bays wide- Vinyl-Front gable roof with flare at bottom, overhanging eaves-side gable dormer-1st floor open porch with hipped roof, square pillar column supports. Contributing building.

93 Larchmont Rd. 1924. 2.5 story, 2 bays wide- Vinyl-Front gable roof with false gambrel-side entrance with hipped roof, square pillars-1st floor brick sunroom with hipped roof. Contributing building. Contributing garage.

94 Larchmont Rd. 1927. 2.5 story, 3 bays wide- Vinyl-Side gable roof with overhanging eaves- replacement windows-front entrance with pediment and square pillars. Contributing building. Contributing garage.

98 Larchmont Rd. 1923. 2.5 story, 2 bays wide.-Vinyl siding and brick-Hipped roof, overhanging eaves-Front and side hipped dormers, overhanging eaves, 3 rank-Side entrance with hipped roof-1<sup>st</sup> floor enclosed brick porch with hipped roof, overhanging eaves and square pillars. Contributing building. Contributing garage.

99 Larchmont Rd. 1920. 2.5 story, 3 bays wide- Vinyl-Side gable roof with returns, 1st floor open porch with front gable roof and pediment, square pillar supports-front entrance with decorative cornice and engaged square Doric columns. Contributing building. Contributing garage.

102 Larchmont Rd. c.1920. 2.5 story, 2 bays wide.-Shingle and brick-Hipped roof, overhanging eaves-Front hipped dormer, overhanging eaves-1<sup>st</sup> floor enclosed brick porch with flat roof, overhanging eaves and square pillars. Contributing building. Contributing garage.

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103 Larchmont Rd. 1924. 2 story, 2 bays wide-Shingle-Front gable roof with false gambrel-1st floor four rank windows with shed roof, exposed rafters-side entrance with flat roof, square pillars, exposed rafters. Contributing building. Contributing garage.

104 Larchmont Rd. 1924. 2 story, 2 bays wide-Vinyl -Side gable roof with front hipped dormer, 3 rank-replacement windows-1st floor brick porch, with curved arch over front entrance, iron railing installed on second floor. Contributing building. Contributing garage.

108 Larchmont Rd. 1931. 3 story, 1 bay wide-Vinyl-Cross gable roof-Replacement windows-1st floor sunroom with front gable roof. Non-Contributing building. Non-Contributing garage Property has lost architectural integrity.

109 Larchmont Rd. 1930. 2.5 story, 2 bays wide.-Vinyl siding-side gable roof- replacement windows-1st floor bay window-front entrance with gable roof, segmental arch, square pillars. Contributing building. Contributing garage.

112 Larchmont Rd. 1927. 2.5 story, 2 bays wide.-Vinyl siding and brick-Side gable roof with overhanging eaves and exposed brackets-Side entrance with matching gable roof-1<sup>st</sup> floor enclosed porch with hipped roof, iron railing on 2nd floor. Contributing building. Contributing garage.

115 Larchmont Rd. 1919. 2 story, 2 bays wide.-Wood clapboard-Hipped roof, overhanging eaves, exposed rafter tails-Side entrance with flat roof, exposed rafters-1<sup>st</sup> floor enclosed sunroom with hipped roof, overhanging eaves. Contributing building. Contributing garage.

116 Larchmont Rd. 1928. 2.5 story, 2 bays wide.-Vinyl siding and shingle-Side gable roof, overhanging eaves-replacement windows-1<sup>st</sup> floor front bay window with hipped roof. Contributing building. Contributing garage.

117 Larchmont Rd. 1923. 1.5 story, 2 bays wide. -Side gable roof, overhanging eaves, exposed brackets-Side entrance with hipped roof, exposed brackets-1<sup>st</sup> floor enclosed sunroom with hipped roof, overhanging eaves and square pillars. Contributing building. Contributing garage.

**Niagara Falls Boulevard**

2 Niagara Falls Boulevard. 1915. 3 story, 3 bays wide- Brick-Side gable roof-central neoclassical detailing on stucco-1<sup>st</sup> floor enclosed porch with flat roof, square pillars. Contributing building. Contributing garage.

22 Niagara Falls Boulevard. 1926. 2.5 story, 3 bays wide- Stucco-Side gable roof with returns-Front shed dormer-1<sup>st</sup> floor central entrance with pediment roof and square Doric columns. Contributing building. Contributing garage.

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37 Niagara Falls Boulevard. 1925. 2.5 story, 2 bays wide-Stucco and brick-Hipped roof, overhanging eaves-Front hipped dormer with vinyl-1<sup>st</sup> floor open porch with flat roof, overhanging eaves, thick square pillars. Contributing building. Contributing garage.

38 Niagara Falls Boulevard. 1925. 2 story, 3 bays wide-Brick-Hipped tile roof-1st floor bay window with tile shed roof-front entrance with arched tile roof, supporting Doric columns. Contributing building. Contributing garage.

40 Niagara Falls Boulevard. 1926. 2.5 story, 2 bays wide-Brick-Hipped roof, overhanging eaves-2 floor open porch in central bay, with pediment roof, supporting Doric columns, 2nd floor porch with wood spindle railing. Contributing building. Contributing garage.

41 Niagara Falls Boulevard. 1929. 2 story, 2 bays wide-Vinyl-Side gable roof-replacement windows-1<sup>st</sup> floor front bay window with hipped roof. Contributing. Contributing garage.

42 Niagara Falls Boulevard. 1922. 2.5 story, 2 bays wide-Vinyl-Hipped roof, overhanging eaves-Front and side hipped dormers-1<sup>st</sup> floor enclosed brick porch with hipped roof, overhanging eaves, thick square pillar supports. Contributing building. Contributing garage.

43 Niagara Falls Boulevard. 1921. 2.5 story, 1 bay wide-Wood clapboard and shingle-Craftsman style side gable roof with exposed brackets- roof, overhanging eaves-Replacement windows-Front gable dormer with exposed brackets and rafters-1<sup>st</sup> floor enclosed brick porch with craftsman style windows. Contributing building. Contributing garage.

45 Niagara Falls Boulevard. 1925. 2.5 story, 2 bays wide- Brick-Hipped roof, overhanging eaves and front hipped, shingle dormer, 2 rank- 1<sup>st</sup> floor entrance and open porch with square supporting pillars with decorative brackets, wire railings on 1<sup>st</sup> and 2<sup>nd</sup> floor. Contributing building. Contributing garage.

46 Niagara Falls Boulevard. 1922. 2.5 story, 2 bays wide-Vinyl-Hipped roof, overhanging eaves-replacement windows-Front hipped dormer-1<sup>st</sup> floor open porch over entrance with flat roof, overhanging eaves, brick square pillar supports. Contributing building. Contributing garage.

47 Niagara Falls Boulevard. 1925. 2.5 story, 2 bays wide-Brick-Hipped roof, overhanging eaves-replacement windows-Front hipped dormer-1<sup>st</sup> floor enclosed hexagonal porch with hipped roof, overhanging eaves. Contributing building. Contributing garage.

49 Niagara Falls Boulevard. 1926. 2.5 story, 2 bays wide-Brick-Front gable roof, with returns-central brick chimney on facade, flanked by 2 triangular windows on third floor-1<sup>st</sup> floor sunroom with hipped roof. Contributing building. Contributing garage.

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50 Niagara Falls Boulevard. 1925. 2.5 story, 2 bays wide-Brick-Hipped roof, overhanging eaves-replacement windows-Front and side hipped dormers-1<sup>st</sup> floor open porch with hipped roof, exposed brackets, square pillar supports. Contributing building. Contributing garage.

54 Niagara Falls Boulevard. 1925. 2.5 story, 2 bays wide-Vinyl-Hipped roof, overhanging eaves-replacement windows-Front and side hipped dormers-1<sup>st</sup> floor hexagonal sunroom with hipped roof. Contributing building. Contributing garage.

58 Niagara Falls Boulevard. 1924. 2 story, 4 bays wide-1<sup>st</sup> floor brick, 2<sup>nd</sup> floor clapboard-Side gable roof with low pitch in front, with overhanging eaves- Side entrance with gable roof-Craftsman style, front hipped dormer with overhanging eaves and exposed rafters- 1<sup>st</sup> floor enclosed porch with thick, square supporting pillars. Contributing building. Contributing garage.

62 Niagara Falls Boulevard. 1922. 2.5 story, 2 bays wide-Shingle-Front gable roof, with returns-central brick chimney on facade, flanked by 2 triangular windows on third floor-1<sup>st</sup> floor sunroom with front gable roof. Contributing building. Contributing garage. (Individually Listed on the National Register)

65 Niagara Falls Boulevard. 1928. 2 story, 3 bays wide-Vinyl-Side gable roof, 2 front gable dormers, with exposed brackets-1<sup>st</sup> floor sunroom with hipped roof. Contributing building. Contributing garage.

66 Niagara Falls Boulevard. 1922. 2.5 story, 2 bays wide-Vinyl-Hipped roof, overhanging eaves-replacement windows-Front hipped dormer-1<sup>st</sup> floor sunroom with hipped roof, overhanging eaves. Contributing building. Contributing garage.

70 Niagara Falls Boulevard. 1928. 2.5 story, 2 bays wide-Vinyl-Front gable roof, with returns-central brick chimney on facade, flanked by 2 triangular windows on third floor-1<sup>st</sup> floor sunroom with flat roof. Contributing building. Contributing garage.

73 Niagara Falls Boulevard. 1924. 2.5 story, 2 bays wide-Wood clapboard and shingle-Hipped roof, overhanging eaves-Front hipped dormer-1<sup>st</sup> floor sunroom with hipped roof, overhanging eaves. Contributing building. Contributing garage.

74 Niagara Falls Boulevard. 1928. 2 story, 2 bays wide-Brick- Hipped roof, with Tudor style front gables in facade-Front entrance under front gable. Contributing building. Contributing garage.

77 Niagara Falls Boulevard. 1928. 3 story, 2 bays wide-Vinyl-Front gable roof, with exposed brackets-Entrance under front gable roof-1<sup>st</sup> floor sunroom with flat roof. Contributing building. Contributing garage.

78 Niagara Falls Boulevard. 1923. 2.5 story, 2 bays wide.-Wood clapboard-Hipped roof, overhanging eaves-Front hipped dormer-1<sup>st</sup> floor enclosed porch with flat roof, overhanging eaves, square pillars. Contributing building. Contributing garage.

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81 Niagara Falls Boulevard. 1924. 2 story, 2 bays wide-Vinyl-Craftsman style hipped roof, overhanging eaves-replacement windows-Front hipped dormer-1<sup>st</sup> floor brick enclosed porch entrance with hipped roof. Contributing building. Contributing garage.

82 Niagara Falls Boulevard. 1926. 2.5 story, 2 bays wide-Vinyl siding-Hipped roof with overhanging eaves-Front hipped dormer, 2 rank-1<sup>st</sup> floor front open entrance, adjacent enclosed brick porch with square pillars. Contributing building.

85 Niagara Falls Boulevard. 1925. 2 story, 3 bays wide-Shingle-Craftsman style side gable roof, overhanging eaves, exposed brackets- 2 front gable dormers with exposed brackets- 1<sup>st</sup> floor sunroom with hipped roof. Contributing building. Contributing garage.

86 Niagara Falls Boulevard. 1928. 2.5 story, 2 bays wide-Brick and shingle-Tudor style front gabled roof-1<sup>st</sup> floor front entrance with Tudor style front gable roof. Contributing building. Contributing garage.

89 Niagara Falls Boulevard. 1924. 2 story, 2 bays wide-Brick and clapboard-Craftsman style side gabled roof with front gabled shingle dormer, 4 rank-1<sup>st</sup> floor front entrance, adjacent brick enclosed porch with square pillars. Contributing building. Contributing garage.

90 Niagara Falls Boulevard. 1928. 2 story, 2 bays wide-Brick-Craftsman style front gabled roof with cap-1<sup>st</sup> floor front entrance under brick arch, square supporting pillars. Contributing building. Contributing garage.

95 Niagara Falls Boulevard. c.1955. 1.5 story, 2 bays wide-Stucco- Front gabled roof with front gabled addition. Non-Contributing building. Non-Contributing garage.

96 Niagara Falls Boulevard. c. 1950. 2 story, 2 bays wide-Shingle-Front gabled roof with returns-1<sup>st</sup> floor front bay window with hipped roof, adjacent entrance. Non-Contributing building. Non-Contributing garage.

97 Niagara Falls Boulevard. 1924. 2.5 story, 2 bays wide- Wood clapboard and shingle-Hipped roof with overhanging eaves-Front hipped dormer, 3 rank-1<sup>st</sup> floor enclosed porch with flat roof, adjacent open entrance, with iron railing. Contributing building. Contributing garage.

100 Niagara Falls Boulevard. c. 1950. 1.5 story, 2 bays wide-Vinyl-Front gabled roof-Side entrance with shed roof. Non-Contributing building. Non-Contributing garage.

101 Niagara Falls Boulevard. 1928. 2 story, 2 bays wide- Brick-Cross gable roof-Front gable above entrance, Tudor style-1<sup>st</sup> floor front open entrance, and iron rail supports. Contributing building. Contributing garage.

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104 Niagara Falls Boulevard. 1930. 2 story, 2 bays wide- Vinyl siding, with central brick chimney-front gable roof with Tudor style false front gable-1<sup>st</sup> floor sunroom with hipped roof. Contributing building. Contributing garage.

105 Niagara Falls Boulevard. 1928. 2 story, 3 bays wide- Brick-Cross gable roof-Front gable above entrance, Tudor style-front shed vinyl dormer-1<sup>st</sup> floor front open porch, iron rail supports. Contributing building. Contributing garage.

109 Niagara Falls Boulevard. 1931. 2 story, 2 bays wide- Vinyl with central brick chimney on facade-Front gable roof-1<sup>st</sup> floor enclosed porch with flat roof. Contributing building. Contributing garage.

112 Niagara Falls Boulevard. 1932. 2 story, 2 bays wide- Vinyl siding-front gable roof with false gambrel-1<sup>st</sup> floor enclosed sunroom with flat roof. Contributing building. Contributing garage.

115 Niagara Falls Boulevard. 1930. 2 story, 2 bays wide- Vinyl-Mansard roof--1<sup>st</sup> floor sunroom with flat roof. Contributing building. Contributing garage.

116 Niagara Falls Boulevard. 1931. 2 story, 3 bays wide- Brick-Side gable roof-Front gable above entrance, Tudor style. Contributing building. Contributing garage.

119 Niagara Falls Boulevard. 1932. 2 story, 1 bay wide- Shingle-Hipped roof-Front and side hipped dormers with overhanging eaves and exposed rafters, Craftsman style-1<sup>st</sup> floor front enclosed porch, with square pillars and decorative windows. Contributing building. Contributing garage.

120 Niagara Falls Boulevard. 1925. 2 story, 2 bays wide- Brick-Cross gable roof, with front capped Craftsman style-arch above front entrance-1st floor front bay window with hipped roof. Contributing building. Contributing garage.

123 Niagara Falls Boulevard. 1930. 2 story, 2 bays wide- Brick-Side gable roof-Front gable above entrance-Cape Cod style. Contributing building. Contributing garage.

124 Niagara Falls Boulevard. 1927. 2.5 story, 2 bays wide- Brick-Cross gable roof, with returns-1<sup>st</sup> floor front sunroom, with front gable roof and Craftsman style detailing on stucco. Contributing building. Contributing garage.

128 Niagara Falls Boulevard. 1921. 2.5 story, 3 bays wide- Wood clapboard -Hipped roof with overhanging eaves-Front and side hipped dormers, 3 rank-1<sup>st</sup> floor enclosed porch with hipped roof square brick pillar supports. Contributing building. Contributing garage.



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131 Niagara Falls Boulevard. 1924. 2.5 story, 2 bays wide- Shingle-Side gable roof with false gambrel, overhanging eaves and exposed rafter tails--1<sup>st</sup> floor enclosed porch with hipped roof. Contributing building. Contributing garage.

132 Niagara Falls Boulevard. 1919. 2.5 story, 2 bays wide- Vinyl and shingle-Hipped roof with overhanging eaves-Front and side hipped dormers, 3 rank-1<sup>st</sup> floor enclosed porch with hipped roof and Prairie style windows. Contributing building. Contributing garage.

**Pelham Drive**

Gates at Pelham Dr and Niagara Falls Blvd: 8 foot pillars of cut stone to right of sidewalk facing Pelham. Domed top. Matching 8 foot pillar with domed top to left of sidewalk attached to 3 foot high wall which curves outward towards Niagara Falls Blvd. Walls extend approximately 10 feet towards Niagara Falls Blvd and continues to curve and extend 20 feet Northwest along Niagara Falls Blvd.

13 Pelham Dr. 1926. 1.5 story brick and stucco Tudor. Side facing. Hipped roof with two front and two side gables. Eyebrow window. Rounded multi pane casement windows with left and right attached decorative flared top multi pane casement windows. Contributing building. Contributing garage.

17 Pelham Dr. 1925. 2 story aluminum Dutch Colonial Revival. Side gambrel roof with front and rear full-length shed dormers. Gabled portico with curved underside, supported by Tuscan columns. 6-over-6 double hung windows. Contributing building. Contributing garage.

18 Pelham Dr. 1930. 2 story brick and wood Colonial Revival. Side entrance. Hipped roof. Eyebrow dormer. Hipped roof over entrance supported by Tuscan columns. Sidelights in entrance. Front facade pentagonal wing with flat roof. 6-over-1 double-hung windows. Contributing building. Contributing garage.

21 Pelham Dr. 1925. 2 story wood, brick, and stucco Tudor. Two front gables and two dormers. Decorative half-timbering in front gables and dormers. 6-over-1 double-hung windows. Contributing building. Contributing garage.

22 Pelham Dr. 1935. 2 story brick and vinyl Dutch Colonial Revival. Gambrel Roof with full length shed dormer on left and right facade. Side entrance. Centered entry porch with hipped roof and supporting Tuscan columns. Front enclosed pentagonal wing with flat roof. 6-over-1 double-hung windows. Contributing building. Contributing garage.

25 Pelham Dr. 1925. 2 story brick and aluminum American foursquare. Hipped roof with slight eave overhang. Front and side hipped dormers. Side entrance. Hipped roof over entrance, supported by Tuscan pilasters extended from wall. Sidelights in entrance. 1-over-1 double-hung windows. Quadruple casement windows. Contributing building. Contributing garage.

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27 Pelham Dr. 1955. 1.5-story aluminum Cape Cod. Side gabled roof. Tripartite window. 1-over-1 double-hung window. Non-contributing building. Non-contributing garage.

30 Pelham Dr. 1930. 2 story wood and vinyl Craftsman. Side entrance. Side gabled roof with exposed rafter tails. Front enclosed partial width porch with hipped roof and ribbon windows. Hipped roof over entrance supported by Doric columns. 6-over-6 windows. Central chimney. Contributing building. Contributing garage.

31 Pelham Dr. 1925. 2 story aluminum Dutch Colonial Revival. Gambrel roof. Full width left and right side full length shed dormer. Side entrance. Extended triangular pediment over front entry. 8-over-8 and 6-over-6 double-hung windows. Front facade open porch supported by Tuscan columns. Contributing building. Contributing garage.

34 Pelham Dr. 1930. 2 story vinyl Colonial Revival. Hipped roof. Overhanging eaves. 3 bays wide with centered doorway. Side entrance. Front chimney. Enclosed wing addition on front facade. 6-over-1 and 8-over-1 double-hung windows. Contributing building. Contributing garage.

40 Pelham Dr 1929. 2 story wood Colonial Revival. Side gabled roof with front gable. Triangular pediment with curved underside portico supported by Tuscan columns. Front bay window. 6-over-1 double-hung windows. Contributing building. Contributing garage.

43 Pelham Dr. Brick. Side gabled roof with flared eaves. 3 bays wide with center entrance. 8-over-8 and 8-over-12 windows. Shed roof portico. Trellised wood supports. 2 front gabled dormers. Right wing addition. Attached garages. Contributing building. Contributing garage.

**Radcliffe Rd.**

2 Radcliffe. 1920. 2.5 story, 2 bays wide- Brick-Hipped roof, overhanging eaves-Front and side hipped dormers, overhanging eaves, 3 rank-1<sup>st</sup> floor enclosed brick porch with front gable roof, overhanging eaves and square pillars. Contributing building. Contributing garage.

4 Radcliffe. 1923. 2.5 story, 2 bays wide-Vinyl-Hipped roof, overhanging eaves-Front hipped dormer, overhanging eaves-front entrance with pediment. Contributing building. Contributing garage.

8 Radcliffe. 1927. 2 story, 2 bays wide- Shingle-Cross gable roof-replacement windows-1<sup>st</sup> floor enclosed porch with flat roof-adjacent front entrance with Doric column. Contributing building. Contributing garage.

12 Radcliffe. 1925. 1.5 story, 2 bays wide- Front gable roof with craftsman style exposed brackets-1st floor enclosed porch with hipped roof, decorative windows, square pillar supports. Contributing building. Contributing garage.

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16 Radcliffe. 1919. 2.5 story, 2 bays wide-Wood clapboard-Hipped roof, overhanging eaves-Front and side hipped dormers, overhanging eaves-1<sup>st</sup> floor enclosed sunroom with hipped roof, overhanging eaves and square pillars. Contributing building. Contributing garage.

22 Radcliffe. 1919. 2.5 story, 2 bays wide- Vinyl-Craftsman style side gable roof, overhanging eaves, exposed brackets-Front gable dormer, overhanging eaves, exposed brackets-1<sup>st</sup> floor sunroom adjacent to side entrance, under curved arch. Contributing building. Contributing garage.

24 Radcliffe. 1927. 2 story, 3 bays wide- Vinyl-Side gable roof, overhanging eaves-Front hipped dormer, overhanging eaves-1<sup>st</sup> floor enclosed sunroom with central entrance, under arched craftsman style windows. Contributing building. Contributing garage.

30 Radcliffe. 1922. 2.5 story, 2 bays wide- Crick-Hipped roof, overhanging eaves-Front and side hipped dormers, overhanging eaves, 3 rank-1<sup>st</sup> floor enclosed sunroom with hipped roof. Contributing building. Contributing garage.

34 Radcliffe. 1921. 2.5 story, 2 bays wide- Brick-Front gable roof, central brick chimney on facade-1<sup>st</sup> floor enclosed sunroom with hipped roof, square pillars-side entrance with pediment roof, square columns. Contributing building. Contributing garage.

44 Radcliffe. 1928. 2.5 story, 2 bays wide- Vinyl-Front gable roof, central brick chimney on facade-replacement windows-1<sup>st</sup> floor enclosed sunroom with flat roof. Contributing building. Contributing building. Contributing garage.

47 Radcliffe. 1920. 3 story, 2 bays wide- Shingle-Cross gable roof-1<sup>st</sup> floor open porch with shed roof, supporting Doric columns. Contributing. Contributing building.

48 Radcliffe. 1921. 2 story, 2 bays wide- Wood clapboard and shingle-Craftsman style side gable roof, overhanging eaves-Front gable dormer, overhanging eaves, exposed brackets-1<sup>st</sup> floor enclosed porch with square pillars. Contributing building. Contributing garage.

51 Radcliffe. 1930. 2.5 story, 2 bays wide- Vinyl-Side gable roof-replacement windows-1st floor entrance with front gable roof, pediment and square supporting pillars. Contributing building. Contributing garage.

52 Radcliffe. 1910. 2.5 story, 2 bays wide- Vinyl-Front gable roof, overhanging eaves-1<sup>st</sup> floor enclosed sunroom with front gable roof-Adjacent front entrance with square pillars and decorative brackets. Contributing building. Contributing garage.

55 Radcliffe. 1927. 2.5 story, 3 bays wide- Vinyl and stucco-Tudor style cross gable roof- Replacement windows, Tudor style detailing on stucco under front gable. Contributing building. Contributing garage.

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56 Radcliffe. c.1920. 2.5 story, 2 bays wide- Vinyl-Front gable roof with false gambrel-Replacement windows-1<sup>st</sup> floor enclosed sunroom with hipped roof. Contributing building. Contributing garage.

59 Radcliffe. 1927. 2.5 story, 2 bays wide- Vinyl-Front gable roof- Replacement windows-1st floor open porch with flat roof, brick supporting pillars. Contributing building. Contributing garage.

60 Radcliffe. 1921. 2 story, 1 bay wide- Shingle-Craftsman style side gable roof, overhanging eaves, exposed brackets-Small front gable dormer-1<sup>st</sup> floor sunroom with hipped roof. Contributing building. Contributing garage.

63 Radcliffe. c.1930. 2.5 story, 2 bays wide- Shingle-Side gable roof with front gable dormer-Front entrance with pediment roof, decorative iron supports. Contributing building. Contributing garage.

64 Radcliffe. c.1930. 2 story, 2 bays wide- Brick-Hipped roof with two intersecting side facing gables and front facing shed dormer with vinyl siding-Front hexagonal enclosed brick porch with flat roof. Contributing building. Contributing garage.

67 Radcliffe. 1928. 3 story, 3 bays wide.- Vinyl-Front gable roof-replacement windows-1<sup>st</sup> floor open porch with flat roof. Contributing building. Contributing garage.

68 Radcliffe. 1928. 2 story, 2 bays wide.- Vinyl-Front gable roof-Replacement windows-1<sup>st</sup> floor front bay window, hipped roof-front entrance with broken pediment roof, square pillar supports. Contributing building.

70 Radcliffe. 1927. 2 story, 2 bays wide-Vinyl and brick-Tudor style front gable roof-Sloping front gable entrance, with curved arch over door. Contributing building. Contributing garage.

71 Radcliffe. 1929. 2.5 story, 2 bays wide- Vinyl and shingle-Side gable roof-1<sup>st</sup> floor enclosed sunroom with shed roof, square pillars. Contributing building. Contributing garage.

75 Radcliffe. 1927. 2.5 story, 2 bays wide.-Vinyl-Hipped roof, overhanging eaves-replacement windows-Front hipped dormer-1<sup>st</sup> floor enclosed porch with flat roof, 2nd story iron railing. Contributing building. Contributing garage.

76 Radcliffe. 1925. 2.5 story, 2 bays wide.-Vinyl-Hipped roof, overhanging eaves-replacement windows-Front hipped dormer-1<sup>st</sup> floor enclosed porch with hipped roof, overhanging eaves, front entrance adjacent to porch. Contributing building. Contributing garage.

80 Radcliffe. 1925. 2.5 story, 2 bays wide-Vinyl-Hipped roof, overhanging eaves-Replacement windows-Front hipped dormer-1<sup>st</sup> floor enclosed porch with hipped roof, overhanging eaves, front entrance included in porch. Contributing building. Contributing garage.

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82 Radcliffe. 1928. 2 story, 2 bays wide-Vinyl-Front gable roof, overhanging eaves, Craftsman style exposed brackets-replacement windows-1<sup>st</sup> floor enclosed porch with front gable roof, overhanging eaves, exposed brackets. Contributing building. Contributing garage.

86 Radcliffe. 1931. 2 story, 3 bays wide-Shingle-Side gable roof with false gambrel- Replacement windows-Side enclosed porch with flat roof, extending over entrance. Contributing building. Contributing garage.

89 Radcliffe. c.1930. 2.5 story, 2 bays wide-Vinyl-Hipped roof, overhanging eaves-replacement windows-Front hipped dormer-1<sup>st</sup> floor enclosed porch with flat roof, wood and iron railing installed on 2nd floor. Contributing building. Contributing garage.

90 Radcliffe. 1924. 2 story, 2 bays wide-Shingle-Front gable roof with false gambrel-1<sup>st</sup> floor enclosed porch with shed roof, overhanging eaves. Contributing building. Contributing garage.

91 Radcliffe. 1929. 2.5 story, 2 bays wide.-Vinyl-Side gable roof, overhanging eaves, exposed brackets-replacement windows-side entrance with hipped roof-1<sup>st</sup> floor enclosed sunroom with hipped roof. Contributing building. Contributing garage.

94 Radcliffe. 1928. 2.5 story, 2 bays wide.-Vinyl-Hipped roof, overhanging eaves-Replacement windows-Front hipped dormer-1<sup>st</sup> floor enclosed brick porch with flat roof, wood spindle railing on 2nd floor. Contributing building. Contributing garage.

**University Avenue**

Gates at University Ave and Main St: 10 foot high pillars of cut stone attached to wall approximately 4 foot high. Domed caps. Straight wall extends Southwest along Main Street. 10-foot high pillar of cut stone to right of sidewalk attached to wall approximately 4 foot tall. Wall curves inward towards University Ave and attaches to a 12-foot high pillar next to University Ave. Curved wall and attached pillars completely covered in ivy.

2 University Ave. 1918. 3 story, 2 bays wide-Brick-Front gable roof with side gable dormer-Tudor style detailing in third floor-exposed brackets-1st floor open porch with square pillars, flat roof. Contributing building. Contributing garage.

6 University Ave. 1915. 2.5 story, 2 bays wide-Brick-Hipped roof with hipped front dormer-Broad overhanging eaves- 1st floor open porch with square supports. Contributing building. Contributing garage.

12 University Ave. 1917. 2.5 story, 2 bays wide-Vinyl-Hipped roof with front and side hipped dormers-Overhanging eaves with exposed rafter tails-2nd floor central oval window-1st floor enclosed porch with square pillar supports, flat roof with exposed rafters. Contributing building. Contributing garage.

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15 University Ave. 1916. 2.5 story, 2 bays wide- Brick- Hipped roof with hipped front dormer, side gable in back- Prairie style motif windows-1st floor enclosed porch with square supports, hipped roof. Contributing building. Contributing garage.

16 University Ave. 1916. 2.5 story, 2 bays wide- Wood clapboard- Hipped roof with hipped front dormer- Central window with Prairie style motif-1st floor open porch with square supports, hipped roof. Contributing building. Contributing garage.

19 University Ave. 1923. 2.5 story, 2 bays wide-Brick-Hipped roof with front hipped dormer-1st floor enclosed porch, hipped roof. Contributing building. Contributing garage.

20 University Ave. 1915. W.S Brickell Swain Co. Architects. 2.5 story, 2 bays wide-Brick-Hipped roof with front and side hipped dormers, with overhanging eaves-1st floor enclosed porch with square pillar supports, flat roof. Contributing building. Contributing garage.

22 University Ave. c.1915. 2.5 story, 2 bays wide-Shingle-Hipped roof with side hipped dormer, overhanging eaves-1st floor semi enclosed porch with square pillars, decorative side windows. Contributing building. Contributing garage.

27 University Ave. 1928. 2.5 story, 2 bays wide-Brick-Low pitched hipped roof with front hipped dormer, 3 rank-1<sup>st</sup> floor enclosed porch with square supporting pillars with sullivan-esque capitals. Contributing building. Contributing garage.

28 University Ave. 1913. W.S. Brickell Swain Co Architects. 2.5 story, 2 bays wide- Brick and stucco-Hipped roof with front and side hipped dormers, overhanging eaves with stucco soffits-Side entrance with hipped roof and elaborate brackets-1st floor open porch with hipped roof, supporting square pillars with ornamental pebble stucco detailing. Contributing building. Contributing garage.

31 University Ave. 1913. 2story, 1 bay wide-Wood clapboard and stucco-Side gable roof with front hipped roof dormer, overhanging eaves and exposed rafters and brackets-1st floor sunroom with decorative square Doric columns. Contributing building. Contributing garage.

32 University Ave. c.1915. 2.5 story, 2 bays wide-Vinyl and shingle-Hipped roof with front and side hipped dormers, overhanging eaves with exposed rafter tails-Side entrance with hipped roof and cornice with decorative rafts, iron rail supports-1st floor enclosed porch, hipped roof, square column supports and exposed rafters. Contributing building. Contributing garage.

35 University Ave. 1920. 3 story, 3 bays wide-Brick-Side gable with intersecting, irregular rooflines, 2 front gables -adjacent to front entrance is enclosed porch with front gable roof, Tudor style detailing. Contributing building. Contributing garage.

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36 University Ave. c.1915. 2.5-story, 2 bays wide- Brick-hipped roof with front and side hipped dormers, overhanging eaves-1st floor enclosed porch with hipped roof, supporting square pillars. Contributing building. Contributing garage.

40 University Ave. 1918. 2story, 3 bays wide-Brick-Hipped roof with overhanging eaves-Raised front entrance with gable roof and pediment, supported by 2 Doric columns on each side. Contributing building. Contributing garage.

44 University Ave. 1916. 2.5 story, 2 bays wide- Brick and shingle-Hipped roof with front and side hipped dormers, overhanging eaves--1st floor enclosed brick porch with hipped roof, supporting square pillars. Contributing building. Contributing garage.

50 University Ave. c.1915. 2.5 story, 2 bays wide- Brick-Hipped roof with front and side hipped dormers, overhanging eaves-Central oval window on 2nd floor-1st floor open porch with hipped roof, supporting Doric columns. Contributing building. Contributing garage.

51 University Ave. 1927. 2 story, 3 bays wide- Brick- Front gambrel roof with returns, intersecting side gable, and front shed dormer, 6 bays wide- side entrance with pediment roof- 1<sup>st</sup> floor open porch with four Doric columns. Contributing building. Contributing garage.

54 University Ave. 1916. 2.5 story, 2 bays wide-Brick-Hipped roof with overhanging eaves, front hipped dormer, 3 rank-1st floor open porch with flat roof, overhanging eaves, square pillars. Contributing building. Non-Contributing garage.

58 University Ave. 1915. 2 story, 2 bays wide-Shingle-Hipped roof with overhanging eaves, front hipped dormer with overhanging eaves, 3 rank-1st floor entrance, adjacent enclosed porch with square pillars. Contributing building. Contributing garage.

60 University Ave. 1918. 2.5 story, 2 bays wide- Shingle-Hipped roof with front and side hipped dormers, overhanging eaves with exposed rafters-Side entrance with hipped roof and exposed brackets-1st floor enclosed porch with flat roof, supporting square pillars. Contributing building. Contributing garage.

65 University Ave. 1919. 2 story, 2 bays wide- Shingle- Side gable roof with front gable dormer, 3 rank windows with small hipped roof overhang-1st floor entrance, adjacent enclosed porch with hipped roof with overhanging eaves, square pillars. Contributing building. Contributing garage.

70 University Ave. c.1915. 2.5 story, 2 bays wide- Stucco and brick-Hipped roof with front and side hipped dormers, all overhanging eaves-1st floor open porch with square pillars, includes front entrance. Contributing building. Non-Contributing garage.

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71 University Ave. 1922. 2 story, 2 bays wide-Shingle-Side gambrel roof, front shed dormer, 2 bays wide-front entrance, adjacent porch, 1 bay wide with pediment roof. Contributing building. Contributing garage.

72 University Ave 1920. 2.5 story, 2 bays wide- Vinyl siding- Hipped roof with overhanging eaves and exposed rafters- Front and side hipped dormers, 2 rank-2<sup>nd</sup> floor has 2 sets of bay windows- 1<sup>st</sup> floor front entrance and open porch with square supporting pillars. Contributing building. Contributing garage.

74 University Ave. 1919. 2.5 story, 2 bays wide- Brick-Hipped roof and front hipped dormer, all with overhanging eaves and exposed rafters-1st floor entrance and open porch with square pillars, hipped roof with exposed rafters. Contributing building. Contributing garage.

75 University Ave. 1921. 2 story, 3 bays wide-Vinyl-Hipped roof with front hipped dormer, overhanging eaves-side entrance with pediment roof and square supports-1st floor enclosed sunroom, 5 rank windows, hipped roof. Contributing building. Contributing garage.

76 University Ave. 1919. 2.5 story, 2 bays wide-Vinyl-Side gable roof with exposed rafters- Front shed dormer-1st floor raised enclosed entrance with gable roof. Contributing building. Non- Contributing garage.

79 University Ave. 1920. 2.5 story, 2 bays wide-Brick-Prairie style hipped roof with overhanging eaves, front and side hipped dormers, each 3 rank-1st floor open porch with hipped roof, square pillars-door with engaged square vernacular Doric columns. Contributing building. Contributing garage.

80 University Ave. 1920. 2.5 story, 2 bays wide-Wood clapboard-Side gable roof with front facing, 3 bay shed dormer, each with decorative braces- 1<sup>st</sup> floor entrance and open porch with square support pillars and flat roof with exposed rafters. Contributing building. Contributing garage.

83 University Ave. 1914. W.S. Brickell Swain Co. Architects. 2.5 story, 2 bays wide-Clapboard and shingle-Hipped roof with front and side hipped dormer, all with overhanging eaves and exposed rafters- Skylight installed on roof of front dormer-Prairie style detailing on 1st floor enclosed porch and entrance, decorative windows, square pillars. Contributing building. Contributing garage.

84 University Ave. 1923. 2.5 story, 2 bays wide-Vinyl siding, replacement windows-Side gabled roof with intersecting front gable-2nd story windows with vinyl segmental arch-1st floor open brick porch with hipped roof, square pillars. Contributing building. Contributing garage.

87 University Ave. 1919. 2.5 story, 2 bays wide- Stucco and Brick- Low pitched, hipped roof with overhanging eaves- Front and side hipped dormers with overhanging eaves, 4 rank-1<sup>st</sup> floor front entrance and enclosed brick porch with flat roof, overhanging eaves and square pillars. Contributing building. Contributing garage.



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90 University Ave. 1921. 2.5 story, 2 bays wide-Vinyl siding- Replacement windows- Hipped roof with front hipped dormer, 4 rank-1st floor enclosed porch; altered from original, square supports, replacement windows and hipped roof. Contributing building. Contributing garage.

93 University Ave. 1915. 2.5 story, 2 bays wide-Wood clapboard-hipped roof with front hipped dormer, overhanging eaves-1st floor open porch with supporting Doric columns- Side entrance with hipped roof. Contributing building. Non-Contributing garage.

94 University Ave 1922. 2.5 story, 2 bays wide-Vinyl-Hipped roof with front and side hipped dormers-1st floor semi-enclosed porch with hipped roof, square pillars, side replacement windows. Contributing building. Contributing garage.

97 University Ave. 1918. 2.5 story, 2 bays wide- Brick-Hipped roof with front and side hipped dormers, overhanging eaves with exposed, decorative rafters-1st floor open porch with square pillar supports and hipped roof. Contributing building. Contributing garage.

98 University Ave. 1924. 2.5 story, 2 bays wide-Brick- Hipped roof with overhanging eaves-Front Palladian dormer-1st floor semi enclosed porch with side windows, square supports, hipped roof. Contributing building. Contributing garage.

101 University Ave. 1923. 2.5 story, 2 bays wide- Brick and stucco-Hipped roof with front hipped dormer, shingle-side entrance with hipped roof-1st floor enclosed porch with square supports, hipped roof. Contributing building. Contributing garage.

102 University. 1924. 2.5 story, 2 bays wide- Brick and stucco-Hipped roof with side gable, exposed rafters-Front hipped dormer with vinyl and replacement windows-side entrance with shed roof-1st floor enclosed porch addition, vinyl siding. Contributing building. Non-Contributing garage.

103 University Ave. 1926. 2 story, 2 bays wide-stucco- hipped roof with overhanging eaves-1st floor enclosed porch, square pillar supports, altered from original with vinyl siding addition. Contributing building. Non-Contributing garage.

106 University Ave. 1919. 2.5 story, 2 bays wide-Vinyl siding-Hipped roof with overhanging eaves-Front and side hipped dormers with overhanging eaves, 2 rank- 1<sup>st</sup> floor front entrance and open porch with square supports. Contributing building. Contributing garage.

107 University Ave. 1916. 2.5 story, 2 bays wide-Brick-Hipped roof with front and side hipped dormers, overhanging eaves-Side entrance with pediment roof-1st floor open porch with square supports, flat roof. Contributing building. Contributing garage.

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108 University Ave. 1927. 2.5 story, 2 bays wide-Vinyl siding with brick chimney on facade-front gable roof-3rd floor triangular windows on front-side entrance with pediment roof-1st floor sunroom with 3 bays. Contributing building. Contributing garage.

112 University Ave. 1924. 2.5 story, 2 bays wide- Vinyl-Hipped roof with side hipped dormer- 1st floor enclosed sunroom with flat roof. Contributing building. Contributing garage.

111 University Ave. 1920. 2.5 story, 2 bays wide-Wood clapboard- Hipped roof with front hipped dormer, overhanging eaves, exposed rafters-1st floor open brick porch with square pillars, flat roof. Contributing building. Contributing garage.

116 University Ave. 1918. 2.5 story, 2 bays wide-Vinyl-Side gable roof with front gable dormer, overhanging eaves with exposed rafter tails-1st floor enclosed sunroom with front gable roof and exposed rafter tails. Contributing building. Contributing garage.

117 University Ave. 1920. 2.5 story, 2 bays wide- Wood clapboard- Hipped roof with front hipped dormer, overhanging eaves-1st floor enclosed sunroom with hipped roof, decorative windows, square Doric columns. Contributing building. Contributing garage.

120 University Ave. 1922. 2.5 story, 2 bays wide- Pebble stucco and brick- Hipped roof with front and side hipped dormers- All original prairie style windows-1st floor enclosed porch with flat roof. Contributing building. Contributing garage.

124 University Ave. 1915. 2.5 story, 2 bays wide-Vinyl and shingle-Hipped roof with front hipped dormer, exposed rafters and overhanging eaves-1st floor entrance adjacent enclosed porch, hipped roof with overhanging eaves and exposed rafters, square pillars. Contributing building. Contributing garage.

127 University Ave. 1920. 2.5 story, 2 bays wide-Brick and vinyl-Prairie style hipped roof with hipped dormer, overhanging eaves-Replacement windows-1st floor enclosed brick porch. Contributing building. Contributing garage.

130 University Ave. 1927. 2.5 story, 2 bays wide- Shingle-Side gable roof and front gable dormer, each with exposed rafters and overhanging eaves-1st floor sunroom with gable roof and decorative windows. Contributing building. Contributing garage.

132 University Ave. 1913. 2.5 story, 2 bays wide-Side gable roof, front gable dormer, all with overhanging eaves and exposed rafter beams-1st floor front entrance porch with gable roof and square supporting pillars. Contributing building. Contributing garage.

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- 133 University Ave. 1923. 2.5 story, 2 bays wide-Brick-Hipped roof with front and side hipped dormers, overhanging eaves-1st floor open porch with square supporting pillars. Contributing building. Contributing garage.
- 135 University Ave. 1919. 2.5 story, 2 bays wide-Brick- Hipped roof with front hipped dormer, overhanging eaves- 1st floor enclosed sunroom with hipped roof and square pillars. Contributing building. Contributing garage.
- 138 University Ave. 1915. 2.5 story, 2 bays wide-Vinyl-Replacement windows-Hipped roof with front and side hipped dormer, overhanging eaves and exposed rafter tails-1st floor open porch with hipped roof. Contributing building. Contributing garage.
- 140 University Ave. 1914. 2.5 story, 2 bays wide- Shingle-Hipped roof with front hipped dormer, overhanging eaves and exposed rafter tails- 1st floor open porch with hipped roof and side windows. Contributing building. Contributing garage.
- 141 University Ave. 1913. 2.5 story, 2 bays wide-Shingle-Hipped roof with front and side hipped dormers-1st floor open porch with hipped roof, altered with metal railings. Contributing building. Non-Contributing garage.
- 144 University Ave. 1930. 2.5 story, 2 bays wide- Side gable roof with overhanging eaves and exposed beams-1st floor entrance porch with front gable and square pillars. Contributing building. Contributing garage.
- 143 University Ave. 1919. 2.5 story, 2 bays wide-Vinyl-Hipped roof with front hipped dormer-Decorative square Doric columns on corners of house-1st floor open porch with square Doric column supports, flat roof. Contributing building. Contributing garage.
- 147 University Ave. 1921. 2.5 story, 2 bays wide-Vinyl-Replacement windows in all but dormer-Hipped roof with front hipped dormer-1st floor enclosed porch and entrance with flat roof. Contributing building. Contributing garage.
- 148 University Ave. 1914. 2.5 story, 2 bays wide- Shingle and vinyl-Hipped roof with front hipped dormer, 3 rank- 1st floor open porch with sagging hipped roof, overhanging eaves, square pillar supports. Contributing building.
- 152 University Ave. 1916. 2.5 story, 2 bays wide- Wood clapboard and shingle-Hipped roof with front hipped dormer-1st floor open porch with square pillars. Contributing building. Contributing garage.
- 153 University Ave. 1915. 2.5 story, 2 bays wide- Shingle and vinyl-Side gable roof with front shed dormer, overhanging eaves and exposed rafter tails, 1st floor enclosed porch with some original side casement windows with Prairie style ornament. Contributing building. Contributing garage.

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155 University Ave. 1925. 2.5 story, 2 bays wide- Vinyl-Front gable roof with side gable dormer, overhanging eaves-1st floor enclosed sunroom with front gable roof, overhanging eaves-all replacement windows. Contributing building. Contributing garage.

156 University Ave. c.1915. 2.5 story, 2 bays wide- Vinyl- Hipped roof with front hipped dormer, overhanging eaves-1st floor enclosed porch with hipped roof. Contributing building. Contributing garage.

159 University Ave. 1920. 2 story, 2 bays wide-Vinyl-Front gable roof with overhanging eaves and exposed rafter tails- 1st floor entrance adjacent enclosed porch, with hipped roof and exposed rafter tails. Contributing building. Contributing garage.

160 University Ave. 1928. 2 story, 2 bays wide-Vinyl- Side gable roof with flare at bottom-Replacement windows-ground floor enclosed entrance, with flat roof. Contributing building. Contributing garage.

165 University Ave. 1920. 2 story- 2 bays wide-Pebble stucco-Front gable roof with overhanging eaves-Side shed dormer, vinyl- Replacement windows throughout-1st floor enclosed sunroom with flat roof. Contributing building. Contributing garage.

167 University Ave. 1920. 2.5 story, 2 bays wide-Shingle-Hipped roof with front hipped dormer-replacement windows-1st floor enclosed brick porch with flat roof-2nd floor enclosed by metal railing. Contributing building. Non-Contributing garage.

171 University Ave. 1924. 1.5 story, 1 bay wide- Vinyl-Hipped roof with front and side hipped dormers, overhanging eaves with exposed rafter tails-Replacement windows throughout. Contributing building. Contributing garage.

174 University Ave. 1918. 2.5 story, 2 bays wide- Brick and stucco-Front gable roof with second floor hipped awning-3rd floor front windows include Neoclassical detailing-1st floor enclosed porch with hipped roof, square supporting pillars. Contributing building. Contributing garage.

175 University Ave. 1918. 2.5 story, 2 bays wide-Vinyl siding on 1<sup>st</sup> floor, clapboard on 2<sup>nd</sup>, replacement windows throughout-American Foursquare hipped roof with front hipped dormer- 1<sup>st</sup> floor open porch with supporting vernacular Doric columns and ascending wire railing. Contributing building. Contributing garage.

176 University Ave. 1915. 2.5 story, 2 bays wide- Wood clapboard- Hipped roof with front hipped dormer, overhanging eaves and exposed rafter tails-1st floor open porch with square pillars, flat roof. Contributing building. Contributing garage.

179 University Ave. 1919. 2.5 story, 2 bays wide-Vinyl-Hipped roof with front hipped dormer, overhanging eaves-1st floor open porch with vernacular Doric column supports. Contributing building. Contributing garage.

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180 University Ave. 1924. 2.5 story, 2 bays wide- Vinyl-Hipped roof with front hipped dormer, overhanging eaves-1st floor semi enclosed porch with flat roof, metal railing. Contributing building. Contributing garage.

183 University Ave. 1922. 2.5 story, 2 bays wide-Vinyl- Side gable roof, low pitched in front- Front gable dormer-1st floor open porch with square pillar supports, metal railing. Contributing building. Contributing garage.

184 University Ave. 1915. 2.5 story, 2 bays wide- Vinyl-Hipped roof with front hipped dormer, overhanging eaves- 1st floor open porch with decorative square Doric column supports, hipped roof. Contributing building. Contributing garage.

187 University Ave. 1927- 2.5 story, 3 bays wide- Shingle-Side gable roof- 1st floor brick entrance with Doric columns and stick style gable. Contributing building. Contributing garage.

188 University Ave. 1915. 2.5 story, 2 bays wide- Vinyl-Front gable roof with false gambrel-side gable dormer- 1st floor open porch with square pillar supports, hipped roof. Contributing building. Contributing garage.

189 University Ave. 1922. 2 story, 3 bays wide-Vinyl-Front gable with Tudor style additional false gable- Central brick chimney-Ground floor entrance with gable roof. Contributing building. Contributing garage.

190 University Ave. 1915. 2.5 story, 2 bays wide-Shingle- Side gable roof, low pitched in front-Front gable dormer with decorative windows, 4 rank, punctuated with square columns, with hipped awning- 1st floor open porch with square Doric columns. Contributing building. Contributing garage.

194 University Ave. 1922. 2 story, 2 bays wide-Vinyl siding-Side gable roof with overhanging eaves and Craftsman style exposed brackets- Front dormer with hipped roof and overhanging eaves, 3 rank-Side entrance with shed roof-1<sup>st</sup> floor enclosed porch with square pillars. Contributing building. Contributing garage.

196 University Ave. c.1925. 1.5 story, 2 bays wide-Stucco-Side gable roof, squared off at top ends-Craftsman style exposed brackets and overhanging eaves-front hipped dormer with exposed brackets-1st floor open entrance brick porch, square pillars and gable roof. Contributing building. Non-Contributing garage.

198 University Ave. 1916. 2.5 story, 2 bays wide- Vinyl and shingle-Hipped roof with front and side hipped dormers-1st floor open porch with square pillars, hipped roof. Contributing building. Contributing garage.

200 University Ave. 1917. 2.5 story, 2 bays wide- Wood clapboard-Hipped roof with front and side hipped dormers-1st floor open porch with square pillars and hipped roof. Contributing building. Non-Contributing garage.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location
- C** a birthplace or grave
- D** a cemetery
- E** a reconstructed building, object, or structure
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years

**Areas of Significance:**

(Enter categories from Instructions)

Architecture

Landscape Architecture

Community Planning & Development

**Period of Significance:**

1913- c.1941

**Significant Dates:**

1913, 1914, & c.1920

**Significant Person:**

N/A

**Cultural Affiliation:**

N/A

**Architect/Builder:**

Subdivision Plan: Matthews-Northrup Works &

Anthony J. Huck

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: \_\_\_\_\_

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**Significance**

*"Where is University Park, about which people are doing so much talking? Straight out Main Street, thirty minutes by trolley from downtown, directly opposite where will be erected the Greater University of Buffalo, right on the spot where leads off to the left the magnificent and "soon to be" world famous Niagara Falls Boulevard, here is situated this beautiful semi-private park of thirty four acres, devoted to residence purposes only." (Huck 1914, p. 3)*

The University Park Historic District is a remarkable, intact example of an early 20<sup>th</sup> century planned residential subdivision in the city of Buffalo. In the broad context of the city's turn of the century development, the location and development of University Park reflects the importance of the streetcar and the rise of automobile use which determined much of the city's expansion. The themes of suburbanization in the city of Buffalo are covered extensively in the National Register Multiple Property Documentation Form (MPDF), Multiple Resources Associated with the Suburban Development of Buffalo, New York. For Residential Subdivisions to be added to the MPDF, the registration requirements state:

*The property type must represent the range of residential subdivision structures associated with the growth of the city into a new form during the period between the Civil War and World War II (1860-1945).*

Developed primarily between 1913 and the early 1930s, with a small collection of houses constructed at the onset of World War II, the district is significant under Criterion C in the area of Architecture for its collection of Revival and American Movement domestic architecture from the period. Under Criteria A and C in the areas of Landscape Architecture and Community Planning and Development, the district's intact historic plan is significant and reflected in the subdivision's park-like setting, which includes a landscaped circle, a central park, and numerous grassy medians. Additionally, the district's plan is significant under A in the area of Community Planning and Development for its association with suburban land development practices of the first half of the 20<sup>th</sup> century. The unified appearance of the district derives from the developer Anthony J. Huck's lot restrictions, which included guidelines for building setbacks and spacing to create a lower density residential neighborhood. The period of significance has been set from 1913, the year houses first appeared in the subdivision, to 1941, when the last contributing house was constructed.

**A Quiet Refuge from a Booming Buffalo**

University Park's development reflects the expansion of a flourishing Buffalo during the turn of the century, combined with the sentimentalized notion of a suburban lifestyle away from the central city. During this period of industrialization, Buffalo was one of the largest, most successful cities in the country, with numerous grain, steel and transportation industries located on the waterfront, all in close proximity to the terminus of the Erie Canal. At this time, the population was growing exponentially each year, with a social and ethnic diversity that ranged from Eastern European immigrant communities to an urbane community that supported the arts, music and education, as well as a world famous Pan American Exposition attended by the President of the United States in 1901. Due to this booming era, the city was not only growing economically, but establishing a dense, heavily industrialized urban core. Residential migrations continued to expand further and further away from the city for people looking to create a less chaotic and slower paced lifestyle.

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University of Buffalo's purchase of the Erie County Almshouse in 1909-1911 played a prominent role in the development of the lands that would become University Park. The University of Buffalo was founded in 1868 and historically located closer to the downtown core. Student demand coincided with the city's rapid population explosion, resulting in the need for expansion. The Almshouse, which provided medical care and residence for the city's poor and disabled, was located in the northern section of the city. The complex of buildings was well suited for a transformation into a college campus, especially due to its strategic location at the terminus of the north-south streetcar. The lands around the new campus, which at the time were sparsely developed and problematic to access, now rose in value due to these new activities. Anthony J. Huck, who had inherited family lands adjacent to the Almshouse, capitalized on the rapid population shift away from the downtown and the synergy surrounding of the University's relocation, to create a new residential subdivision to be known as University Park.

**20<sup>th</sup> Century Settlement Trends: Suburban America**

*"University Park has been in the possession of the one family and their direct ancestors for more than a century. It was purchased from the Holland Land Company one hundred and four years ago for fifty cents an acre, and it is now offered to home builder...(Huck 1914, p.2)*

The development of University Park was part of a much larger American settlement pattern during the early-20<sup>th</sup> century in which similar early suburban communities shared common values, deemphasized the city and its congestion, and sought to create a more regulated environment than the nearby industrial areas that were experiencing what appeared to be a nearly chaotic form of growth. Cities across America, such as New York, Philadelphia and Chicago, were growing at a physical and economic speed that was faster than its inhabitants' ability to effectively manage and to accommodate its accompanying the increase. Because of this, it seems only natural that a large shift in cultural values would occur as a reaction, leading to a desire for space, nature, air and a separation from bustling urban environments.

Buffalo was no exception to this pattern; producing many residential suburban communities at the edge of the city line and its adjoining municipalities. Because Buffalo was a largely industrial city, with steel factories and grain elevators driving the economy, there was a great desire to escape from the pollution, noise these industries created. This resulted in places like University Park, Smallwood and Roycroft Boulevard, which are all located within easy access to the Main Street trolley line, allowing residents to commute into the city for work and return to an area with green spaces and a quiet environment. Like University Park, many of these communities were gated, in order to signify this separation. The gates also implied a restricted entrance, only for those who were economically capable, or in many cases racially 'acceptable.' In addition, many of these areas exhibit a characteristically suburban environment through the use of well planned out traffic circles, linking each road with a gardened, pastoral connection. These physical, environmental, and planning elements are thoroughly outlined and can be further researched in the National Register Multiple Property Document Form- Multiple Resources Associated with the Suburban Development of Buffalo, NY.



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University Park Historic District  
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**University Park: A Restricted Residence Subdivision**

*"Today University Park represents, in its general design and layout, its improvements, and its restrictions, the very cream of the best thought and best ideas of the whole country." (Huck, 1914)*

The former farmland upon which University Park is built was owned by Anthony J. Huck. These lands had been bought from the Holland Land Company for fifty cents an acre and passed down in his family through generations. In 1913, with the recent plan for expansion at the University, Huck capitalized on a timely opportunity to profit off his land by converting it into a residential area. In order to determine the most appropriate and successful plan for the district, Huck researched similar communities across the country. He used this research to advertise the high quality nature of his lots, stating that "For many years the owner has been looking forward to the time when this property should be divided into building lots. With the view of what was the best, Mr. Huck traveled the country over, visited all the big progressive cities, talked with men who were putting similar propositions on the market." (Huck, 1914) Once the best ideas were synthesized, Huck designed, along with the Matthews-Northrup Works, the 1914 plan of University Park.

With lots priced at \$4,500 to \$15,000 (Huck 1914, p.8), the "average" man could buy a lot and build a house on it, provided they adhered to his regulations. Huck explains these restrictions in his advertisement pamphlet for the property stating that, "It is just to safeguard you and to make University Park one beautiful, harmonious unit, that the owner holds this restriction in his hands, and no one need do more than walk through University Avenue in order to see the beneficent results that already come from it." (Huck 1914) With every house set back at least thirty feet, and every street 60 feet wide, the distance between houses (120 feet) created a less congested feel than those neighborhoods constructed closer to the downtown during the late-19<sup>th</sup> century, which signified University Park as an entirely different type of Buffalo neighborhood.

**Stylistic Unity: A Cross Section of Architecture**

*"Suppose for example. You were to build a fine six thousand dollar home on one of our lots, would you want somebody with freak ideas to put up a house next to yours that would be detrimental to your property?" (Huck, 1914)*

Huck's stylistic restrictions on the neighborhood serve as one of the most important predictors of this neighborhood's historic significance. Because Huck valued a "beautiful, harmonious residence district," he sought to protect investments by ensuring that the stylistic character of the neighborhood would remain consistent over time. In reaction to other, more modern architects working in Buffalo, Huck intended to create a district with stylistic unity. This regulation became one of the most valuable assets to the neighborhood, as it created a condensed area with aesthetic integrity that is clearly identifiable with a single stylistic period.

A contemporary journey through University Park provides a rare insight into the nuances of the architectural styles of the period, all collected into the span of a few blocks. The neighborhood hosts exemplary houses built in the American-Foursquare, Revival, and Craftsman styles, the majority of which date from roughly the late 1910s through the 1920s, the height of construction in University Park. In particular, Arts and

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Craft influences can be seen in numerous examples in the district, which is of particular importance to the region due to its association with the nearby Roycroft community in East Aurora.

Many of the homes exemplify the American Foursquare style, with hipped roofs and dormers and an emphasis on horizontality. Numerous homes still retain original decorative windows with geometric patterns typical of the Prairie style. The house at 44 University Avenue, built in 1916 in this style, is one of the more outstanding examples of this type. Its low-pitched, hipped roof extends into a wide eave overhang, boxed with no brackets. These roof elements have the visual effect of reaching out towards the ground, rooting the house in its site. The house has been altered very little, similar to many in this district, and thus maintains the ability to represent a style that is typical to the University Park neighborhood and popular during this era of significance. In addition, important historical figures have resided in 44 University Avenue, which serves as a testament to the success achieved by some of the residents of University Park: Arthur Dayton, the cofounder of the Buffalo Newton Rifle Corporation, and Edward Frauenheim, the Vice President and innovative engineer of the Meyer Malting Company, both lived at this residence. With their professional accomplishments taking place in the chaos of the inner city, the choices of these successful residents to live at 44 University Ave reflect the appeal of the suburban lifestyle and the success of advertising such as Huck's.

As well as many significant examples of the American Foursquare style, there are also several homes built in the Craftsman style. The residence at 58 Niagara Falls Boulevard, built in the Craftsman style in 1924, serves as an example of many homes in this district. Its low-pitched, side gabled roof with wide overhanging eaves with exposed rafters demonstrates the essential characteristics of this style. Many of the homes built in the Craftsman style can be differentiated by their unusual decorative windows, rafter beams and rooflines.

The home at 120 University Avenue, a brick and pebble stucco 'Prairie Box' style home, illustrates some of the fine detail elements that can be found within the University Park district. In addition to the hipped roof with wide overhanging eaves, characteristic of the style, the house contains many original arts and crafts style windows, with geometric motifs delicately executed in glass. This residence one of many with these architectural details, and many homes contain original windows, clapboard siding, or ornamental decorations that distinguish them as indicative of their style.

A stroll through University Park reveal that the stylistic restrictions have greatly contributed to and protected the architectural integrity of the district. The stylistic controls and spatial requirements put in place by the developer, Anthony J. Huck, exemplify this comprehensive planning effort, reflecting early suburban values and also resulting in a rare opportunity to view an entire district that reveals the various aesthetics of a single time period. Rather than creating an environment in which every building appears to be identical, the restrictions have instead enabled architectural differences within a small range of styles, each within the same time frame of construction, and prevented "any objectionable features" (Huck 1914) from appearing to disrupt this continuity. These houses, mostly built between the two World Wars, provide a rare insight into the finer nuances of the styles they represent.

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University Park Historic District  
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Summary

*"...compare it with anything you can find in or about the city of Buffalo and we know your verdict will be: 'We'll have our home in University Park.'" (Huck, 1914, p.10)*

University Park presents a plethora of examples of comprehensive planning, aesthetic landscaping and architectural integrity, and yet these individual examples are more powerful when combined in a district whose physical elements still reflect and reinforce the initial values with which they were installed. The intact historic plan provides some of the most influential aspects of University Park, while the architecture in the neighborhood provides a cohesive look at vernacular architecture during the period. Each of these components of the built environment provide a tangible, cohesive example of the influence of industrialization and transportation on settlement patterns and emerging cultural values that created planned communities such as University Park.

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# \_\_\_\_\_

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**10. Geographical Data**

Acreage of Property 45.21 acres

**UTM References\***

(Place additional UTM references on a continuation sheet.)

1 18 188283 4763229 3 18 188404 4763088  
Zone Easting Northing Zone Easting Northing

2 18 188382 4763201 4 18 188105 4762752  
Zone Easting Northing Zone Easting Northing

\*See Section 10 for additional UTM's

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Annie Schentag (NYS University at Buffalo), [Edited and Arranged: Daniel McEneny  
(NYSHPO), Michele Brozek (City of Buffalo)

organization NYSHPO date 11/13/2010

street & number PO Box 189 telephone 518.237.8643

city or town Waterford state NY zip code 12188

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with SHPO or FPO for any additional items)

**Property Owner** (Complete this item at the request of the SHPO or FPO)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 2050

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Continuation Sheet

Section 10 Page 1

University Park Historic District

Name of Property

Erie County, New York

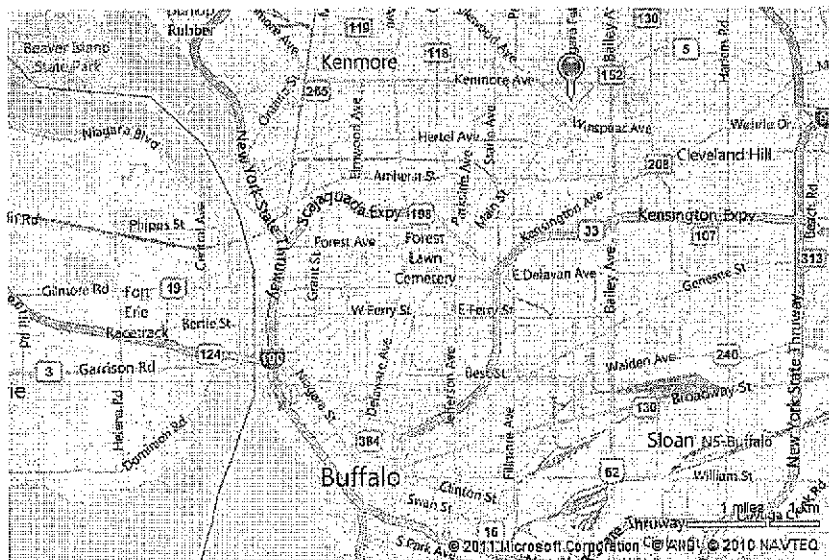
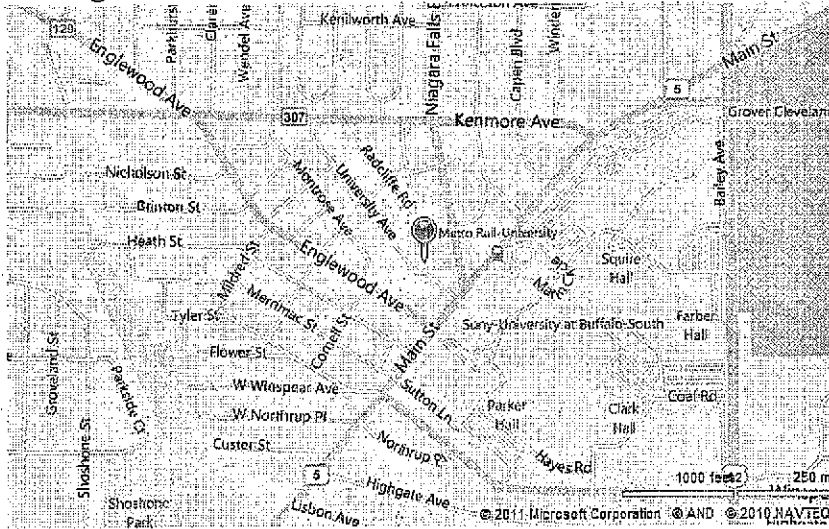
County and State

Verbal Boundary Description

The University Park Historic District is located in Buffalo, New York and is sited between the main thoroughfares of Main Street and Kenmore Avenue. Somewhat triangular in shape, the district is composed of residential properties associated with a 1913 residential subdivision plan and expansion. The streets that make up the district include University Avenue, Radcliffe Road, Larchmont Road, Bellevue Avenue, Niagara Falls Boulevard, Pelham Drive, Allenhurst Road, and Capen Boulevard.

Boundary Justification

The boundary for the District was determined and drawn to coincide with a 1913 residential subdivision plan and its c.1920 expansion. The line encompasses only those properties that were constructed during the 1913 to 1941 period of significance and extends at Main and Kenmore to include the streets and curbing associated with the original subdivision.



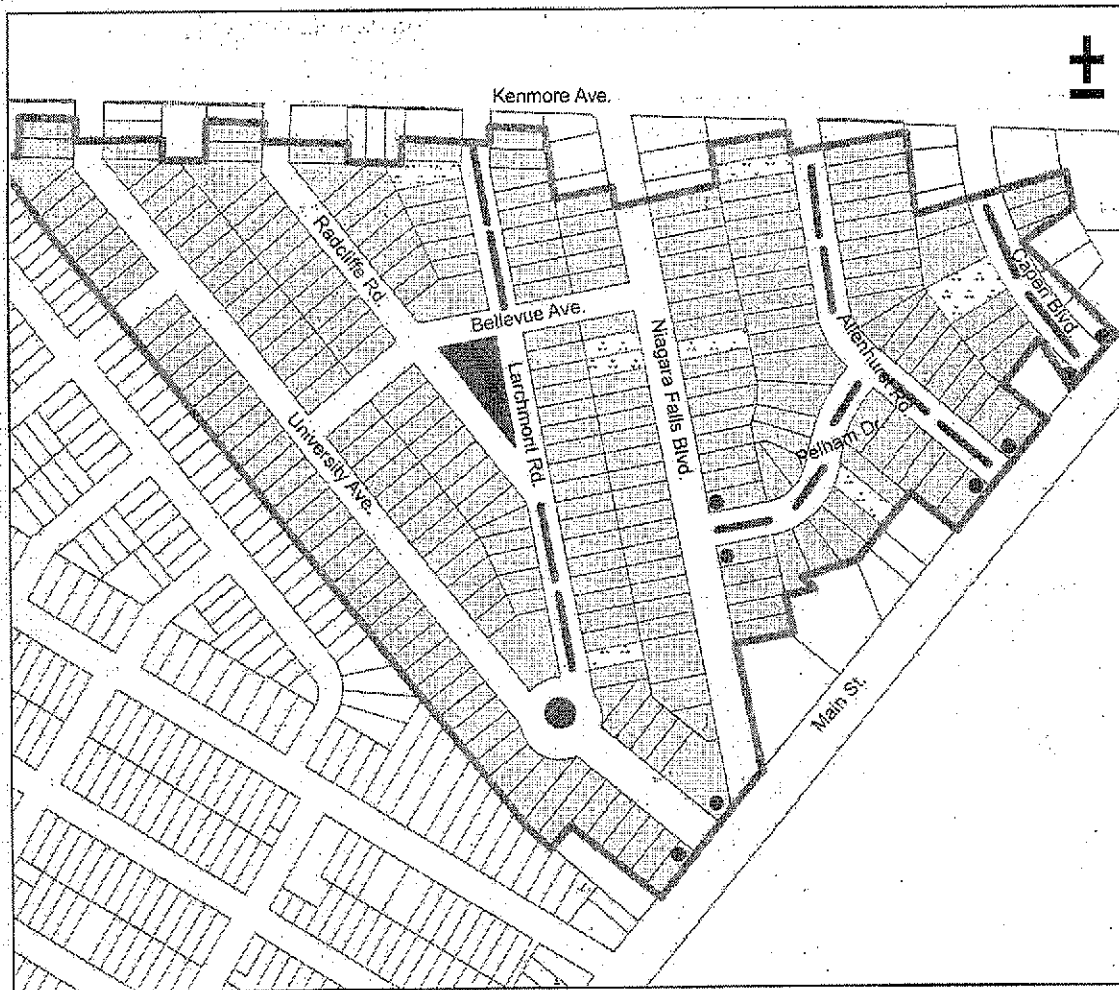
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University Park Historic District  
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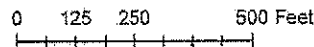
Proposed University Park Historic District  
Nominated for Listing on the State and National Registers of Historic Places



Legend

- District Boundary
- Stone Pillar/ Gate
- Grass Median
- [Hatched Box] Contributing Building
- [Dotted Box] Non-Contributing Building

Scale



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Continuation Sheet

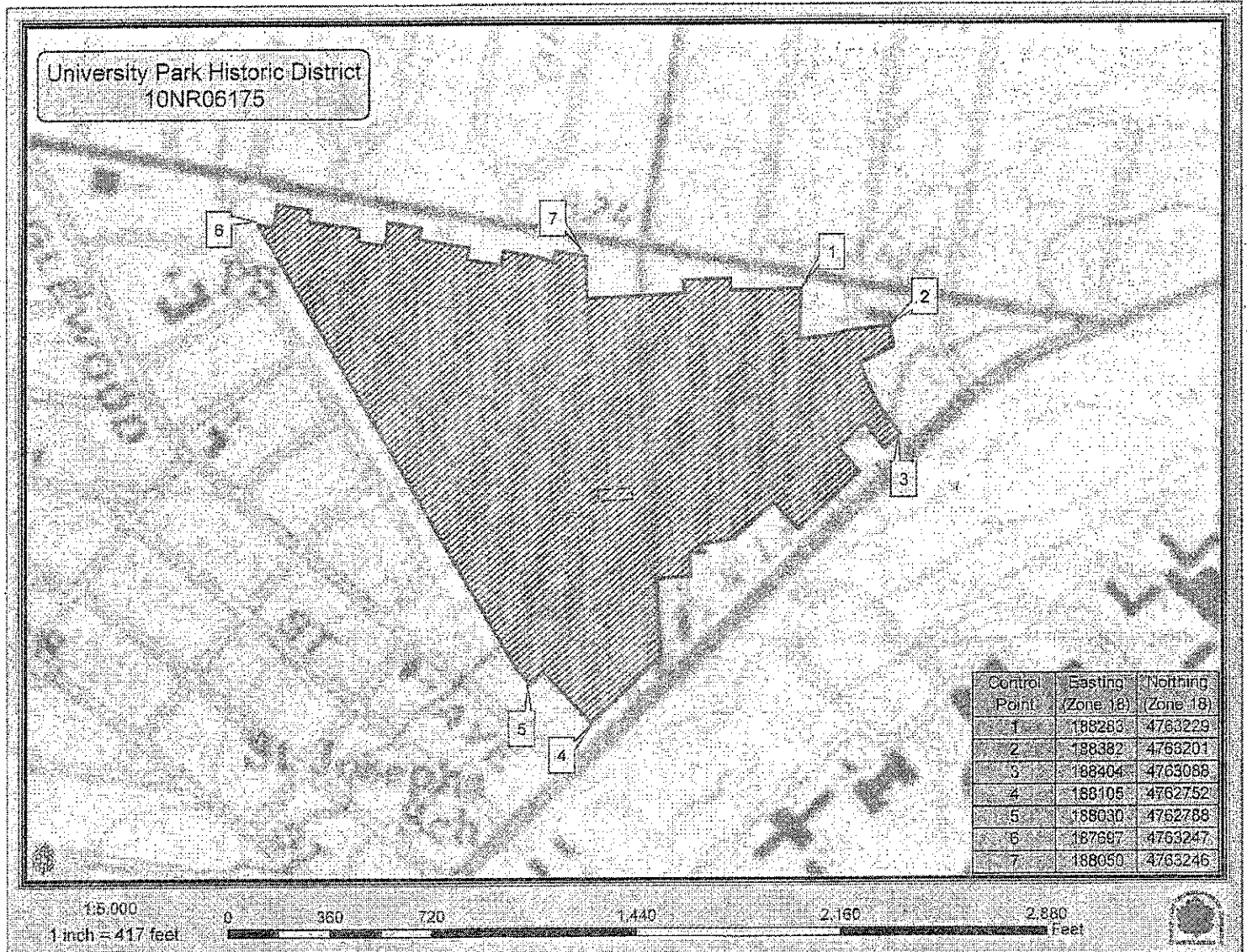
University Park Historic District

Name of Property

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Section 11 Page 1

University Park Historic District

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Additional Information

Photos

Chelsea Petrucci- October 2010

On File: Peebles Island Resource Center, Waterford, NY, 12188

1. Consistent setbacks make a unified streetscape on University Avenue
2. Colonial Revival style with central chimney is common in University Park
3. Typical American Foursquare style residence in University Park
4. Colonial Revival style with prominent porch features
5. An example of a Craftsman style residence in University Park
6. Stone gates delineate between University Park and the surrounding area
7. A well groomed circle greets those who enter University Park
8. Hipped roofs and the American Foursquare style provide visual consistency in the streetscape
9. Neighbors share a centrally located, landscaped park
10. Landscaped medians and curving streets create a pastoral sense of place in University Park
11. Internal gates mark the entrance to Niagara Falls Boulevard
12. These gates dignify the Main Street entrance to University Park

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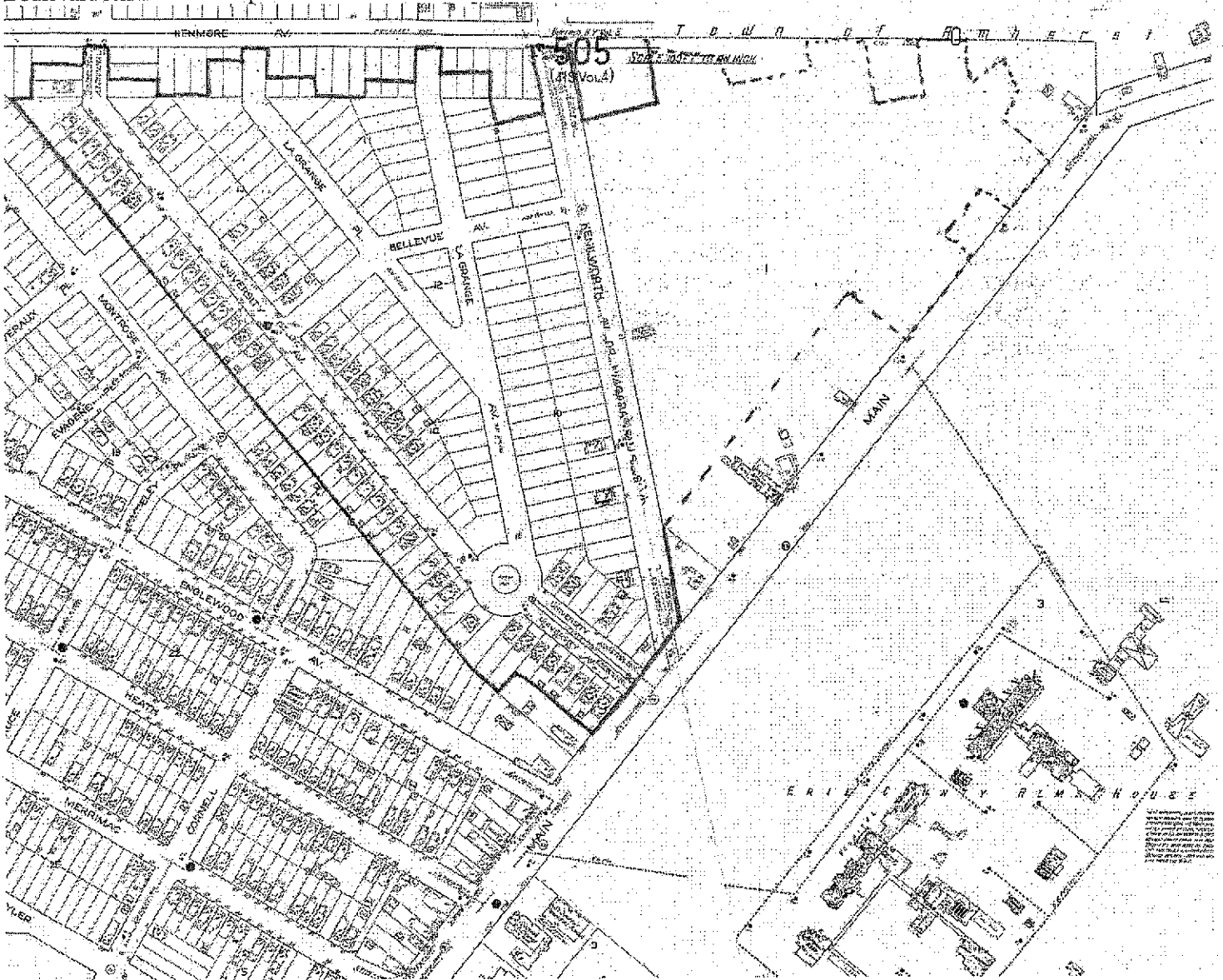
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1916- Three years after the creation of the subdivision. Houses filling parcels on University Avenue. Lands north of Niagara Falls Boulevard remain undeveloped until c.1920



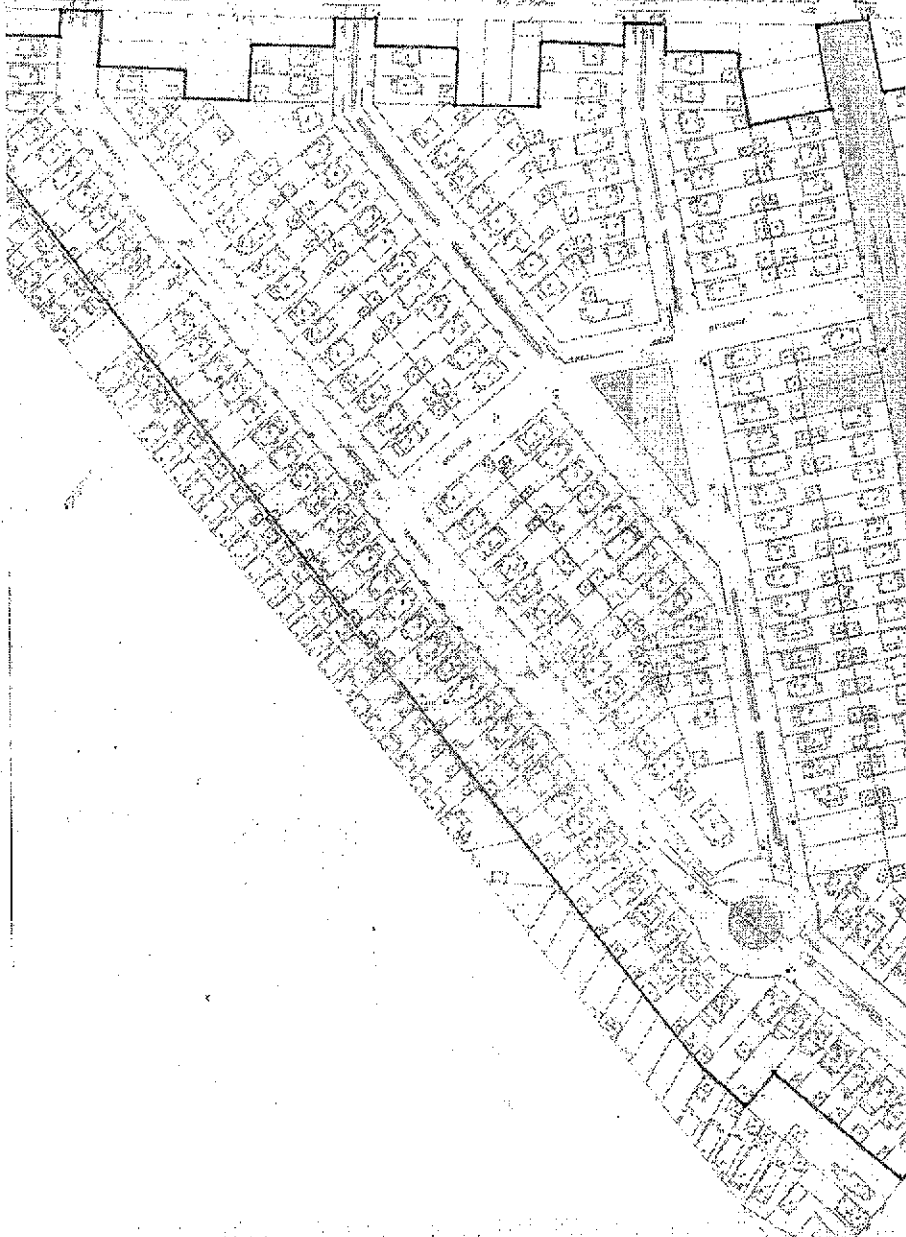
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1935 Sanborn (South) - Residential street grid nearing completion



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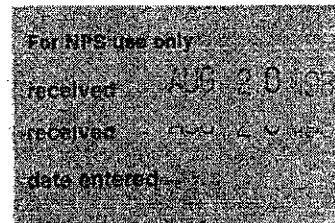
1927 Aerial View



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National Register of Historic Places  
Inventory—Nomination Form

Southampton Village Multiple Resource Area  
Southampton Village Historic District  
Continuation sheet Southampton, Suffolk Co., NY Item number 3



- Northern Main Street (con't) -

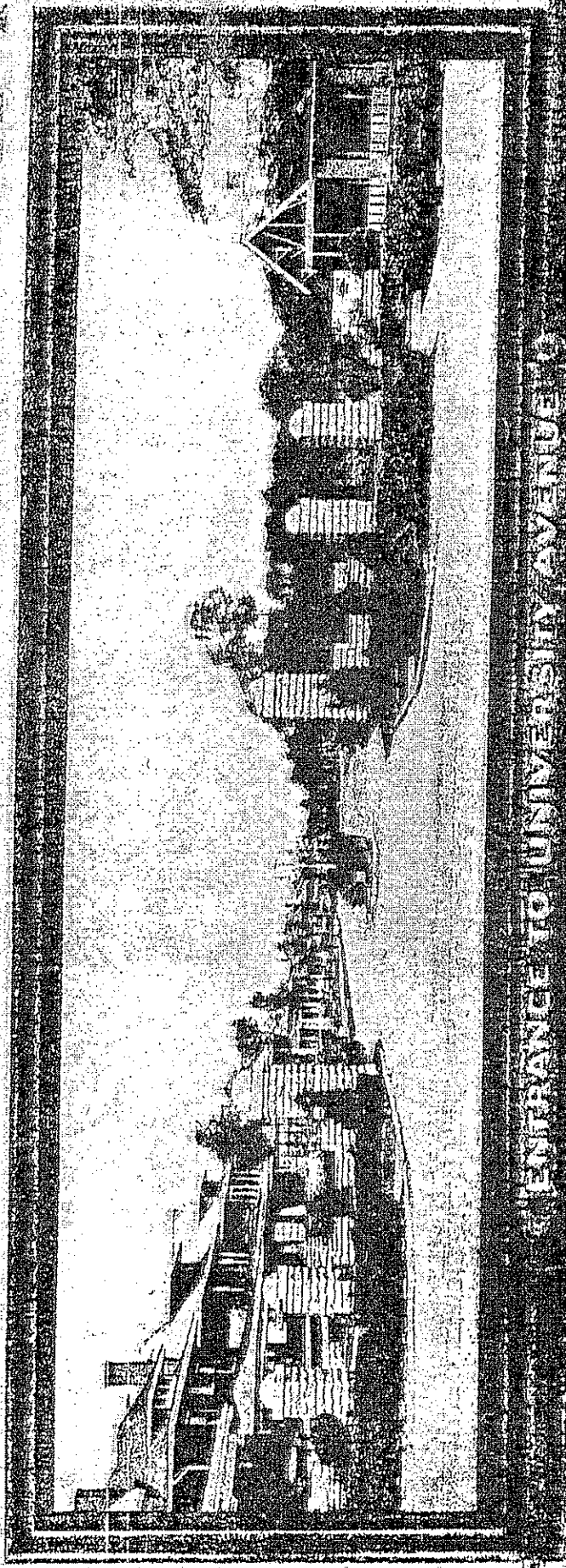
<u>Building Number</u>	<u>Const. Date</u>	<u>Photo #</u>	<u>Description</u>
MA 34 129-133 Main Street	ca. 1890		2 1/2 story, wood frame, shingled, jerkin headed gable roof Queen Anne style commercial bldg. 3 original storefronts on 1st floor w/ canopy supported by 2 square posts and 4 large brackets. Round headed window in gable; original hitching post.
MA 33 136 Main Street	1684 and ca. 1870		3 story, wood frame, gable roof, Italianate house w/ bracketed eaves and bay window on W facade added to 1684 gable roof, 2 story original structure w/ front porch w/ square posts across its front.
MA 32 159 Main Street	1830		2 1/2 story, wood frame, gable roof, shingled late Federal style farmhouse w/ side entrance plan and 1 story wing to rear. Corbelled chimney.
MA 31 United Methodist Church	1883	91	Large, wood frame, gable roof, shingled church w/ 3 story bell tower w/ 4 pinnacles and a spire on N facade. Hip roof parish hall connected to N side of tower. Pointed arch windows (some stained); stickwork in gables.
MA 30A 180 Main Street	ca. 1920		Very small, hip roof, wood frame, shingled commercial bldg. w/ altered storefront.
MA 30 184 Main Street	ca. 1900		2 1/2 story, wood frame, gable end to street, asphalt sided commercial bldg. w/ altered storefront and 2/2 windows. Cornice returned across gable end.

- Post Crossing -

PC 2 37 Post Crossing	ca. 1875	92	2 1/2 story, wood frame, gable roof bldg. w/ cross gable to rear. Side entrance plan; corner porch w/ chamfered square posts; 2 corbelled chimneys.
PC 2A 34 Post Crossing	1927		2 1/2 story, wood frame, gable roof, shingled house w/ 2 story wing on W facade. Arched, pedimented entry portico w/ 4 thin columns and sidelights at entrance.

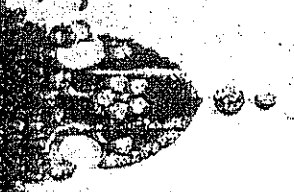
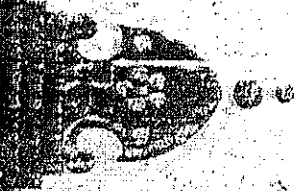
UNIVERSITY PARK HISTORICAL SOCIETY  
Appendix: 1914 Subdivision plan

# UNIVERSITY PARK



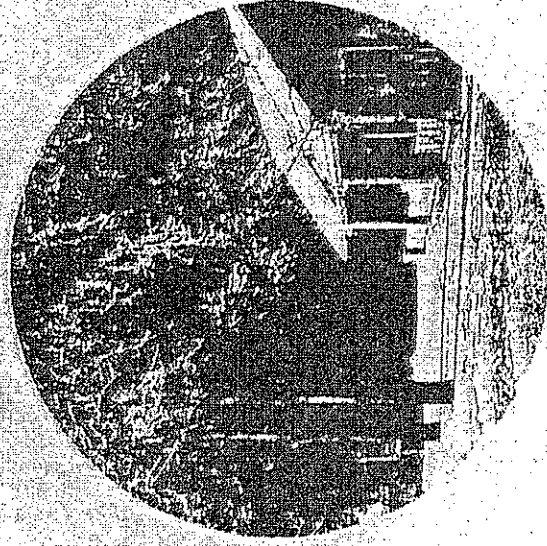
ENTRANCE TO UNIVERSITY AVENUE

BUFFALO HISTORICAL SOCIETY  
LIBRARY



# UNIVERSITY PARK

A RESTRICTED RESIDENCE SUBDIVISION



ANTHONY J. HUCK

SOLE OWNER

BUFFALO, NEW YORK

# UNIVERSITY PARK

HERE is University Park, about which people are doing so much talking? Straight out Main Street, thirty minutes by trolley from down town, directly opposite the site where will be erected the Greater University of Buffalo, right on the spot where leads off to the left the magnificent and "soon to be" world-famous Niagara Falls Boulevard, here is situated this beautiful semi-private park of thirty-four acres, devoted to residence purposes only.

University Park is one of the most unique and attractive home-building propositions, not only in the city of Buffalo, but in the whole country. Buffalonians have heretofore seen nothing like it, nothing that, for a combination of high character and small investment, compares at all with it.

Before going into a description of this splendidly located property a bit of its history will be found interesting, and it will tell you why there has been made available here for the man of moderate means the conveniences and the beautiful surroundings heretofore denied to all but the rich.

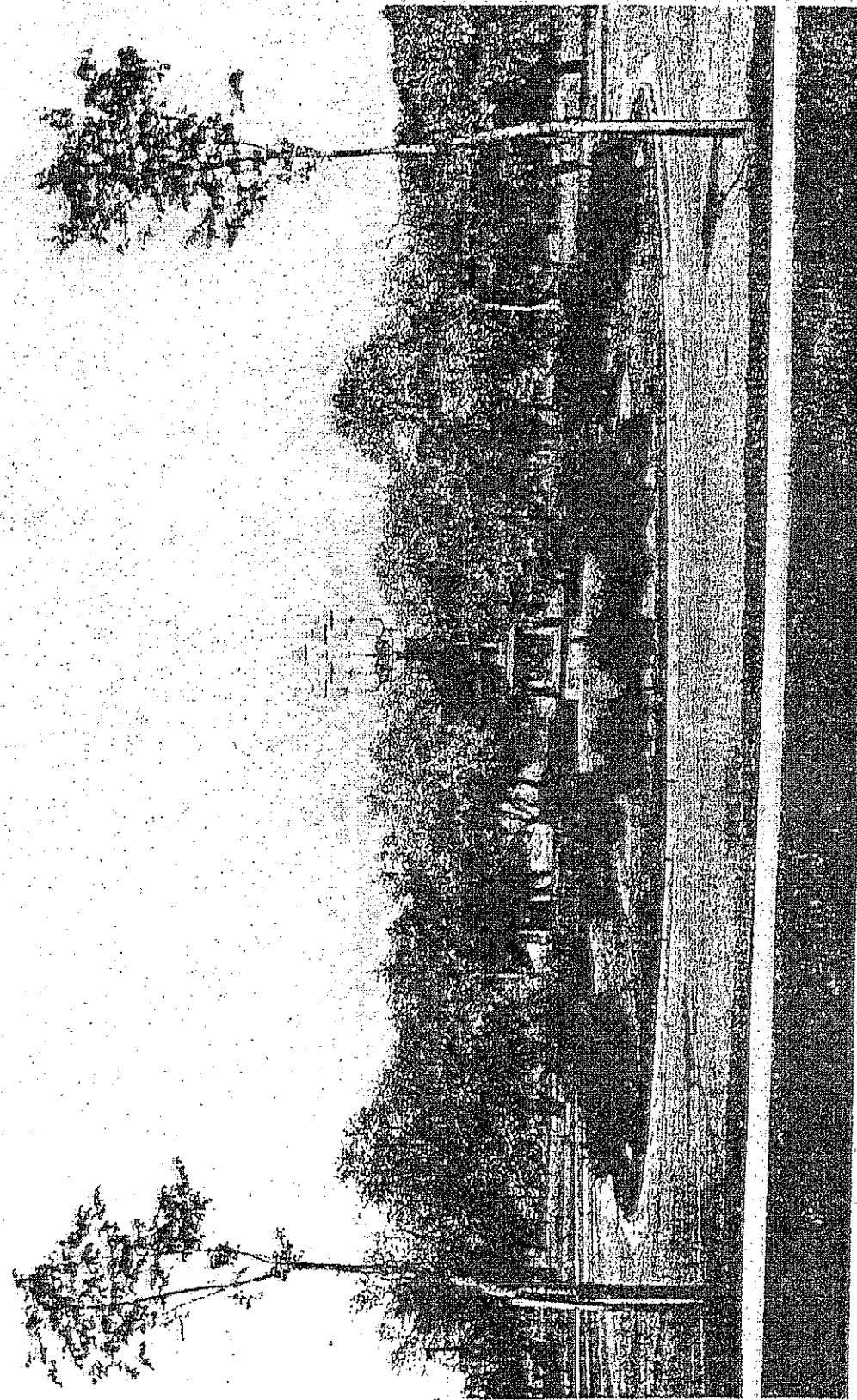
University Park has been in the possession of the one family and their direct ancestors for more than a century. It was purchased from the Holland Land Company one hundred and four years ago for fifty cents an acre, and it is now offered to home builders, without having passed from one set of speculators to another, as most property does, each time at an advance in price, until when it finally reaches the man who wants a home, the price is as high as it ever will be.

Here to start with is the secret of the low basis on which the man who wants to build a home can locate in this exceptionally desirable residence park.

And now, a word as to how University Park came to be what it is. For many years the owners have been looking forward to the time when this property should be subdivided into building lots. With the view of learning what was the best, Mr. A. J. Huck traveled the country over, visited all the big progressive cities, talked with men who were putting similar propositions on the market. From Cleveland came one good idea, from Chicago another, from Los Angeles a third, and so on, until to-day University Park represents, in its general design and layout, its improvements, and its restrictions, the very cream of the best thought and best ideas of the whole country. Yet



University of



ORCHARD IN BLOOM. LOOKING NORTH ACROSS UNIVERSITY CIRCLE

UNIVERSITY

all of this, owing to the property having been so long in the hands of the one family, is within easy reach of men of moderate means.

University Park has everything to commend it and absolutely not one objectionable feature. It is on land the highest in the city, sloping away towards the north and west, so as to afford a splendid view of miles of open country, undulating, dotted here and there with patches of green woods, restful indeed to the mind and eye. The route through Main Street leading downtown is undoubtedly the most comfortable and pleasing street-car ride in Buffalo. No factories, no railroad crossings at grade, just a straight, smooth, continuous line direct to the heart of the city, past attractive stores and beautiful residences, with transfer facilities in all directions.

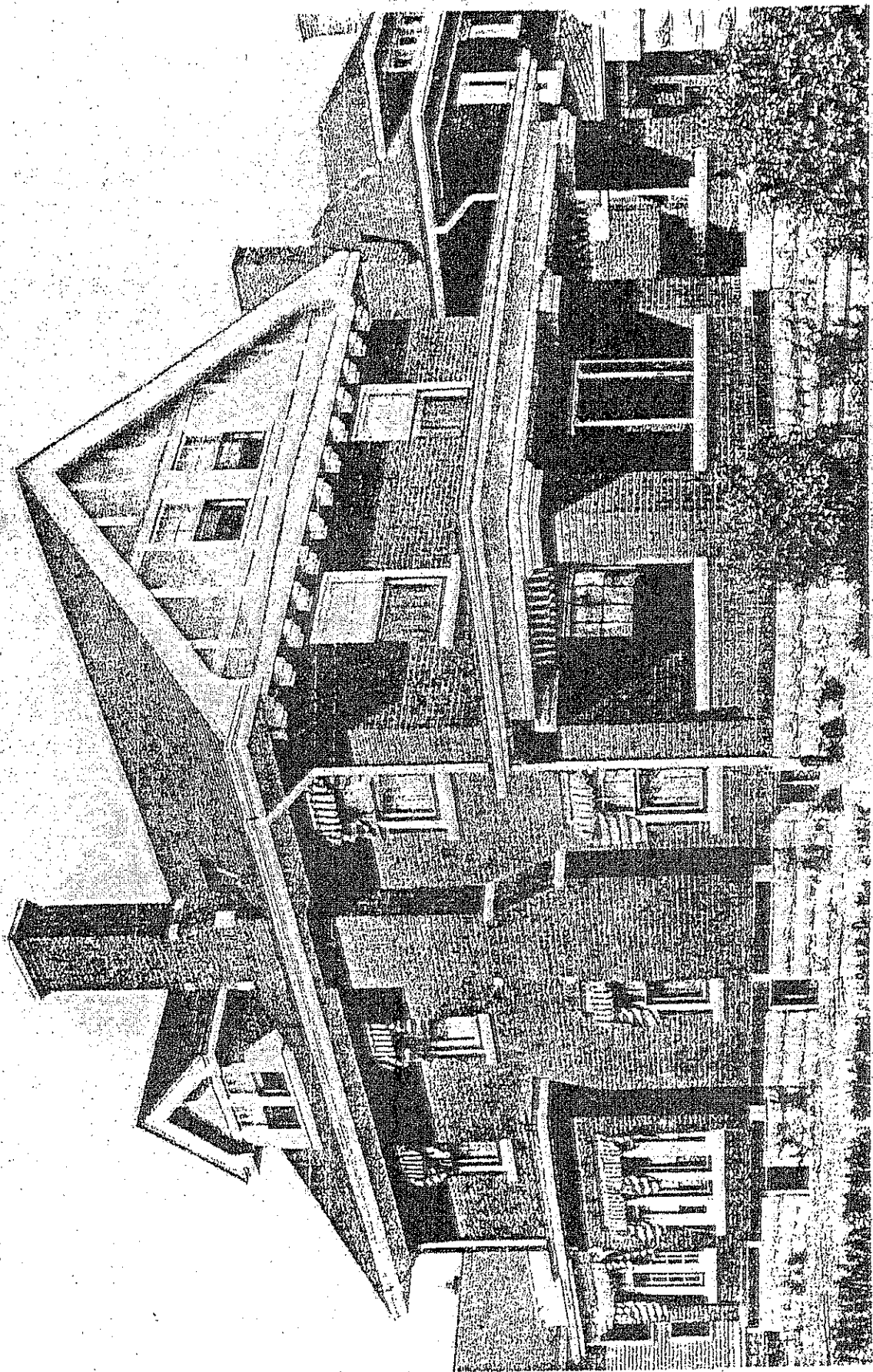
University Park is exceptionally laid out. The principal entrance is at Main Street and University Avenue, where has been erected an elaborate but dignified stone gateway, giving the park-like appearance of a semi-private street. For several hundred feet University Avenue, eighty feet wide, has in its center a ten-foot parkway-filled with flowering shrubs, and this parkway terminates at University Circle, which is the hub from which all the streets radiate. So convenient and well designed is the plan of University Park, that a short direct walk from any point in the Park brings one quickly to the Main Street cars.

### UNIVERSITY CIRCLE

University Circle is a charming spot. The circular driveway surrounds a grass plot seventy feet in diameter, filled with shrubs and trees, and in the center a great five-light ornamental steel and concrete gasolier. Two other three-light gasoliers illuminate the parkway to Main Street, while the whole of University Avenue is lined with large nursery-bred American elms. The distance across University Circle between the houses is two hundred and thirty-two feet, or about the length of a city block.

In University Avenue there is no pioneering to be done. Your lot comes to you with sewer, water, and gas all laid inside the curb right on your property. Thus if repairs become necessary, you are not obliged to break into the pavement. Granolithic walks are laid and the street paved with macadam. The very moderate prices at which this property is being sold include these improvements, all paid for. In fact, everything is ready for you to go ahead and build your home.

And now as to restrictions. The lots are not less than forty feet wide. On each lot may be erected one single



RESIDENCE CORNER UNIVERSITY AVENUE AND MAIN STREET  
Designed by W. S. Beckwith, Esq., Architect

[ 6 ]

university

UNIVERSITY PARK RD

family residence and one private barn or garage. Each house is to set back thirty feet from the street line, and each west wall must be at least three and not more than five feet from the westerly lot line. This means that each lot will have ample room for driveway, and that each house will be about sixteen feet distant from the house on either side, with plenty of light and air. With the street sixty feet wide and the houses on each side set back thirty feet, the distance across between the houses is one hundred and twenty feet, giving University Avenue an unusually broad appearance. All lawns to be uniformly graded at one-half inch rise to the foot from curb to building line. This insures one continuous beautiful lawn throughout the whole length of each block. All restrictions become a part of the deed, and maps are on file in the records of the county clerk, so the lot lines can never be changed.

The minimum cost of each house which may be erected is governed by the location. Upon the lower priced lots a residence costing at least \$9,500 may be erected, and the minimum is graduated from that up to \$7,000. The exterior design of your residence must be submitted to the owner of University Park for his approval. At first thought this may seem arbitrary. But as a matter of fact, it is the one thing necessary to a beautiful harmonious residence district and to insure those who invest in a home in University Park against the possibility of any objectionable features creeping in. This does not mean that you are going to be dictated to as to what kind of a house you shall build. You may employ your own architect and build a home to suit your own needs and your own tastes, so long as its exterior harmonizes with the character of houses already built.

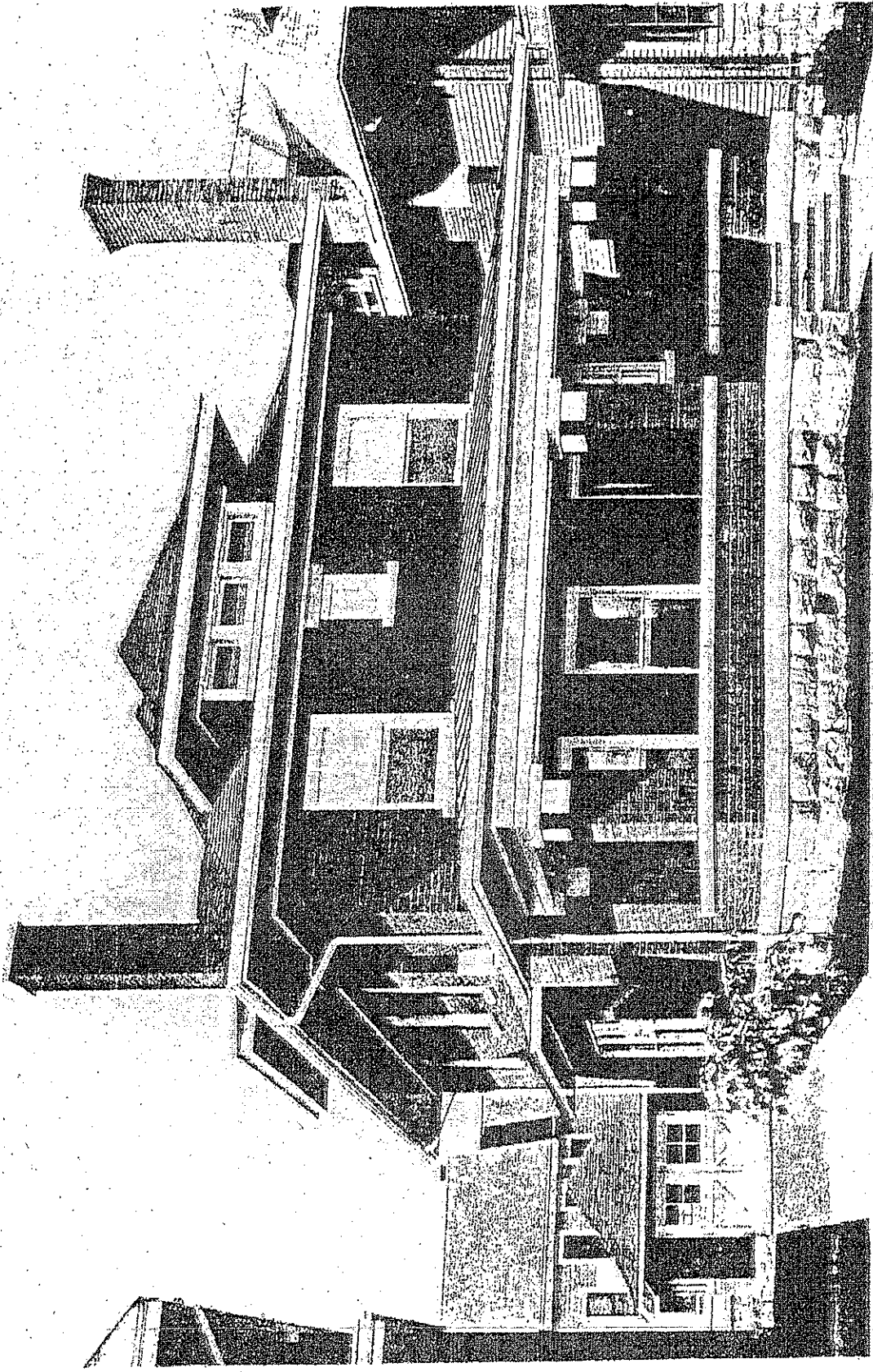
Suppose, for example, you were to build a fine six thousand dollar home on one of our lots, would you want somebody with freak ideas to put up a house next to yours that would be detrimental to your property?

It is just to safeguard you and to make University Park one beautiful harmonious unit, that the owner holds this restriction in his hands, and no one need do more than to walk through University Avenue in order to see the beneficent results that have already come from it. With houses upon less than one-half the lots, University Avenue is now one of the most striking and handsome streets in the whole city, and it gives promise of being surpassed by none.

## NEW NIAGARA FALLS BOULEVARD

Beginning at Main Street and running the whole length of University Park is the new Niagara Falls Boulevard. This is a magnificent thoroughfare seventy-four feet wide at this point, sloping away gradually towards the

UNIVERSITY TRAX HV



RESIDENCE NO. 3 UNIVERSITY AVENUE

Designed by W. H. Hutton, Seattle, Wash. Co., Architects

1917

UNIVERSITY TRACT 110

open country. This is one of the most famous and most traveled of highways. Tourists by automobile between the East and West will invariably seek this wide, brick-paved boulevard, and soon it will become a thoroughfare known from Maine to California. Flanking its forty-foot roadway on each side will be a seventeen-foot strip of green grass and shrubs and shade trees, then the broad sidewalks and beautiful lawns. When all the boulevard improvements are fully completed, the vista, as one turns into it from Main Street, will be one of such beauty as to impress itself on the memory. There are but a limited number of lots fronting on the Niagara Boulevard and lucky indeed will be those who are so fortunate as to locate their homes here.

## BUY FROM THE OWNER

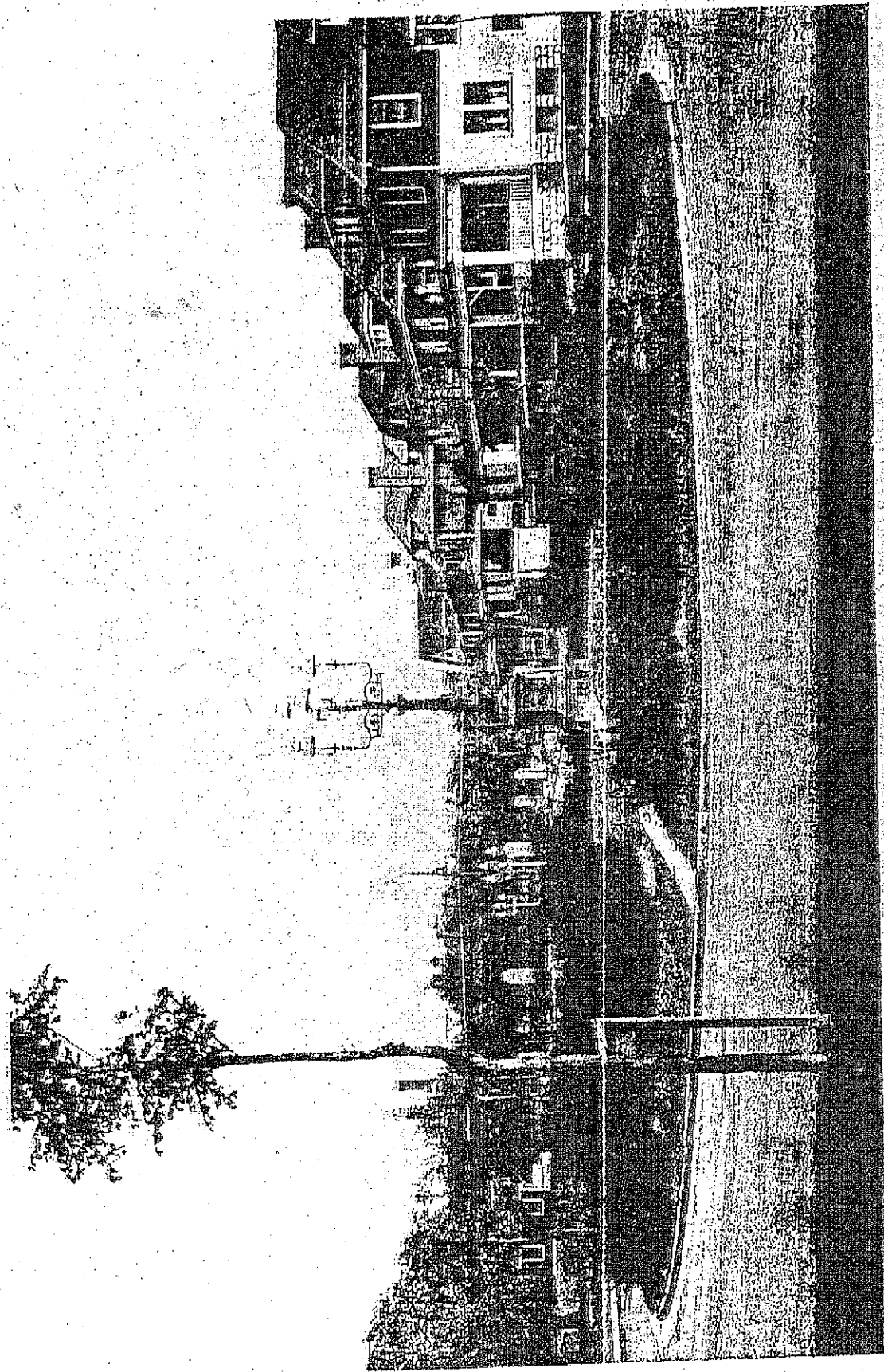
Why not have a home of your own in University Park? It is much better than to go on paying rent. Real estate here will continue to advance in price for the next twenty years. Here it is away from all factory smoke, away from all railroads, on the most direct and best served street-car line in the city. Not one single objectionable feature can be raised against University Park. The prices at which lots are selling are so low that one may almost wonder how such a splendid property can be marketed at these figures. But the reason is simply stated in the beginning of this booklet. University Park is an old homestead. For many years it was used for farm purposes, as is evidenced by the fine old orchard still on the property, and now the city has grown to it and beyond it. This accounts for the low prices. You buy at first hand, as it were, and consequently you buy cheap. And in buying from the owners you save, too, the money that usually goes into commissions and large advertising expenditures.

Just look over University Park; then compare it and the prices with any other section, and we know you will buy here. For the man with from \$4,500 to \$15,000 to spend on a home this is a proposition worthy of close investigation. If you have not all the money needed, bank loans, on account of the desirable location and character of the property, may be made on very favorable terms.

It will not be many years before there will be a magnificent University, with its beautiful buildings and broad campus, directly opposite University Park. Hundreds of thousands—possibly millions of dollars, will be spent in erecting and beautifying the University buildings and grounds, all of which will tend to make your home here more desirable and more valuable.

While University Park will comprise residences only, there is on Main Street, but two blocks distant, a business

UNIVERSITY CIRCLE



LOOKING EAST FROM UNIVERSITY CIRCLE TOWARD MAIN STREET

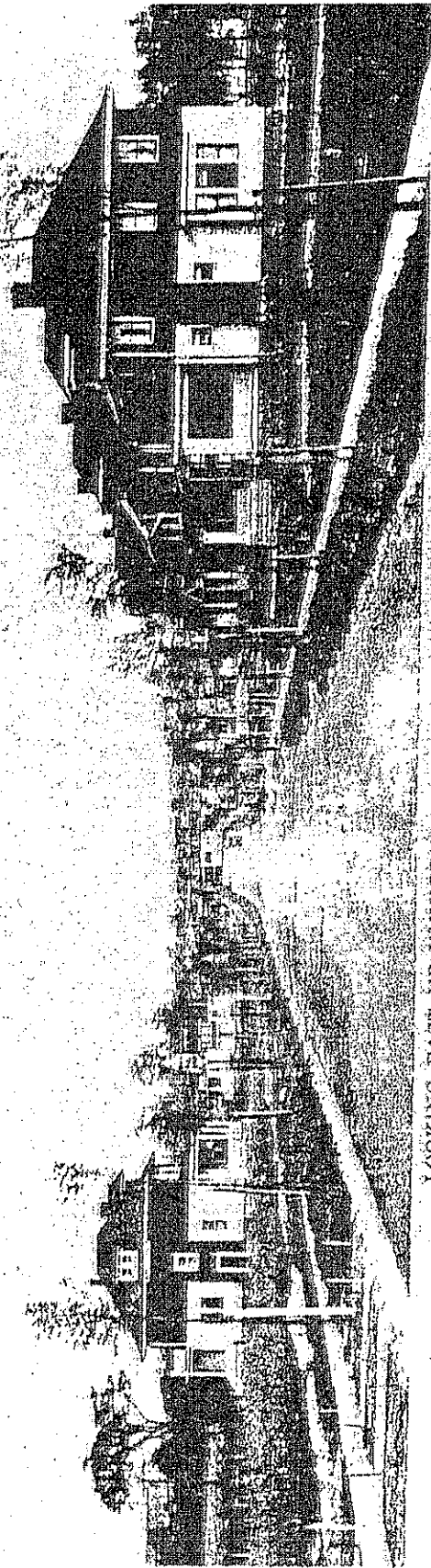
[1917]

UNIVERSITY PARK

center, far enough away, yet perfectly convenient for shopping, including groceries, meat market, department store, drug store, bakery, men's furnishings, etc.

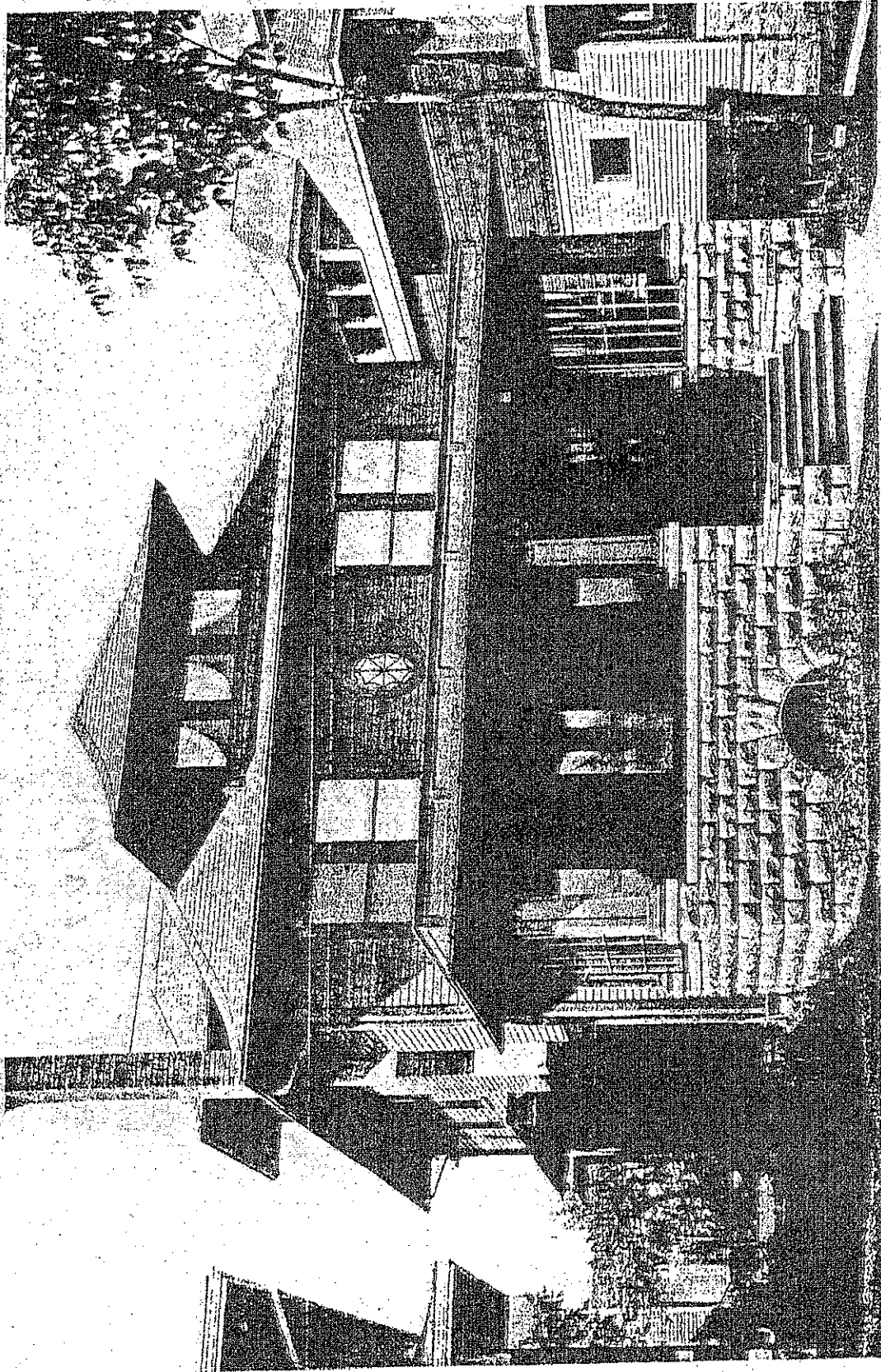
To make University Park an ideal place for your home, a place accessible to most men and yet of a quality and character heretofore available only to men of considerable wealth—this has been for years the dream of its owner. He has spent his time and thought and money on this ideal; and what he has dreamed is being accomplished.

If it is your ambition to make a home for your family that shall be up to your highest ideals, if you would surround those you love with beauty and refinement, if you would have them enjoy and take pride in the home you provide for them, come and see what University Park has to offer you. Come and talk with Mr. Huck and hear all of his plans for the splendid future of this beautiful Park. Learn how reasonably you can establish a home here which you and your family will not only love, but which will continue to grow in value for many years to come. Then compare it with anything you can find in or about the city of Buffalo and we know your verdict will be: "We'll have our home in University Park."



LOOKING EAST UP UNIVERSITY AVENUE FROM KENMORE AVENUE

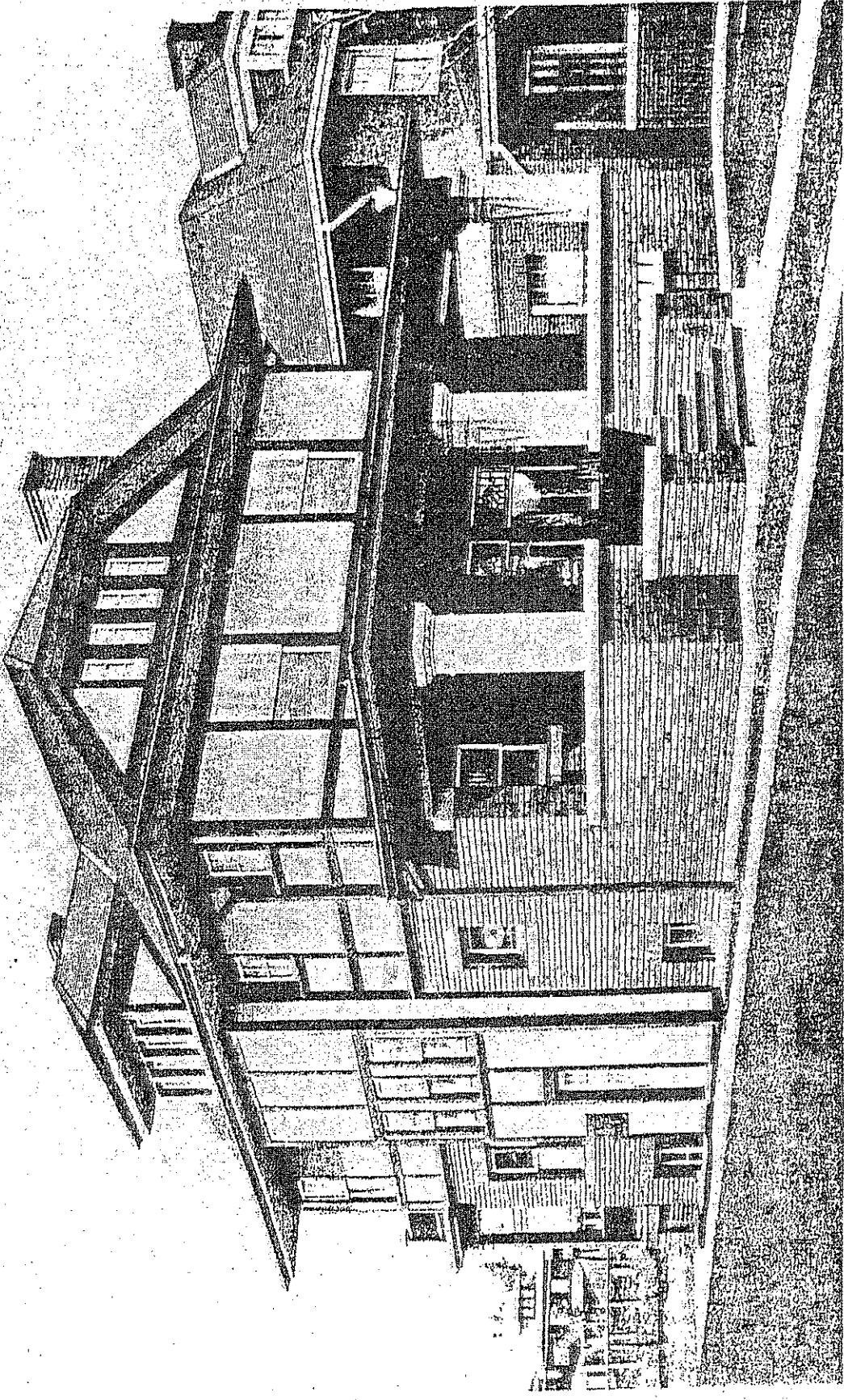




RESIDENCE NO. 2 UNIVERSITY AVENUE

PLATE II

University

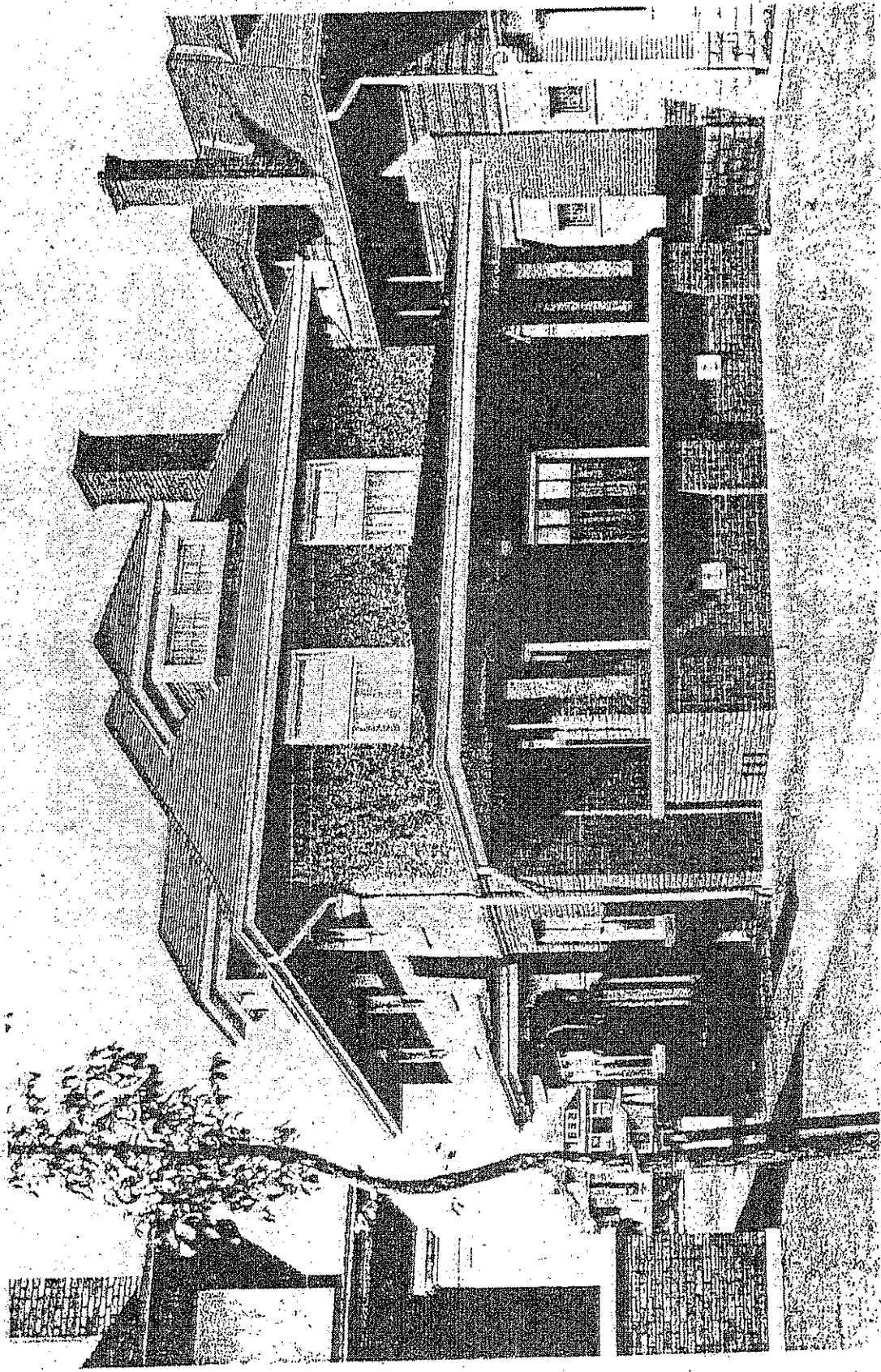


Garman

RESIDENCE NO. 21 UNIVERSITY AVENUE  
DESIGNED BY W. S. BRUSH AND J. W. STEPHENS

F. 19 7

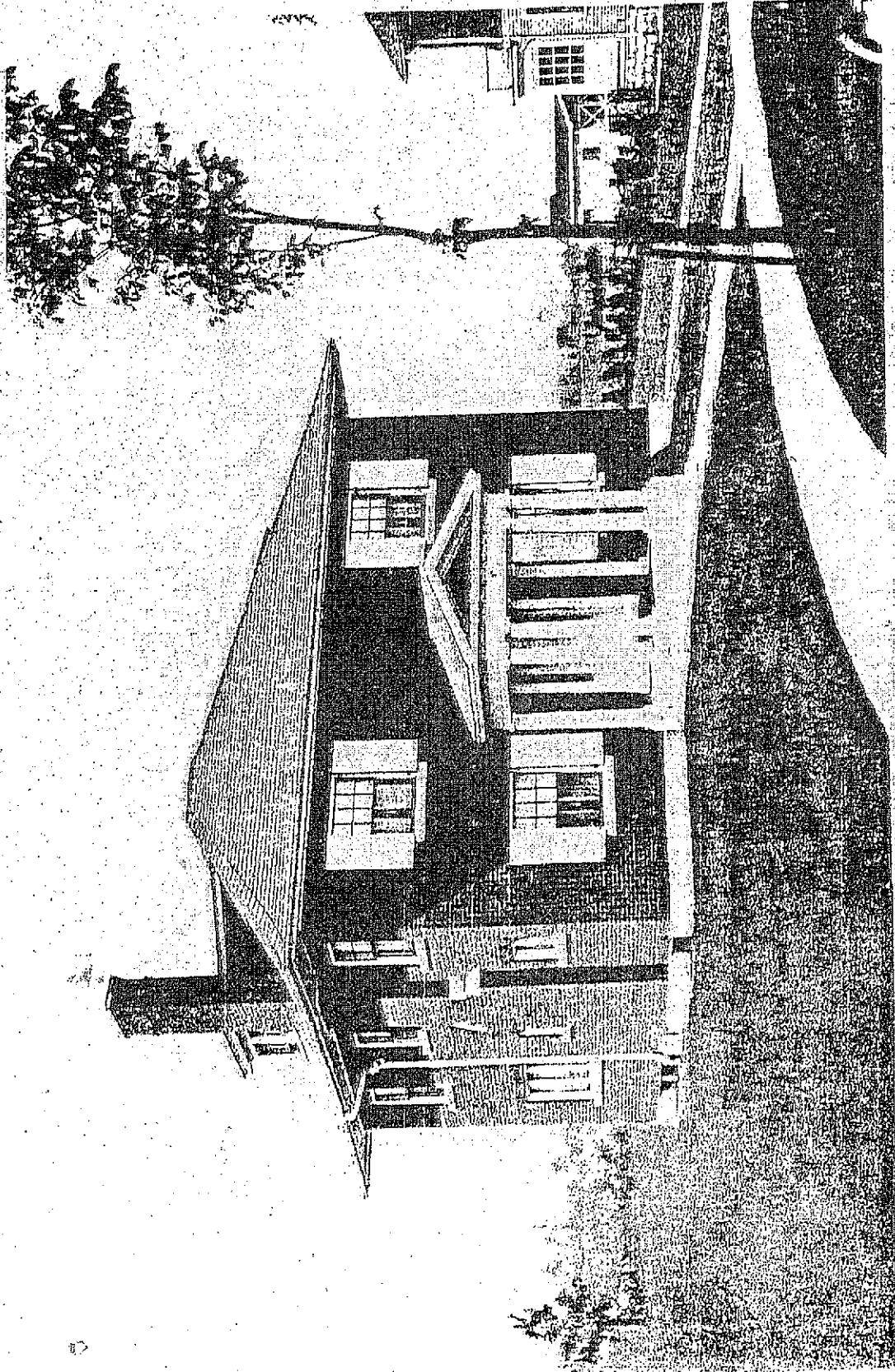
UNIVERSITY



RESIDENCE NO. 26 UNIVERSITY AVENUE

Designed by W. S. Beckwith-Swain Co., Architects

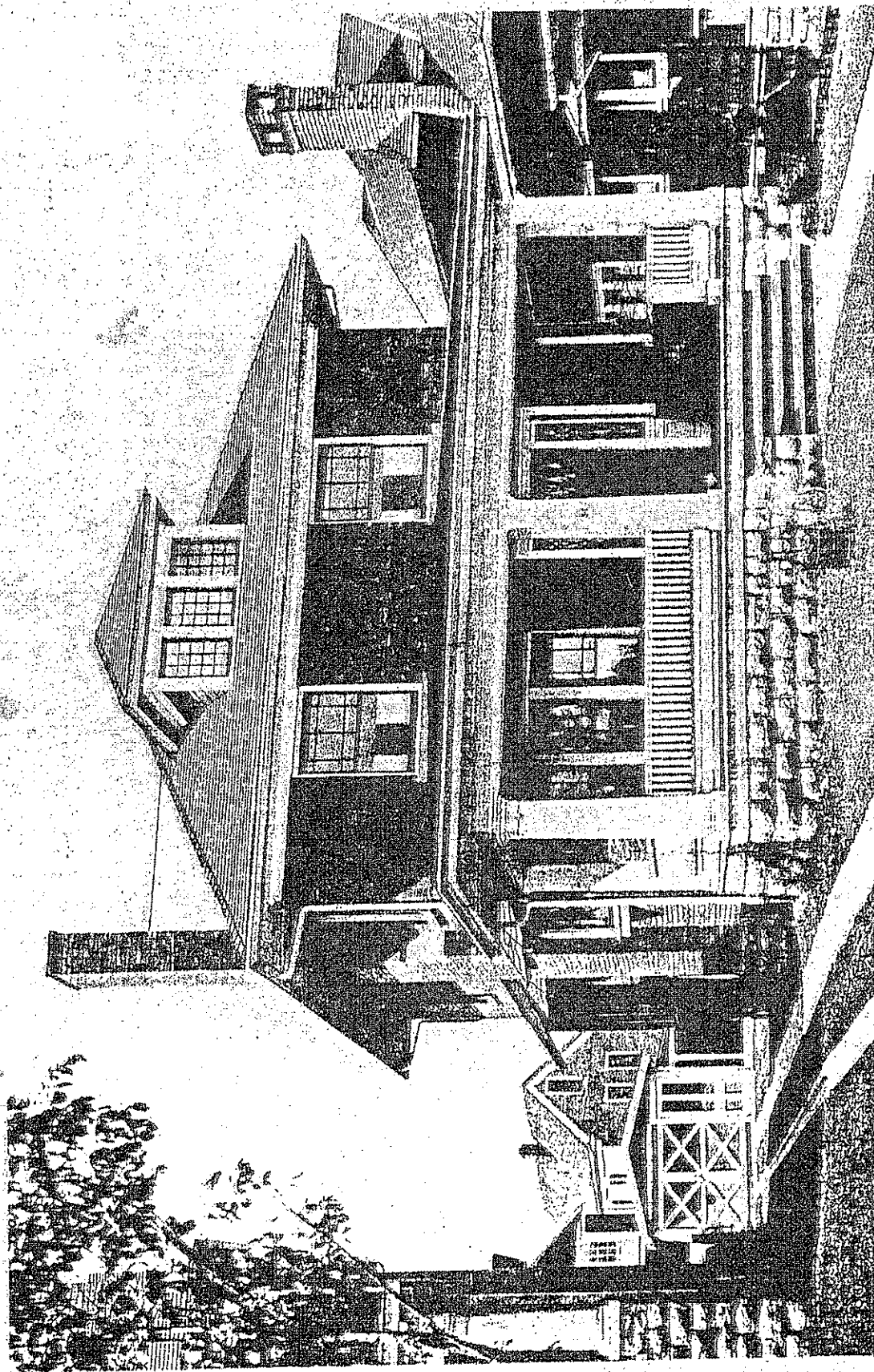
University Park HD



RESIDENCE NO. 30 UNIVERSITY AVENUE

[ 14 ]

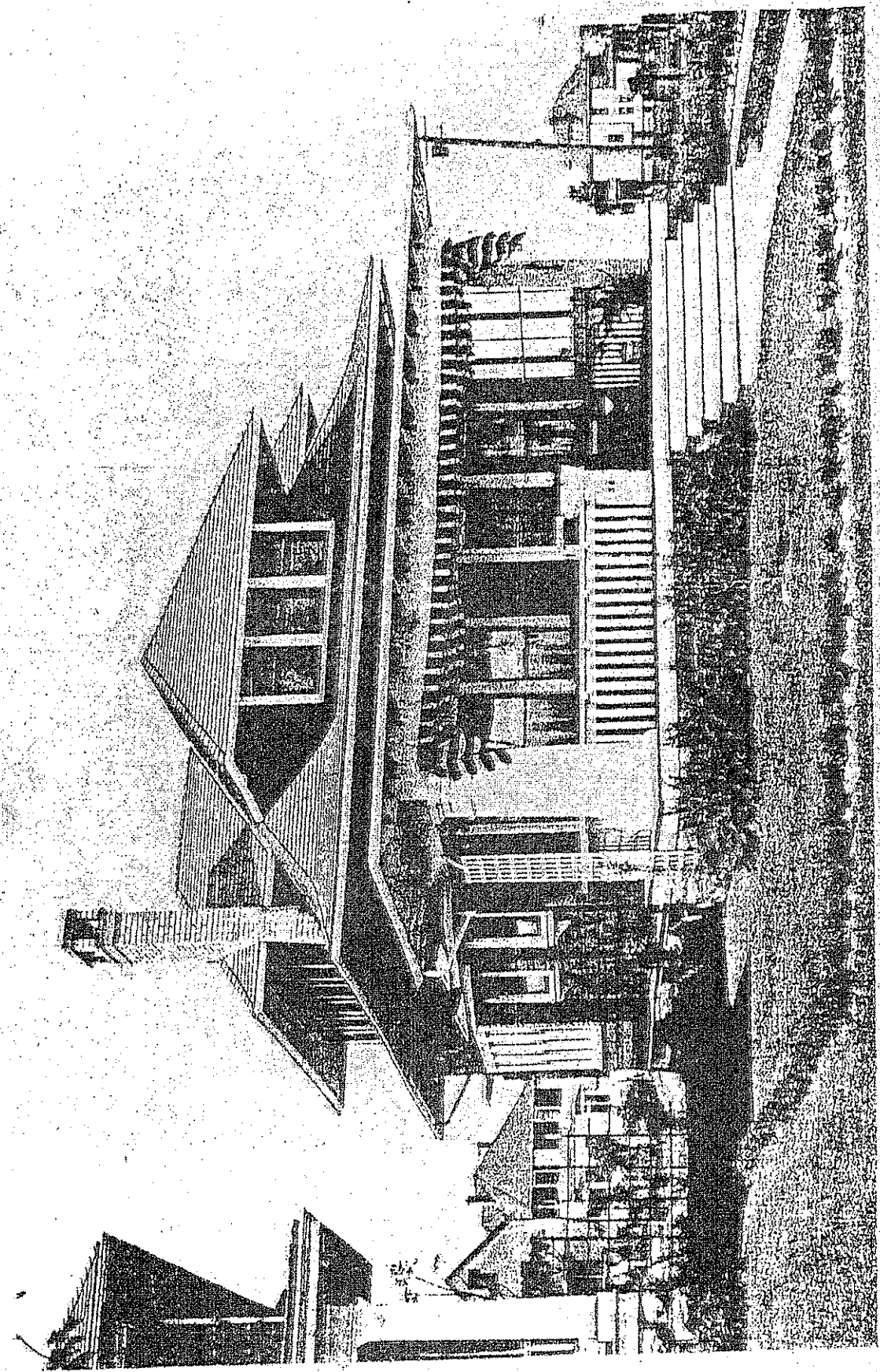
University Park, Pa.



RESIDENCE NO. 54 UNIVERSITY AVENUE

[ 15 ]

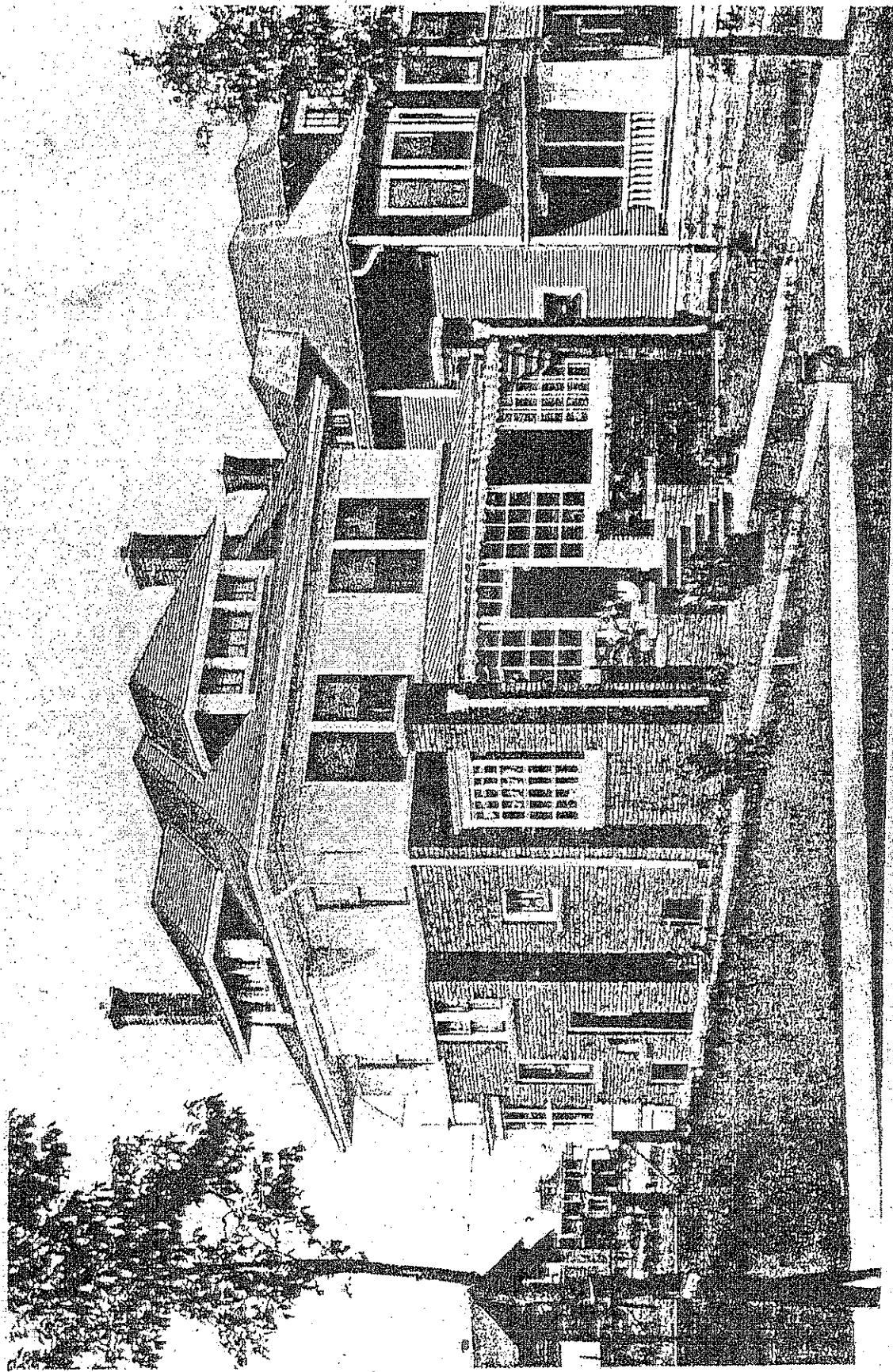
UNIVERSITY AVENUE



RESIDENCE NO. 88 UNIVERSITY AVENUE

L 16 3

UNIVERSITY PARK TUD.



RESIDENCE, NO. 10 UNIVERSITY AVENUE  
Designed by W. S. LUTHER, South City, St. Louis

17

UNIVERSITY PARK, ILL.

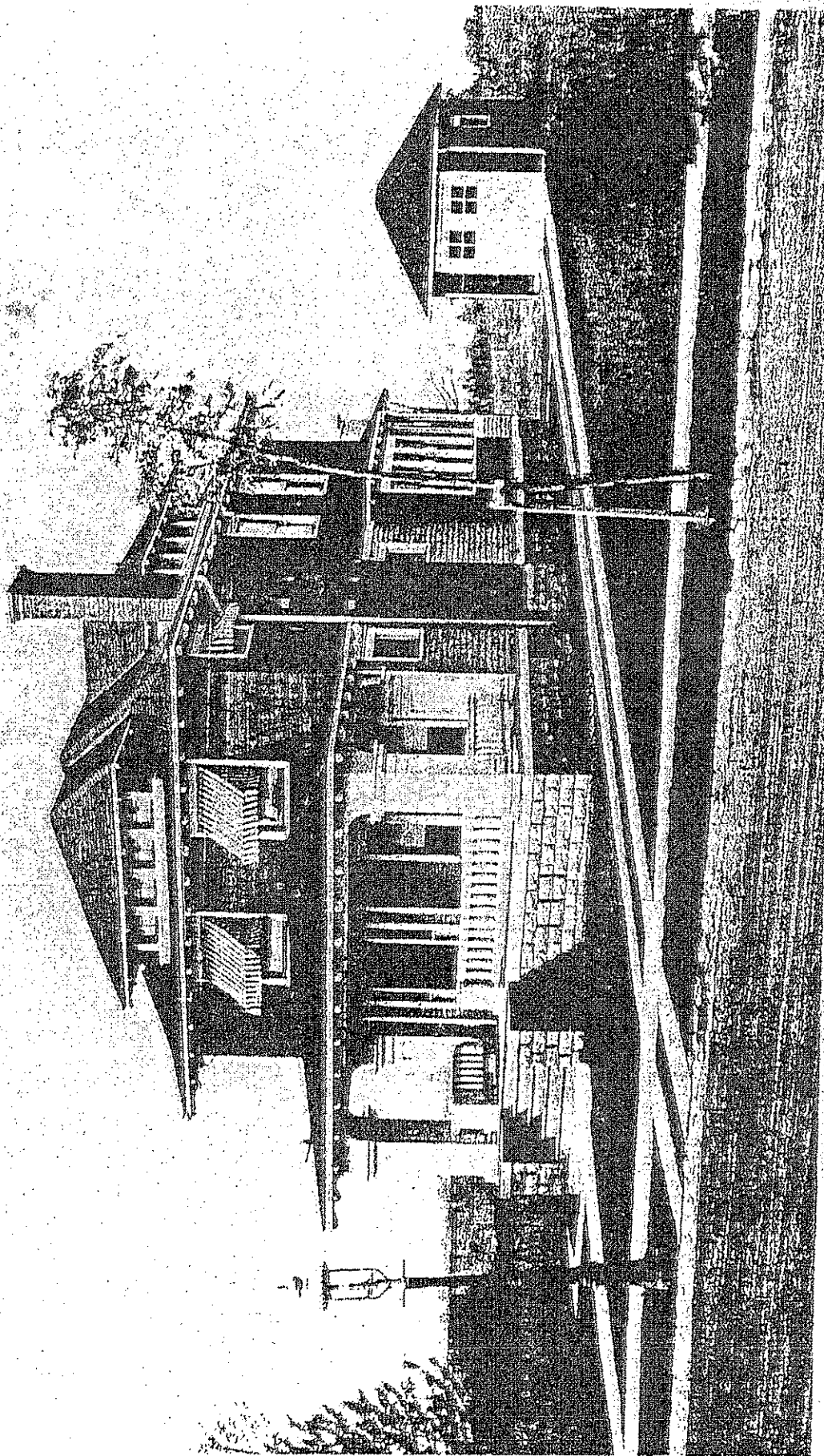


LOOKING SOUTHWEST ACROSS UNIVERSITY CIRCLE

[ 18 ]



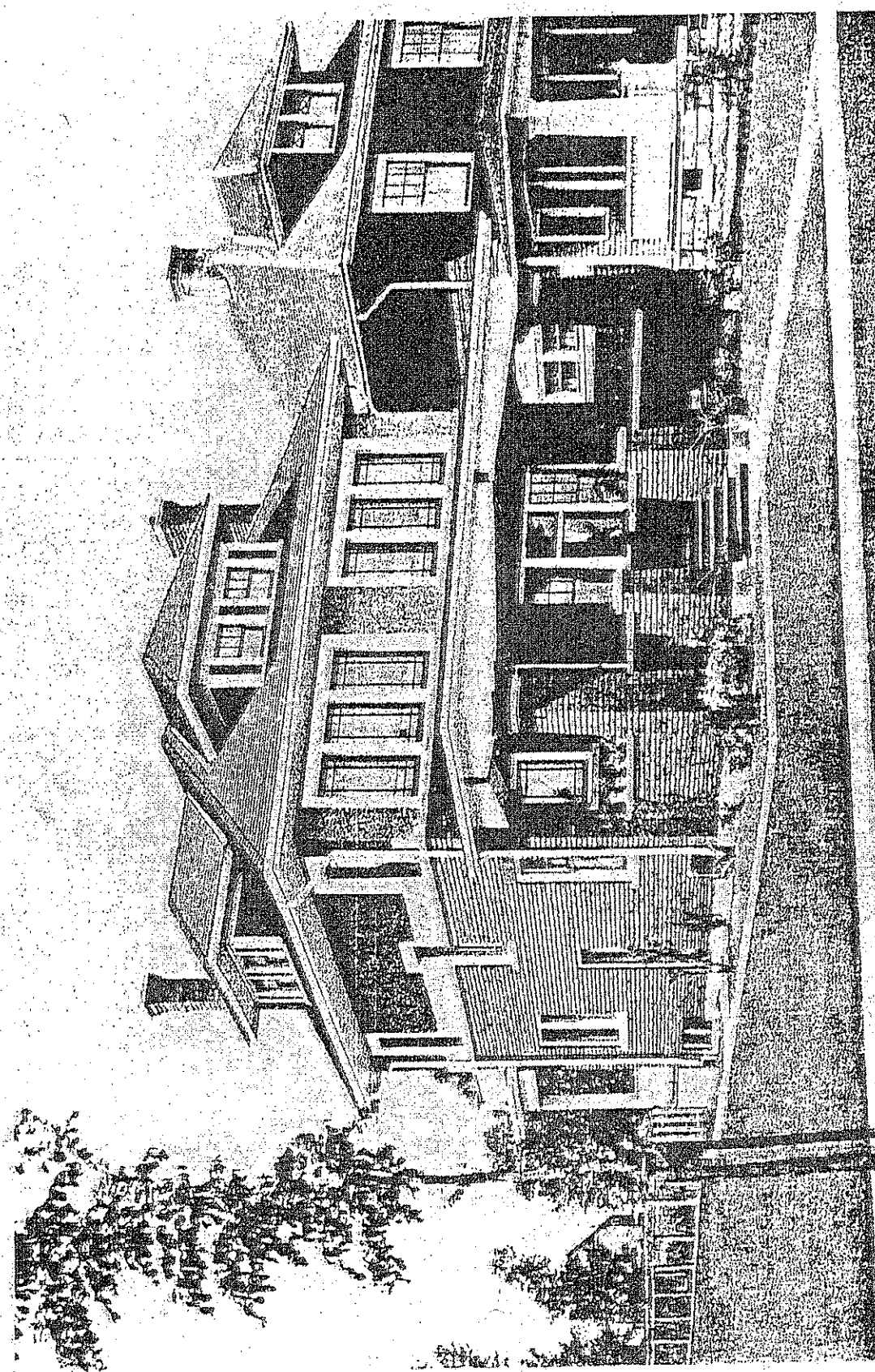
See view



RESIDENCE NO. 43 UNIVERSITY AVENUE  
Designed by W. & Berard Smith Co. Architects

[ 19 ]

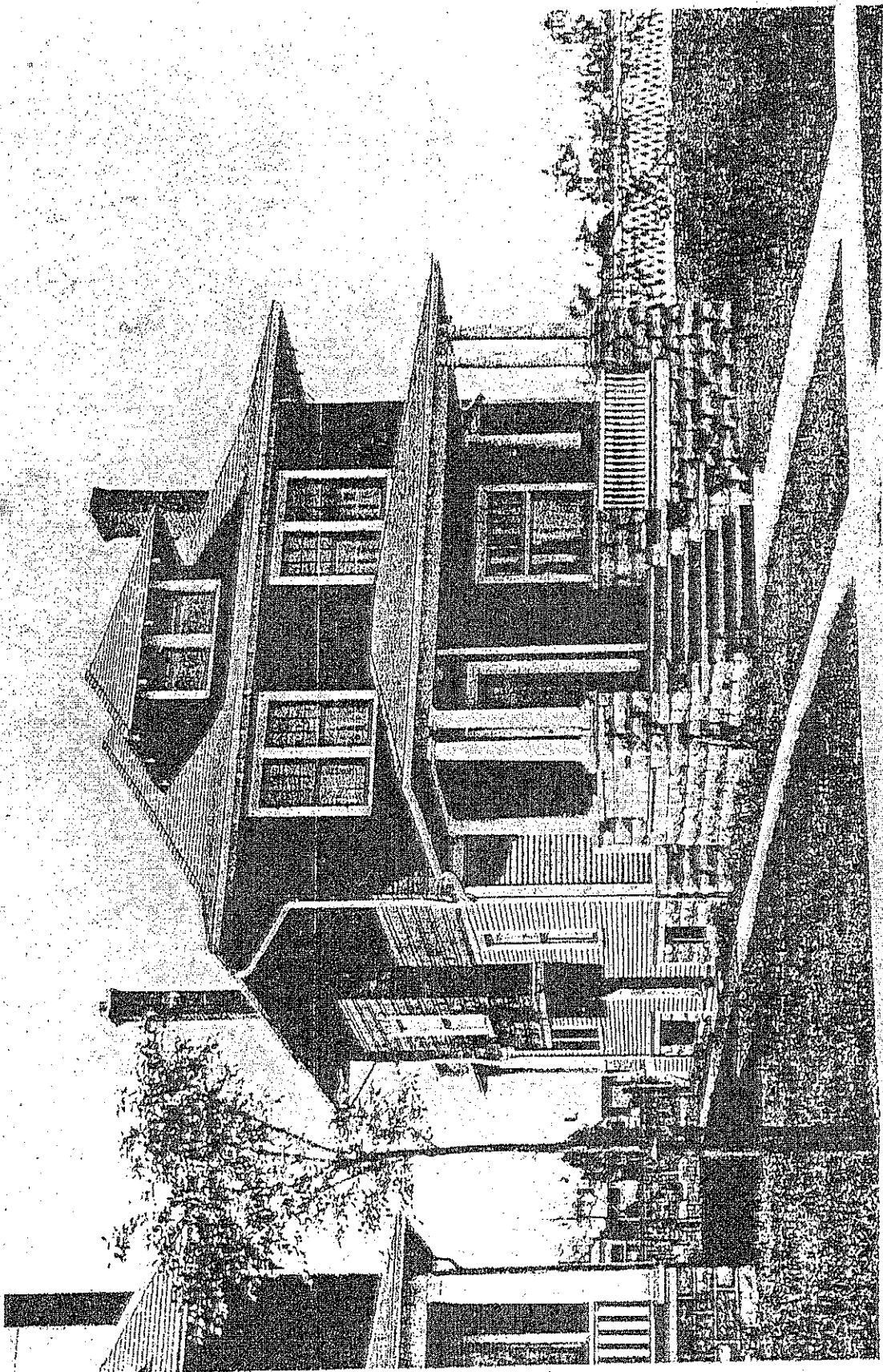
University Avenue 1912



RESIDENCE No. 120 UNIVERSITY AVENUE

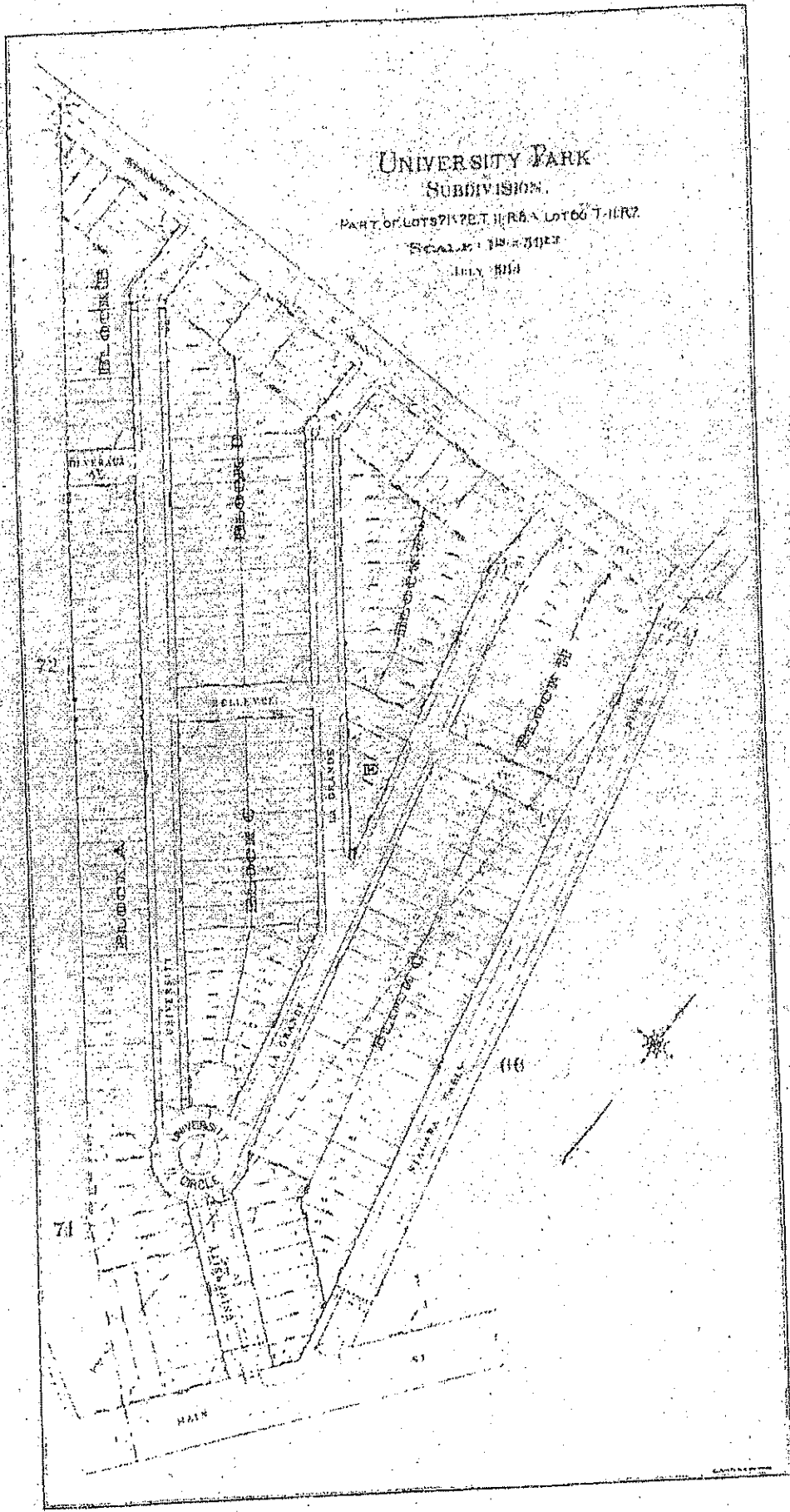
[ 20 ]

University town in



RESIDENCE No. 140 UNIVERSITY AVENUE  
Designed by W. S. Brackett, B.S. in C.E., Worcester, Mass.

University Park HMD



THE MATTHEWS HORTHURF WORKS, BUFFALO, CLEVELAND AND NEW YORK

1. E 188203 N. 4763229 2. E 1885992 N. 4768201  
3. E 1884104 N. 4763088 4. E 1881180 N. 4762752  
UNITED STATES S. F. 188050 N. 4762188  
6. E 187697 N. 4762217  
7. E 188050  
N. 4763246  
501 NORTH TONAWANDA 4 MI  
5270 III SE (TONAWANDA EAST)  
47/30

Erie County, New York  
Buffalo  
Zone 18, Buffalo NE Quad

University Park  
Historic District

