



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 39 Letchworth Avenue

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1895

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input checked="" type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

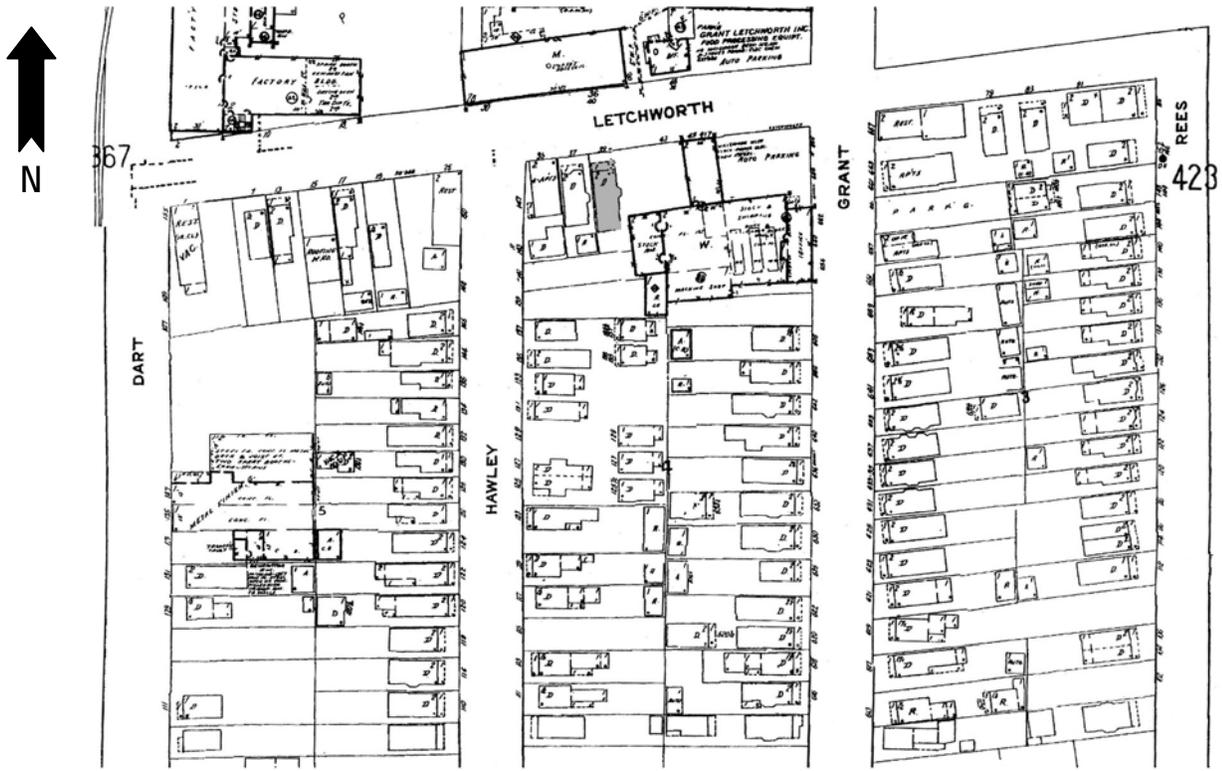
The house at 39 Letchworth Avenue sets on a shortened lot, located on the south side of the street, toward its east end. Letchworth Avenue is a small, east-west, residential street that runs between Dart Street and Rees Street. The property is located in a modest mixed residential area of the extreme north west section of the Grant-Ferry-Forest neighborhood.

A two-and-one-half story, front gabled, frame vernacular residence with Queen Anne styling. It has a rough rectangular plan. The façade has a full-width, shed roof porch with square column supports, solid wood rail, and modest cornice space. The main entrance is located in the east bay of the façade. The second floor façade has a polygonal oriel in the west bay flush beneath the slightly projecting gable end. A two-story projecting, polygonal bay is visible on the east elevation flush beneath the overhang of a slightly protruding gabled dormer. Exterior wall fabric is clapboard with wood shingle. Fenestration is one-over-one double-hung wood sash and fixed. A recessed paired window accents the pent enclosed gable end. Additional detailing includes modest corner trim and exposed rafter tails.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 39 Letchworth Avenue is significant as a good representative example of two-and-one-half story, front gabled, frame vernacular residence with Queen Anne styling. Built for B. Lesaman. Less styled than some, this double house is typical of lower to middle class, urban living at the turn of the century in Buffalo on the West Side.

MAP: Sanborn Map (Revised 1986) – Plate 368



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-25)





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P.O. BOX 189, WATERFORD, NY 12188
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OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 22 Livingston Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1895

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

(See following pages)

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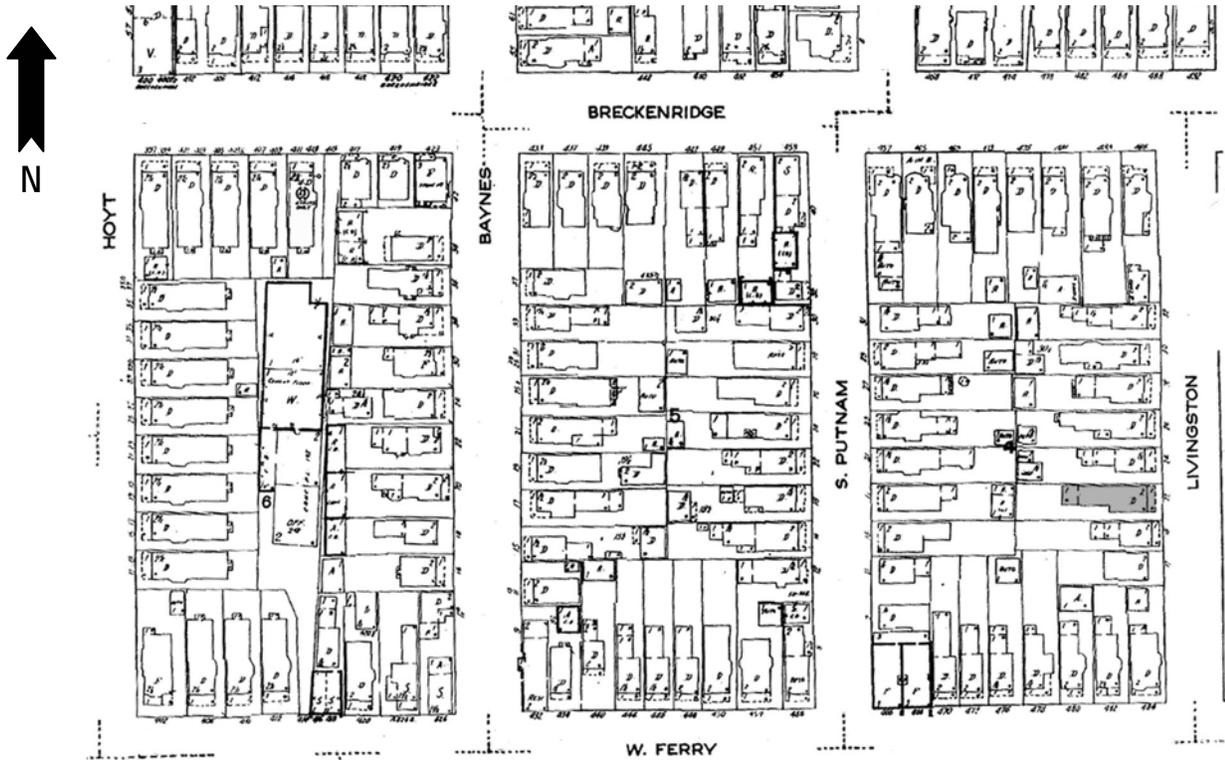
The house at 22 Livingston Street is set on a standard lot, located on the west side of the street, toward the south end of the block between West Ferry Avenue and Breckenridge Street. Livingston Street is a , north-south, residential street that runs between West Ferry Avenue and Lafayette Avenue. The property is located in a residential area of the south east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, front gabled, urban, frame residence with Queen Anne styling. It has a rough ell plan, with a rectangular main block and a narrowed rear extension. The façade has a full-width porch with ¾-height grouped column supports set on flared wood piers that flow into the solid decoratively shingled wood rail, flat frieze and entry stair to the north. The main entrance is located in the north bay of the façade. A paired window grouping occupies the south bay. The second floor façade has an open porch with 1/2-height square wood posts, open rail, and a porch entrance in the south bay as part of the projecting polygonal oriel that sets flush beneath the projecting front gable end. Exterior wall fabrics are clapboard and decorative wood shingle. Fenestration is one-over-one double-hung wood sash and fixed. A Palladian window grouping punctuates the pent enclosed gable end. Brick chimneys rest on the central ridge. Additional architectural details include corner boards, modest cornice trim, and lookout rafters.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 22 Livingston Street is significant as a good representative example of a two-and-one-half story, front gabled, urban, frame residence with Queen Anne styling. Urban vernacular structures and modestly styled doubles of varying Queen Anne influence, such as this, were common housing for lower to middle class families in the late nineteenth and early twentieth centuries on the West Side.

MAP: Sanborn Map (Revised 1986) – Plate 358



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-26)





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OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 23 Livingston Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1895

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

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The multiple-family house at 23 Livingston Street is set on a standard lot, located on the east side of the street, toward the south end of the block between West Ferry Avenue and Breckenridge Street. Livingston Street is a north-south, residential street that runs between West Ferry Avenue and Lafayette Avenue. The property is located in a residential area of the south east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

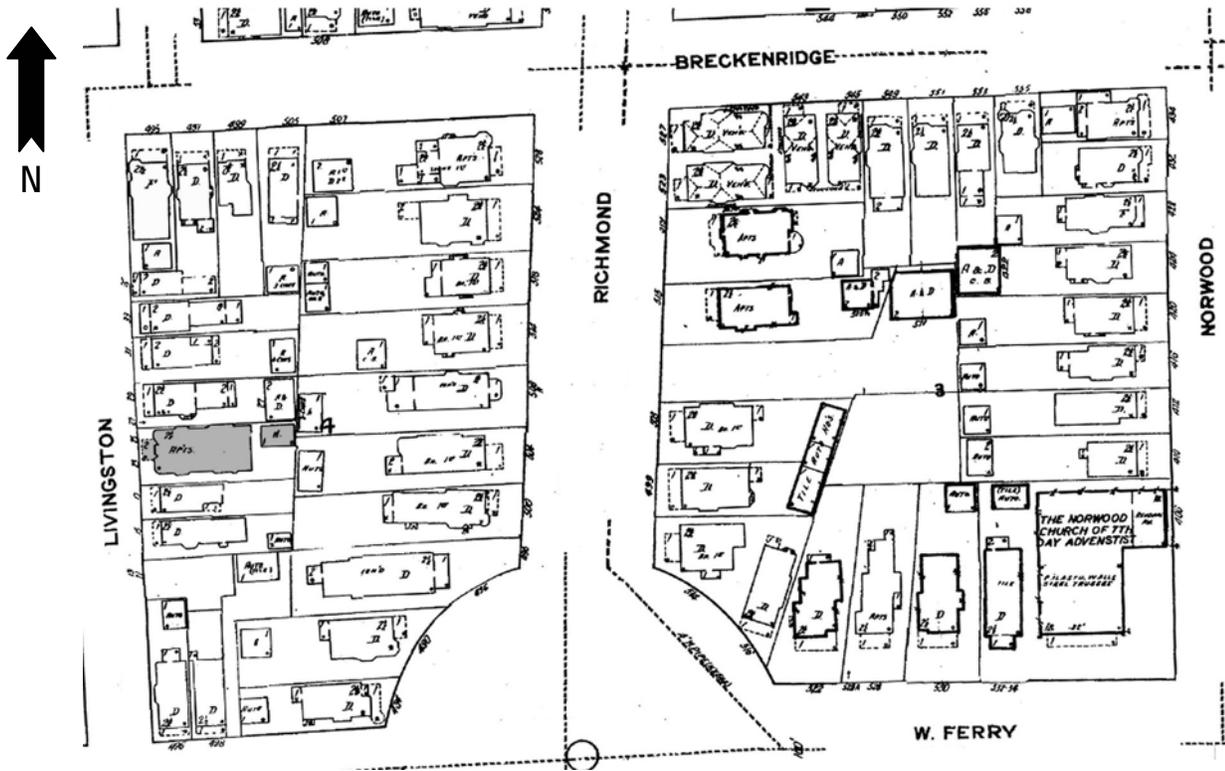
A two-and-one-half story, hipped roof, urban, frame residence of a mixed Colonial, free classic Queen Anne styling. It has a rough rectangular, symmetric plan and is set on a stone foundation. The façade has a ½-width, centered, tiered, full-height, pedimented open porch with square columns and wide frieze with entablature; the first story has an decorative open wood rail; the second story has solid clapboard rail; the pediment is punctuated by an oval oculus window. The main entrance with elaborate enframement is centered on the façade beneath the porch. The side bays of the façade are dominated by matching two-story polygonal bays flush beneath the eaves. A row of three gabled dormers punctuate the north and south roof slopes. Two small, symmetric, two-story, protruding bays flush beneath the eave accent the north and south elevations. Exterior wall fabric is wood clapboard. Fenestration is simple and symmetric with one-over-one double-hung wood sash and fixed windows. Additional detailing includes large corner pilasters, front frieze and cornice.

A garage occupies the north rear corner of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 23 Livingston Street is significant as a good representative example of a two-and-one-half story, hipped roof, urban, frame residence of a mixed Colonial, free classic Queen Anne styling. Notable full-height porch. Built as a frame apartment building. Modestly styled urban singles and doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the late nineteenth and early twentieth centuries on the West Side.

MAP: Sanborn Map (Revised 1986) – Plate 359



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-27)





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P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 32 Livingston Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1905

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

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The single-family house at 32 Livingston Street is set on a standard lot, located on the west side of the street, at the north end of the block between West Ferry Avenue and Breckenridge Street. Livingston Street is a north-south, residential street that runs between West Ferry Avenue and Lafayette Avenue. The property is located in a residential area of the south east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

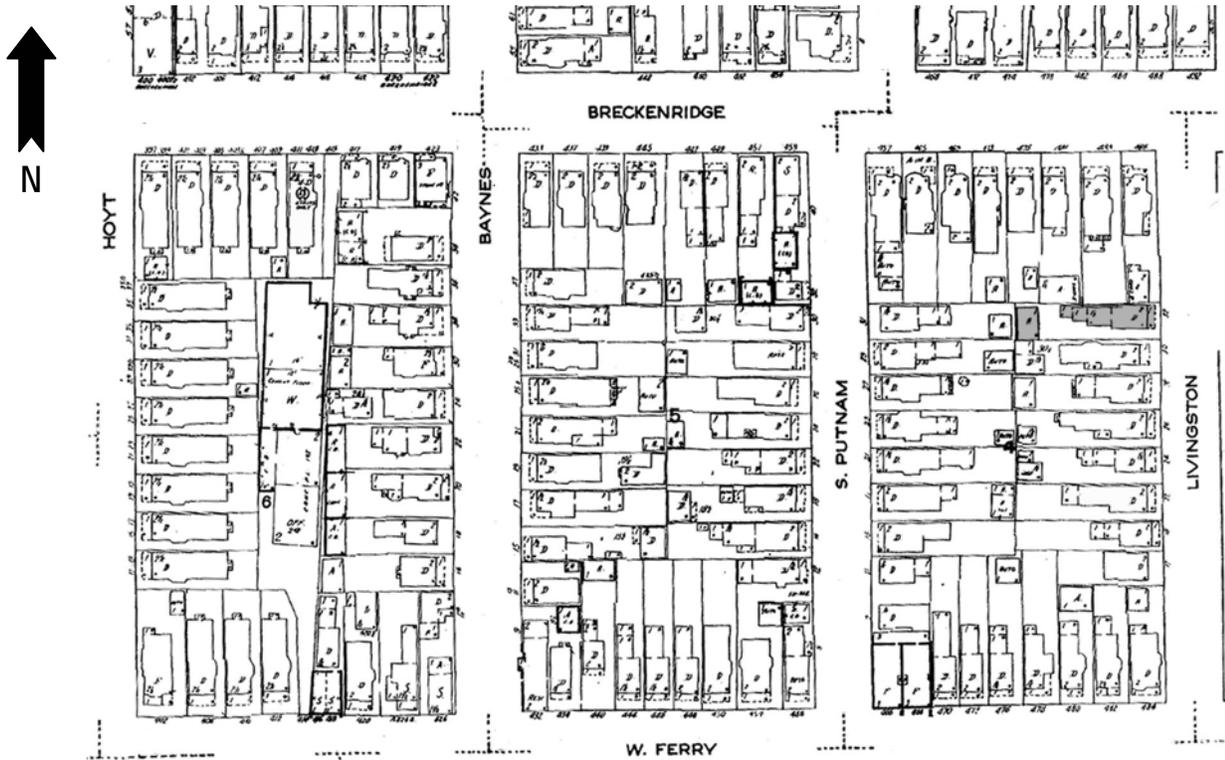
A two-and-one-half story, front gabled, urban, vernacular frame residence with Queen Anne influences. It has a rough rectangular plan with main block and narrowed rear extensions. It is set on a stone and concrete block foundation. The façade has a full-width, hipped roof porch with ¾ Ionic column supports set on decoratively shingled wood piers, open wood rail, decorative molded frieze, and ¼-width pediment over the entry stair in the north. The main entrance is located in the north bay. The façade is distinguished by symmetric tiered fenestration. Exterior wall fabric is wood clapboard and shingle with decorative shingle in the front gable and pediment. Fenestration is one-over-one double-hung wood sash and fixed. A small paired window with latticed panes punctuates the pent enclosed gable end. A brick chimney rests on the central ridge.

A large garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 32 Livingston Street is significant as a good representative example of two-and-one-half story, front gabled, urban, vernacular frame residence with Queen Anne influences. Urban vernacular structures and modestly styled doubles of varying Queen Anne influence, such as this, were common housing for lower to middle class families in the late nineteenth and early twentieth centuries on the West Side.

MAP: Sanborn Map (Revised 1986) – Plate 358



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-28)





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P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 33 Livingston Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1890

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

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Prepared by: Clinton Brown Company Architecture, pc

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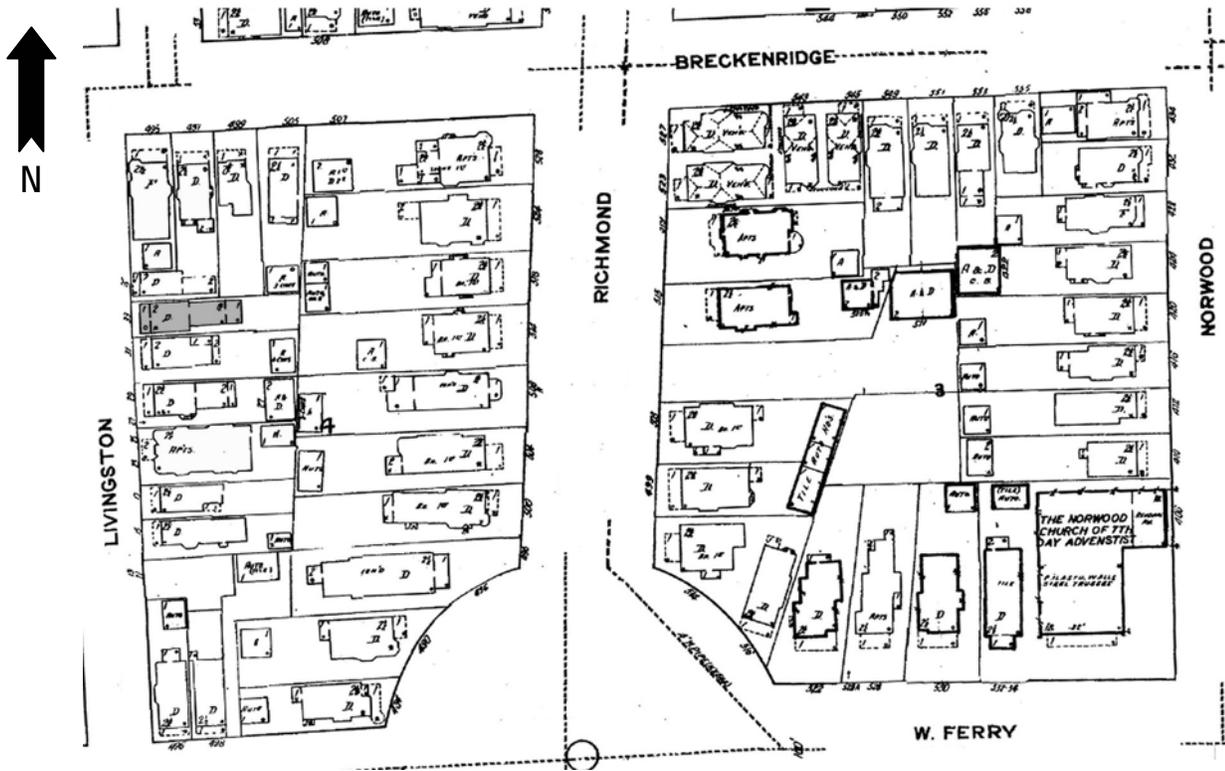
The single-family house at 33 Livingston Street is set on a standard lot, located on the east side of the street, at the north end of the block between West Ferry Avenue and Breckenridge Street. Livingston Street is a north-south, residential street that runs between West Ferry Avenue and Lafayette Avenue. The property is located in a residential area of the south east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A one-and-one-half story, front gabled, urban, vernacular frame residence with Queen Anne influences. It has a slight ell plan with squared main block and narrowed rear block. The façade has a full-width, flat roofed porch with ¾ fluted column supports set on solid shingled wood rail. The main entrance is located in the north bay. A large paired window group occupies the south bay. A paired window with shuttering distinguishes the upper façade. Exterior wall fabric is wood clapboard and shingle with decorative shingle in the front gable peak. Fenestration is one-over-one double-hung wood sash and fixed.

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The building at 33 Livingston Street is significant as a good representative example of a one-and-one-half story, front gabled, urban, vernacular frame residence with Queen Anne influences. The existing structure received this front addition c. 1905. Urban vernacular structures embellished with modest detailing and varying additions, such as this, were fairly common housing for lower to middle class families in the late nineteenth and early twentieth centuries on the West Side.

MAP: Sanborn Map (Revised 1886) – Plate 359



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-29)





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P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 35 Livingston Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1905

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

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Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

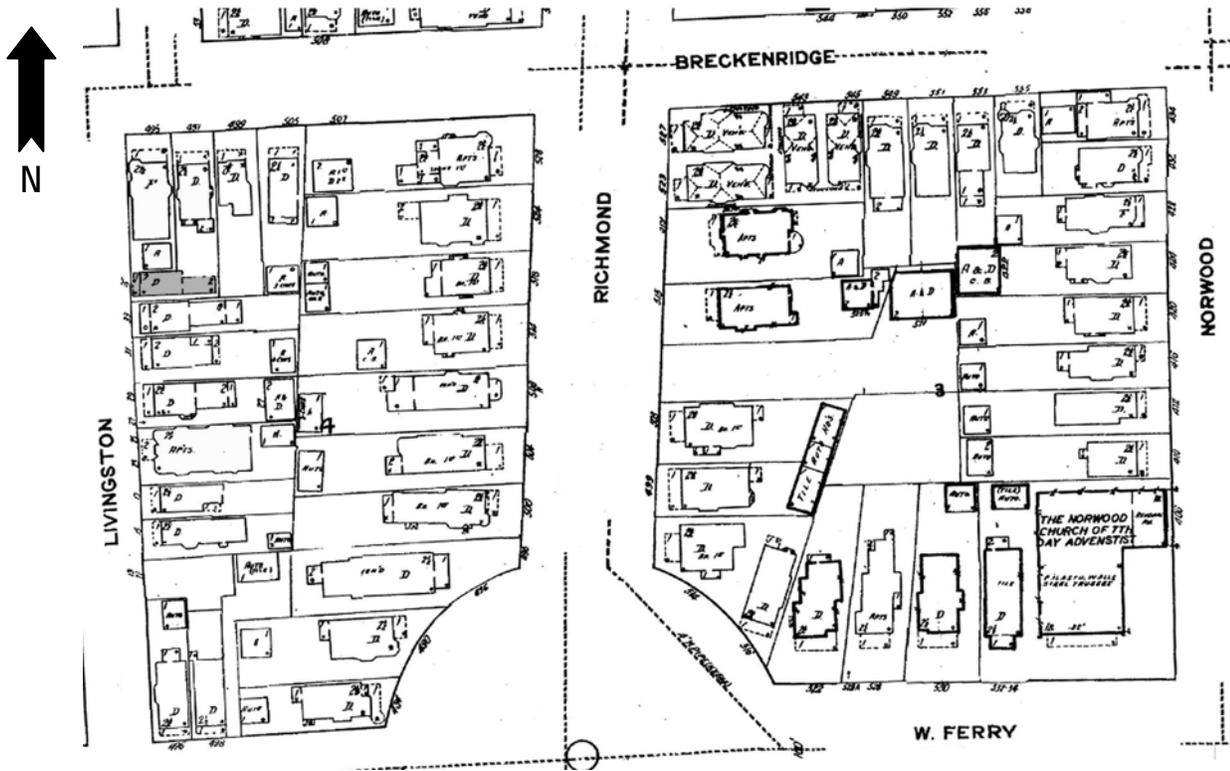
The two-family house at 35 Livingston Street is set on a shortened lot, located on the east side of the street, at the north end of the block between West Ferry Avenue and Breckenridge Street. Livingston Street is a north-south, residential street that runs between West Ferry Avenue and Lafayette Avenue. The property is located in a residential area of the south east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-story, front gabled, urban, vernacular frame residence with Queen Anne influences and detailing. It has a rough rectangular plan with main block and narrowed rear extension. It is set on a rusticated concrete block foundation. The façade has a full-width, shed roof porch with ¾-height turned post supports set on a solid wood rail, decorative spindled frieze, with ornamental bracketing, and entry stairway to the south. The paired main entrance doors are located in the south bay. A large paired window distinguishes the second-story façade. A small window accents the gable peak. Exterior wall fabric is wood clapboard. Fenestration is one-over-one double-hung wood sash and fixed. A brick chimney rests on the north slope.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 35 Livingston Street is significant as a good representative example of a two-story, front gabled, urban, vernacular frame residence with Queen Anne influences and detailing. Notable spindleworked porch. Urban vernacular structures and modestly styled doubles of varying Queen Anne influence, such as this, were common housing for lower to middle class families in the late nineteenth and early twentieth centuries on the West Side.

MAP: Sanborn Map (Revised 1986) – Plate 359



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-30)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 69 Livingston Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1912

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 69 Livingston Street is set on a standard lot, located on the east side of the street, on the block between Breckenridge Street and Auburn Avenue. Livingston Street is a north-south, residential street that runs between West Ferry Avenue and Lafayette Avenue. The property is located in a residential area of the south east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

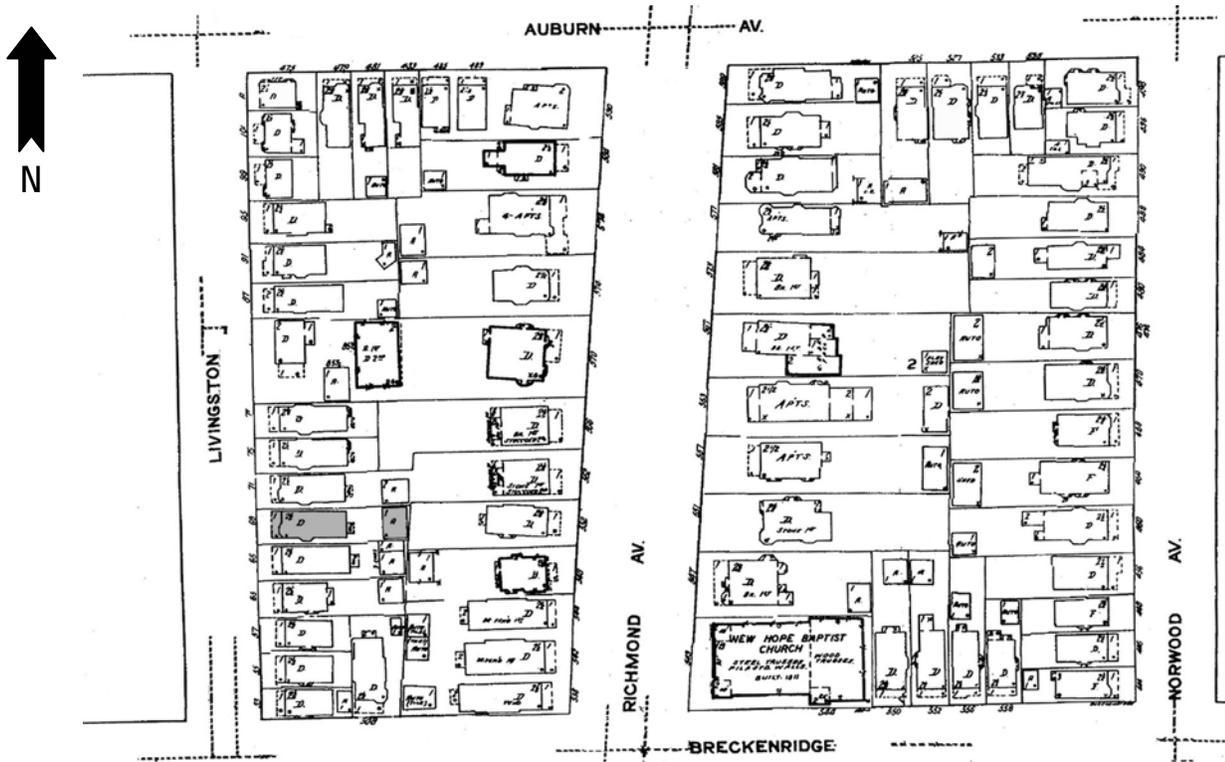
A two-and-one-half story, cross gabled, urban, frame residence of a styled vernacular Queen Anne design. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width porch with square column support, modern metal rail, flat frieze and entry stair to the north. The main entrance is located in the north bay of the façade under the porch within a ½-width enclosed rectangular vestibule. A polygonal bay occupies the south bay. The second floor façade has an open porch with modern metal rail, a porch entrance in the north bay, and a polygonal oriel in the south over the lower bay flush beneath the slightly projecting front gable end. A two-story protruding, polygonal bay is visible on the south elevation beneath the slightly projecting side cross gable. Exterior wall fabric is clapboard. Fenestration is one-over-one double-hung wood sash and fixed with a small leaded glass window in the vestibule to the east of the doorway. A paired window grouping punctuates the pent enclosed gable end. A brick chimney rests in the southern front roof valley. Additional architectural details include corner pilasters, modest frieze, lookouts, and trim.

A large garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 69 Livingston Street is significant as a good representative example of a two-and-one-half story, cross gabled, urban, frame residence of a styled vernacular Queen Anne design. Modestly styled doubles of the prevailing Queen Anne trend, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Two family dwelling built for J. H. Cowie

MAP: Sanborn Map (Revised 1986) – Plate 359



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-31)





HISTORIC RESOURCE INVENTORY FORM

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& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 74 Livingston Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1912

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

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The two-family house at 74 Livingston Street is set on a standard lot, located on the west side of the street, on the block between Breckenridge Street and Auburn Avenue. Livingston Street is a north-south, residential street that runs between West Ferry Avenue and Lafayette Avenue. The property is located in a residential area of the south east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

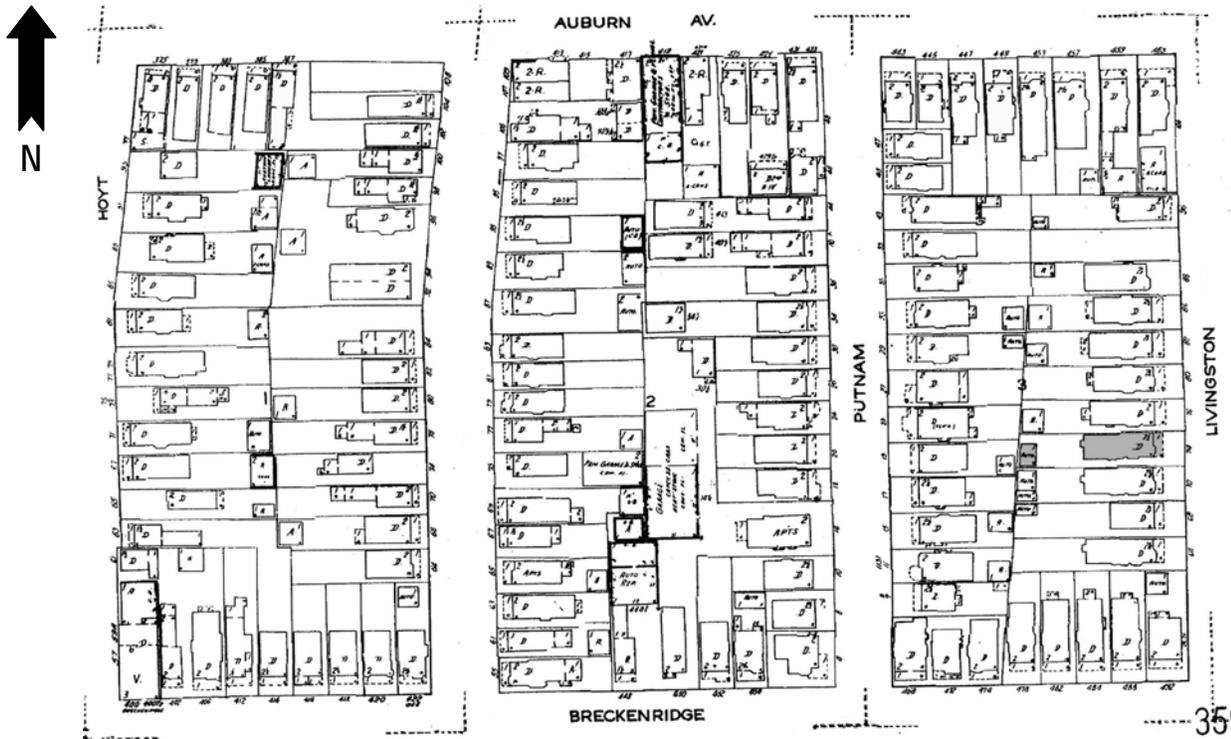
A two-and-one-half story, front gabled, urban, frame residence of a styled vernacular Queen Anne design. It has a rough rectangular plan and is set on a stone foundation. The façade has a 7/8-width porch with clapboard elephantine column support, solid clapboard rail, wide frieze with slight cutout arches, and entry stair to the north. The main entrance is located in the north bay of the façade under the porch within a 1/2-width enclosed rectangular vestibule. A polygonal bay occupies the south bay. The second floor façade has an open porch with modern metal rail and awning supports, a porch entrance in the north bay, and a polygonal oriel flush beneath the slightly projecting front gable end in the south over the lower bay. A two-story protruding, rectangular bay is visible on the south elevation beneath the slightly projecting gabled dormer; additional small polygonal protrusion, as well. Exterior wall fabrics are clapboard with decorative shingle in the gable end. Fenestration is one-over-one double-hung wood sash and fixed with a small leaded glass window in the vestibule to the east of the doorway. A paired window grouping punctuates the pent enclosed gable end. A brick chimney rests in the southern front roof valley. Additional architectural details include corner pilasters, modest cornice trim, and exposed rafter tails.

A garage occupies the rear south corner of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 74 Livingston Street is significant as a good representative example of a two-and-one-half story, front gabled, urban, frame residence of a styled vernacular Queen Anne design. Modestly styled doubles of the prevailing Queen Anne trend, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for J. H. Cowie

MAP: Sanborn Map (Revised 1986) – Plate 358



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-32)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

IDENTIFICATION

Property name (if any) _____

Address or Street Location 99 Livingston Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1908

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

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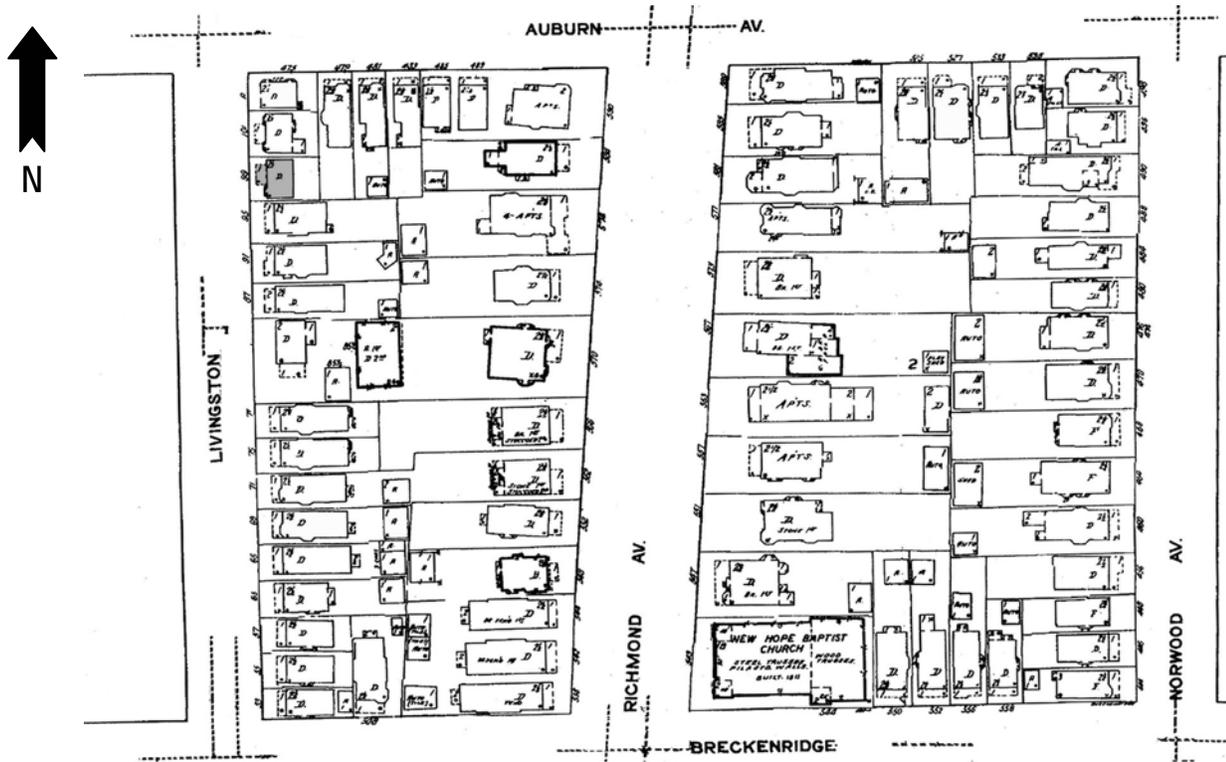
The single family house at 99 Livingston Street is set on a shortened square lot, located on the east side of the street, toward the north end of the block between Breckenridge Street and Auburn Avenue. Livingston Street is a north-south, residential street that runs between West Ferry Avenue and Lafayette Avenue. The property is located in a residential area of the south east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-story, side gabled, urban, frame residence of mixed Colonial revival styling. It has a rectangular plan and is set on a stone foundation. The façade has a 2/3-width open, flat roofed porch to the north, with square column supports, solid wood rail with diamond medallion ornament, and modest frieze and cornice. The sidelighted main entrance is located under the open porch centered on the façade. The south of the façade is occupied by a slight rectangular bay punctuated by a large paired window group. The second floor façade is distinguished by simple symmetric fenestration. Gabled dormers accent the front roof slope. Exterior wall fabrics are clapboard with wood shingle on the upper story. Fenestration is one-over-one, six-over-one, and eight-over-one double-hung wood sash and fixed. A brick chimney sits on the rear slope. Additional architectural details include modest belt course, frieze and cornice, and gable trim.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 99 Livingston Street is significant as a good representative example of a two-story, side gabled, urban, frame residence of mixed Colonial revival styling. Built for Charles G. Hudson. Styled urban singles of varying design, such as this, were typical housing for middle and more modest upper class families in the late nineteenth and early twentieth centuries, though those with heavy Queen Anne influence were most common on the West Side.

MAP: Sanborn Map (Revised 1986) – Plate 359



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-33)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____
Address or Street Location 103 Livingston Street
County Erie Town/City Buffalo Village/Hamlet _____
Owner _____ Address _____
Original use Residential Current use Residential
Architect/Builder, if known _____ Date of construction, if known c. 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

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Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

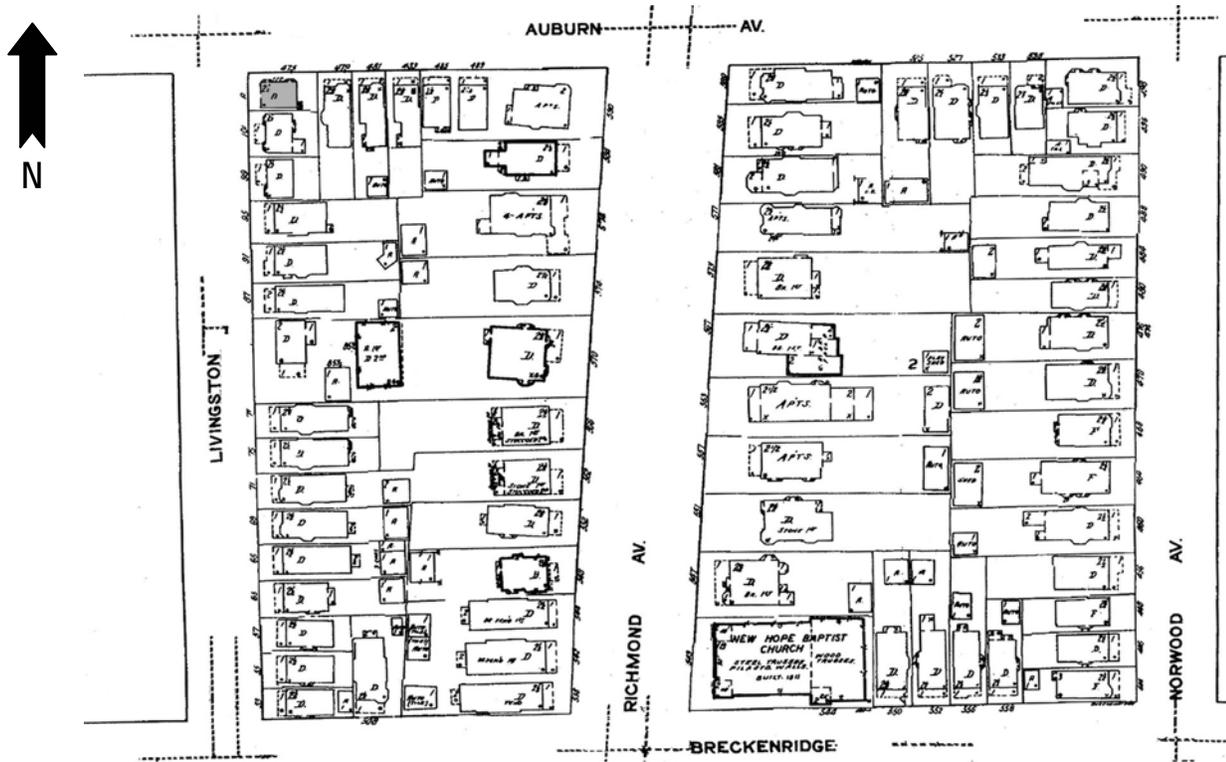
The two-family house at 103 Livingston Street is set on a square corner lot, located on the east side of the street at the southern corner of the Livingston Street and Auburn Avenue intersection. Livingston Street is a north-south, residential street that runs between West Ferry Avenue and Lafayette Avenue. The property is located in a residential area of the south east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, substantial cross gabled, urban, frame residence with mixed period style and design. It has a symmetric rectangular plan and is set on a stone foundation. The façade has a 1/4-width shed roof porch with brick piers that extend to the ground and solid brick rail centered on the rear side cross gabled portion of the residence. The main entrance is centered, beneath the porch. Matching small, first-story, polygonal bays to either side of the porch. A large hipped roof, first-story polygonal bay on the forward front gabled portion of the residence dominates the extreme northern section of the façade. The second floor façade is distinguished by a centered paired window and symmetric fenestration. A shed dormer accents the front slope. The north elevation fronts Auburn Ave. and is comparable to the east façade. A ¼-width pedimented and metal railed entry porch is centered between matching small, first-story, polygonal bays. The second floor is distinguished by a centered paired window and symmetric fenestration. Gabled dormers accent the north roof slope. Exterior wall fabrics are wood clapboard. Fenestration is one-over-one, four-over-one, six-over-one, and eight-over-one double-hung wood sash and fixed. Windows punctuate all gable peaks.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 103 Livingston Street is significant as a good representative example of a two-and-one-half story, substantial cross gabled, urban, frame residence with mixed period style and design. Modestly styled urban singles and doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the late nineteenth and early twentieth centuries on the West Side

MAP: Sanborn Map (Revised 1986) – Plate 359



PHOTOGRAPH: (Grant-Ferry-Forest: R-34; N-29)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 144 Livingston Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1895

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

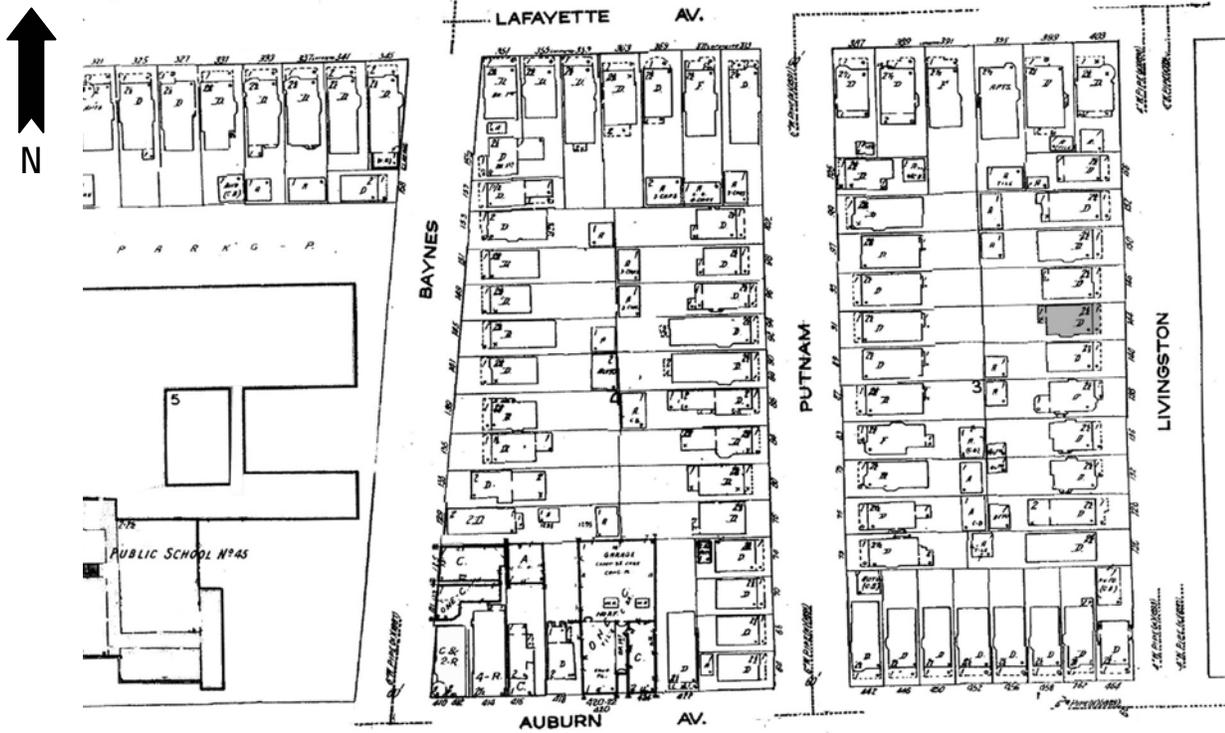
The single-family house at 144 Livingston Street is set on a standard lot, located on the west side of the street, on the block between Auburn Avenue and Lafayette Avenue. Livingston Street is a north-south, residential street that runs between West Ferry Avenue and Lafayette Avenue. The property is located in a residential area of the south east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, cross gabled, urban, frame residence of a modest Queen Anne design. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width porch with $\frac{3}{4}$ -height grouped column support, solid and spindled wood rail, and $\frac{1}{4}$ -width pediment over the entry stair in the north. The main entrance is located in the south bay of the façade. The second floor façade has a polygonal oriel in the south bay flush beneath the slightly projecting gable end. A two-story projecting, polygonal bay is visible on the south elevation beneath the slightly projecting side cross gable. Exterior wall fabrics are clapboard with decorative shingle in the gable end. Fenestration is one-over-one double-hung wood sash and fixed. A recessed triple window grouping punctuates the pent enclosed gable end. A brick chimney rests on the southern front roof slope. Additional architectural details include corner boards, belt course, and exposed rafter tails, and brackets.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 144 Livingston Street is significant as a good representative example of a two-and-one-half story, cross gabled, urban, frame residence of a modest Queen Anne design. Built for William H. Lester. Modestly styled urban singles and doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the late nineteenth and early twentieth centuries on the West Side.

MAP: Sanborn Map (Revised 1986) – Plate 350



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-34)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 147 Livingston Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1896

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

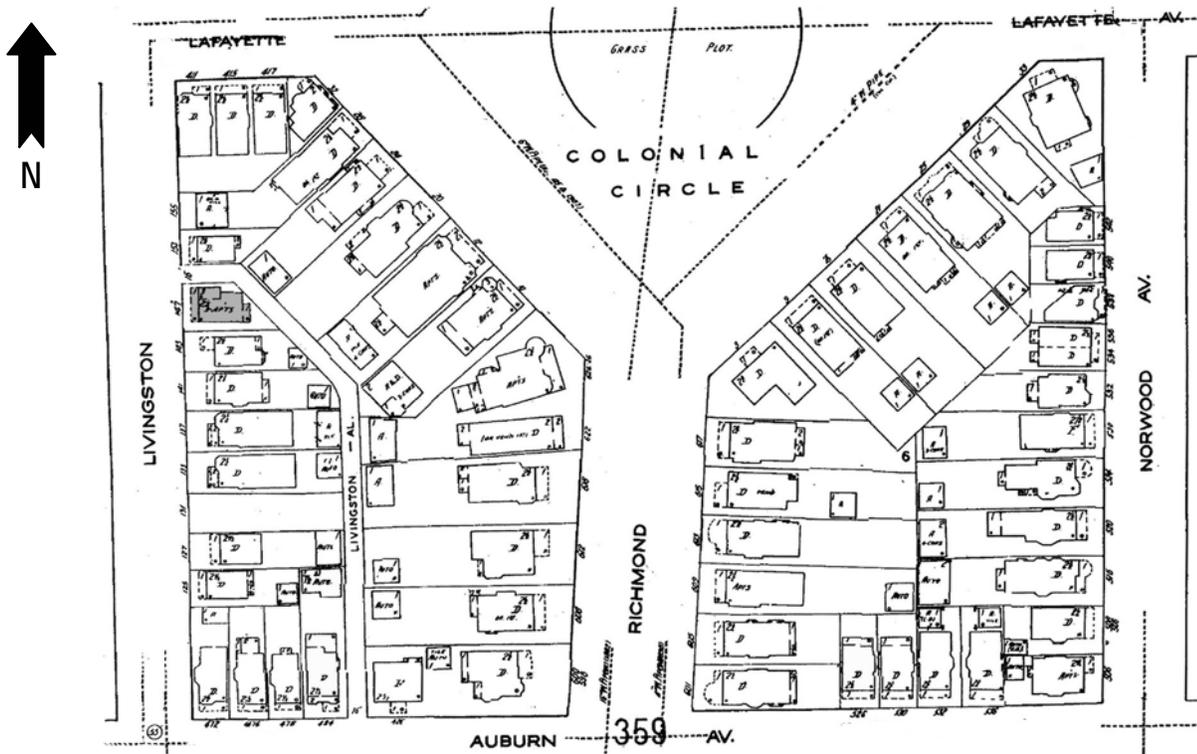
The single-family house at 147 Livingston Street is set on a trapezoidal lot, located on the east side of the street, on the block between Auburn Avenue and Lafayette Avenue. Livingston Street is a north-south, residential street that runs between West Ferry Avenue and Lafayette Avenue. The property is located in a residential area of the south east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, front gabled, urban, frame residence of Queen Anne design. It has a rough ell plan and is set on a stone foundation. The façade has a full-width hipped roof porch with square column supports, open wood rail, flat frieze, and a ¼-width pediment over the entry stair off center to the south. The main entrance is located in the south bay of the façade. The second floor façade has a curved oriel in the south bay. The northern section of the façade is dominated by a two-story, square, hipped roof, engaged corner tower that begins at the second floor, protruding slightly from the main block to continue up interrupting then flowing into the front gabled roofline. A multi-story projecting, rectangular bay is visible on the south elevation; secondary side entrance with metal awning. Exterior wall fabrics are clapboard and wood shingle. Fenestration is one-over-one and four-over-one double-hung wood sash, fixed, and multi-paned casement. A recessed window grouping punctuates the remaining pent enclosed gable end. A brick chimney rests on the central ridge. Additional detailing includes belt course and modest frieze and trim.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 147 Livingston Street is significant as a good representative example of two-and-one-half story, front gabled, urban, frame residence of Queen Anne design with an engaged square corner tower. Built for David Howell. Modestly styled urban singles and doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the late nineteenth and early twentieth centuries on the West Side.

MAP: Sanborn Map (Revised 1986) – Plate 351



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-35)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____
Address or Street Location 14 Manchester Place
County Erie Town/City Buffalo Village/Hamlet _____
Owner _____ Address _____
Original use Residential Current use Residential
Architect/Builder, if known _____ Date of construction, if known 1905

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

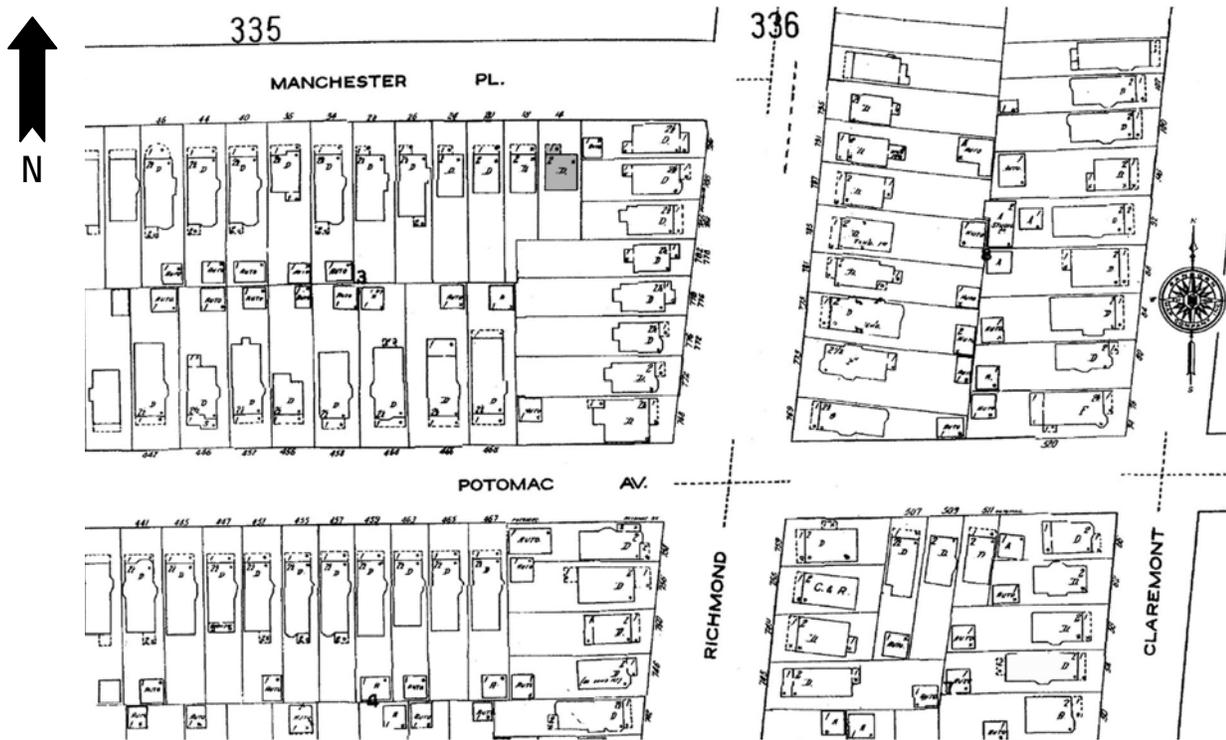
The single-family house at 14 Manchester Place is set on a shortened lot, located on the south side of the street, at its east end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, side gabled, urban, frame residence of modest Colonial revival influence. It has a regular square plan and is set on a stone foundation. The façade has a half-width, enclosed, pedimented porch to the west. The main entrance is located in the center of the porch framed by shuttered windows, reached by a small, metal railed stair. A triple window grouping occupies the east bay of the facade. The second floor façade is distinguished by shuttered windowing. Exterior wall fabric is wood clapboard. Fenestration is one-over-one, eight-over-one, six-over-one, and four-over-one double-hung wood sash and fixed. Paired windows visible in the side gable ends. A brick chimney rests centered on the front roof slope just off the ridge. Additional detailing includes modest corner boards, frieze, cornice trim, and bracketing.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 14 Manchester Place is significant as a good representative example of a two-and-one-half story, side gabled, urban, frame residence of modest Colonial revival influence. Design and style characteristic of the era, though less frequent in the Buffalo Grant-Ferry-Forest neighborhood in which singles and urban doubles of Queen Anne style abound. Built for James Newton

MAP: Sanborn Map (Revised 1986) – Plate 344



PHOTOGRAPH: (Grant-Ferry-Forest: R-19; N-9)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 17 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 17 Manchester Place is set on a standard lot, located on the north side of the street, at its east end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

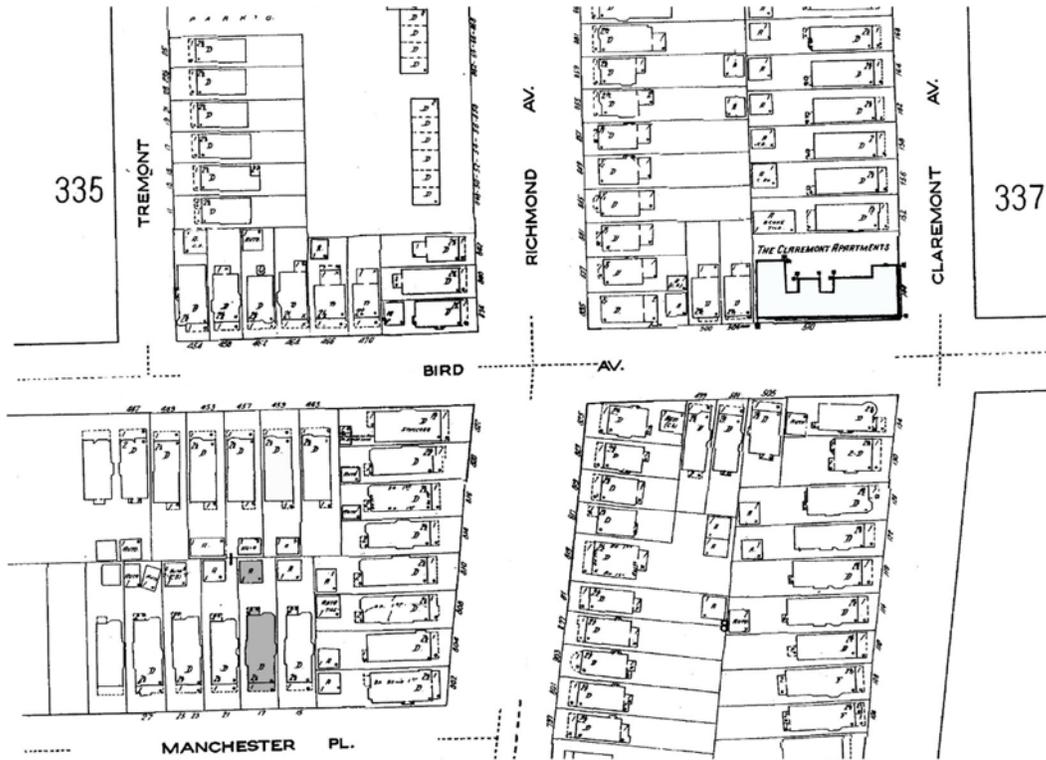
A two-and-one-half story, hipped roof, urban, frame residence of a modest Queen Anne style. It has a rough rectangular plan and is set on a stone foundation. The façade has full-width porch with trimmed square column supports, spindled wood rail, wide frieze with entablature, and entry stair in the west bay. The sidelighted and modestly framed main entrance is located off center to the west. A framed triple window grouping occupies the east bay. The second floor façade has an open porch with modern metal rail and awning supports, a porch entrance in the west bay over the main entrance, and a triple window grouping in the east over the lower window. A large hipped roof dormer with quartet window grouping accents the front roof slope. Two-story protruding, polygonal bay visible on the east elevation; bay on the west elevation as well. Exterior wall fabric is wood shingle. Fenestration is one-over-one double-hung wood sash and fixed; forward windows on east elevation project slightly with hoods. A brick chimney rests on the east slope. Additional detailing includes modest frieze, framing, and trim.

A garage occupies the rear of the building.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 17 Manchester Place is significant as a good representative example of a two-and-one-half story, hipped roof, urban, frame residence of a modest Queen Anne style. Modestly styled doubles of varying Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for H. E. Phillips

MAP: Sanborn Map (Revised 1986) – Plate 336



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-12)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 18 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1907

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

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IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

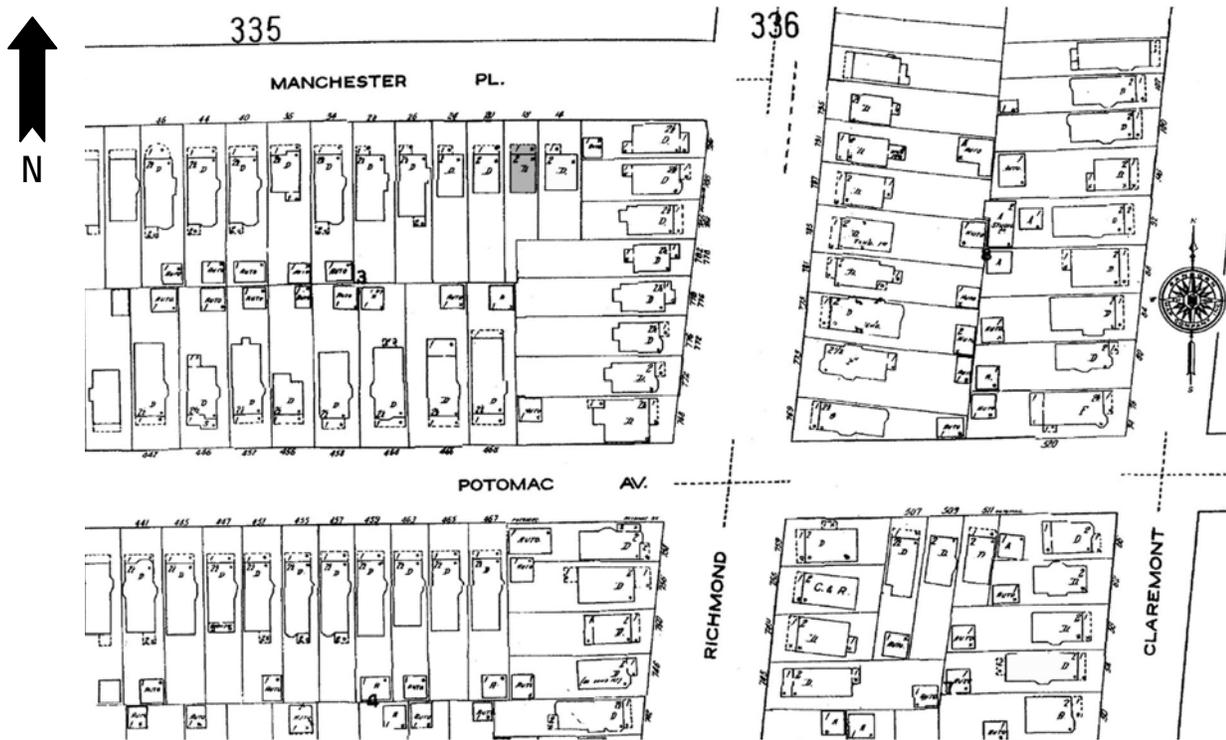
The single-family house at 18 Manchester Place is set on a short ell lot, located on the south side of the street, at its east end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, simple front gabled, urban, frame residence with Queen Anne styling and detail. It has a squared plan and is set on a stone foundation. The façade has a full-width, hipped roof porch with ¾-height Doric columns set on clapboard piers, spindled wood rail, clapboard covered foundation, moderate frieze, and ½-width framed pediment in the west over the entry stair. The modestly enframed main entrance is located off center to the west. A large triple window grouping occupies the east bay. The second floor façade has a projecting polygonal oriel in the east bay. A paired window grouping with modest enframing and bracket punctuates the front gable peak. Shed roof dormer rests on the east roof slope. Secondary entrance with awning visible on the west elevation. Exterior wall fabrics are wood clapboard. Fenestration is one-over-one double-hung wood sash and fixed. Brick chimneys visible on the east and west slopes. Additional detailing includes corner boards, frieze and cornice trim, verge boards, and framing.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 18 Manchester Place is significant as a good representative example of a two-and-one-half story, simple front gabled, urban, frame residence with Queen Anne styling and detail. More detailed than some, a Queen Anne styled design common amongst single-family residences of the era in the Grant-Ferry-Forest neighborhood. Built for Lewis G. Northrup.

MAP: Sanborn Map (Revised 1986) – Plate 344



PHOTOGRAPH: (Grant-Ferry-Forest: R-18; N-10)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 21 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

(See following pages)

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The two-family house at 21 Manchester Place is set on a standard lot, located on the north side of the street, toward its east end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

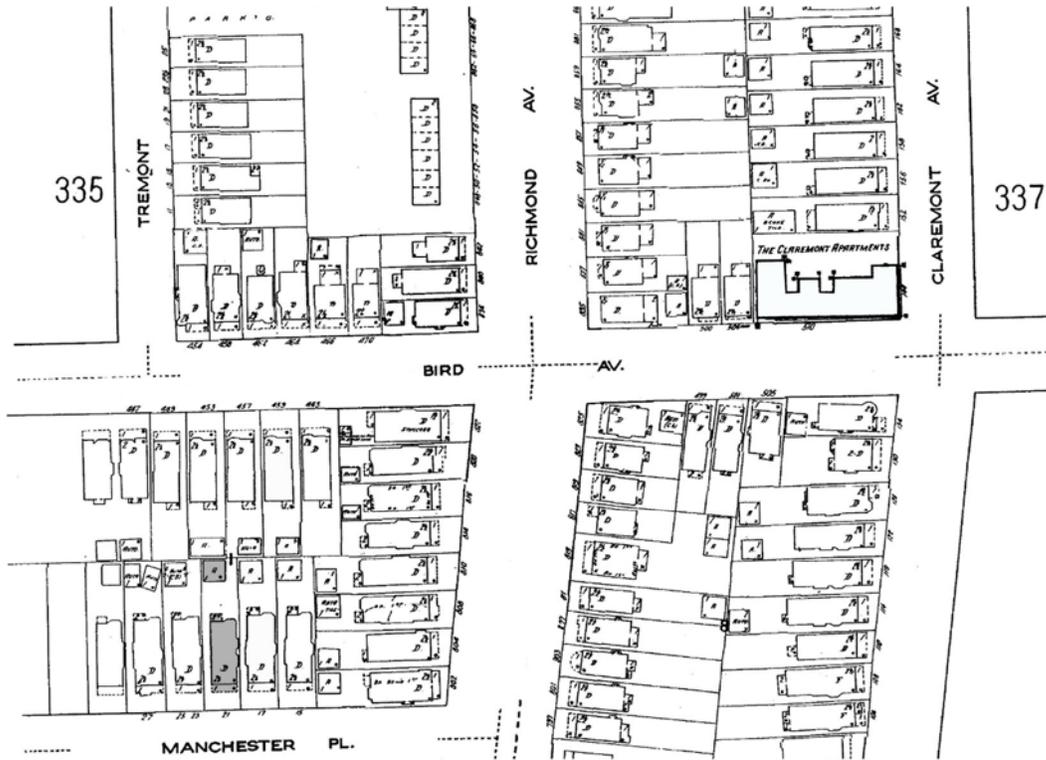
A two-and-one-half story, front gabled, urban, frame residence with mixed Queen Anne styling. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width, porch with metal rail and supports, vertical-board frieze, cornice, and entry stair in the west bay. The modestly enframed main entrance with sidelights and shutters is located off center to the west. A polygonal bay occupies the east bay. The second floor façade has an open porch with horizontal wood rail, awning, a porch entrance in the west over the entrance and a polygonal oriel in the east over the lower bay, flush beneath the projecting gable end. A window grouping punctuates the front gable peak. Two two-story protruding, polygonal bays visible on the east elevation, contained under the wide overhanging eaves. Exterior wall fabrics are wood clapboard. Fenestration is one-over-one double-hung wood sash and fixed. Brick chimneys visible on the center ridge. Additional detailing includes modest corner boards, frieze and cornice trim, and framing.

A garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 21 Manchester Place is significant as a good representative example of a two-and-one-half story, front gabled, urban, frame residence with mixed Queen Anne styling. Modestly styled doubles of varying Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for H. E. Phillips

MAP: Sanborn Map (Revised 1986) – Plate 336



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-11)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 23 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input checked="" type="checkbox"/> other: stucco	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 23 Manchester Place is set on a standard lot, located on the north side of the street, toward its east end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, side gabled, urban, residence of mixed influence and styling. It has a rough rectangular plan and is set on a stone foundation. The façade has a 7/8-width porch to the east, with ¾-height squared elephantine columns set on stone piers that flow into the foundation, open stone balustrade, moderate frieze, slightly hipped overhang with lookout rafters, and entry stair in the west bay. The sidelighted and modestly framed main entrance is located in the west bay of the façade under the porch. A framed triple window grouping occupies the east bay of the facade. The second floor façade has an open porch with modern metal rail and awning supports, a porch entrance in the west, and a triple window grouping in the east over the lower window. A large shed roof dormer with quartet window grouping dominates the front roof slope. Two-story rectangular bay flush beneath the pent of the side gable visible on the west elevation. Rear section of residence not included under main block's side gable. Exterior wall fabric is stucco on the first floor with wood shingle on the upper stories and dormer. Fenestration is one-over-one double-hung wood sash and fixed. Additional detailing includes modest belt course, frieze, and framing.

A garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 23 Manchester Place is significant as a good representative example of a two-and-one-half story, side gabled, urban, residence of mixed influence and styling. Built for H. E. Phillips

MAP: Sanborn Map (Revised 1986) – Plate 336





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 27 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 27 Manchester Place is set on a standard lot, located on the north side of the street, toward its east end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, side gabled, urban, residence of a mixed Queen Anne influence. It has a rough rectangular plan and is set on a stone foundation. The façade has a center, 7/8-width porch with 3/4-height square columns set on a solid wood clapboard rail, wide frieze and modest cornice, and a slight projection over the entry stair in the west bay. The sidelighted and modestly framed main entrance is located in the west bay of the façade under the porch. A framed triple window grouping occupies the east bay of the facade. The second floor façade has an open porch with modern metal rail, a sidelighted and framed porch entrance in the west, and a triple window group with matching framing in the east over the lower window. A lower front gable with single window punctuates the lower east section of the front roof slope. A small gabled dormer with paired window rests on the western section. Two-story rectangular bay flush beneath the pent of the side gable visible on the west elevation. Rear section of residence not included under main block's side gable. Exterior wall fabric is wood clapboard. Fenestration is primarily one-over-one double-hung wood sash and fixed, with four-over-four and eight-over eight double-hung wood sash on second floor façade. Additional detailing includes modest frieze, trim, and framing.

Two garages occupy the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 27 Manchester Place is significant as a good representative example of a two-and-one-half story, side gabled, urban, residence of a mixed Queen Anne influence. Modestly styled doubles of varying Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for H. E. Phillips

MAP: Sanborn Map (Revised 1986) – Plate 336



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-9)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 28 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1907

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

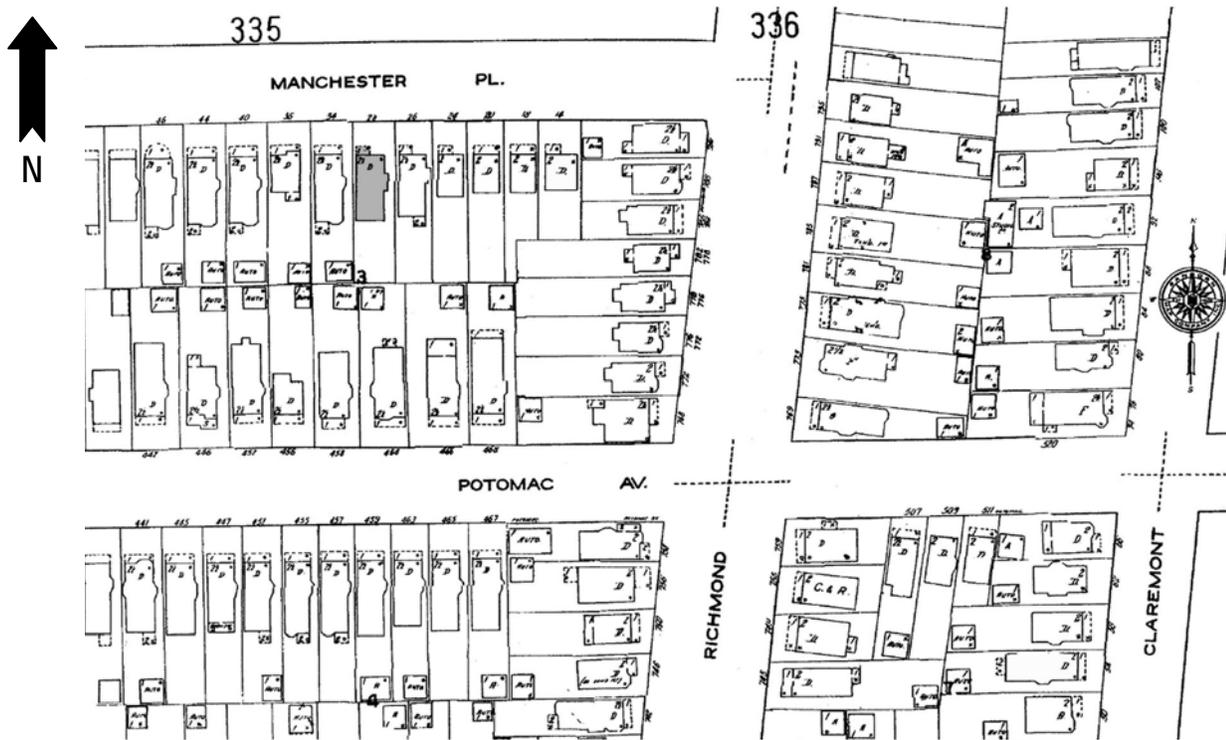
The two-family house at 28 Manchester Place is set on a standard lot, located on the south side of the street, toward its east end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, cross gabled, urban, frame residence with modest Queen Anne styling. It has a roughly rectangular and is set on a stone foundation. The façade has a half-width, porch in the west bay, with square column supports, spindled wood rail, flat frieze, and an entry stair. The sidelighted modestly framed main entrance is located under the porch in the extreme west bay of the façade. A large triple window grouping occupies the east bay. The second floor façade has a half-width open porch in the west bay, with modern metal rail and awning supports and a porch entrance. A bracketed polygonal oriel occupies the east bay flush beneath the projecting gable end. A paired window group with modest bracketed hood punctuates the front gable peak. Two-story rectangular bay visible on the east elevation flush beneath the slightly projecting side cross gable. Exterior wall fabrics are wood clapboard with decorative wood shingle in the front gable end. Fenestration is one-over-one double-hung wood sash and fixed, with multiple paired and triple window groupings. Exterior brick chimney visible on the forward section of the east elevation. Additional detailing includes corner boards, frieze, and lookout rafters.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 28 Manchester Place is significant as a good representative example of a two-and-one-half story, cross gabled, urban, frame residence with modest Queen Anne styling. Modestly styled doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for Etta Rose Gardner

MAP: Sanborn Map (Revised 1986) – Plate 344



PHOTOGRAPH: (Grant-Ferry-Forest: R-18; N-11)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 31 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 31 Manchester Place is set on a standard lot, located on the north side of the street, toward its east end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, hipped roof, urban, frame residence of a modest Queen Anne style with Prarie influences. It has a rough rectangular plan and is set on a stone foundation. The façade has full-width, porch with ¾-height shingled elephantine square column supports set on stone piers that flow into the foundation, spindled wood rail, modest frieze, wide hipped overhands with exposed rafter tails, and an entry stair in the west bay. The sidelighted and modestly framed main entrance is located off center to the west. A framed triple window grouping occupies the east bay. The second floor façade has an open porch with modern metal rail and awning supports, a porch entrance in the west bay framed by two slender single windows, and a polygonal oriel in the east over the lower window. A large hipped roof dormer with quartet window grouping accents the front roof slope. Two-story protruding, rectangular bay visible on the east elevation flush beneath the wide overhanging eaves. Exterior wall fabric is wood shingle. Fenestration is one-over-one double-hung wood sash and fixed, with multiple window groupings. A brick chimney rests on the east slope just off the center ridge. Additional detailing includes modest frieze, framing, and trim.

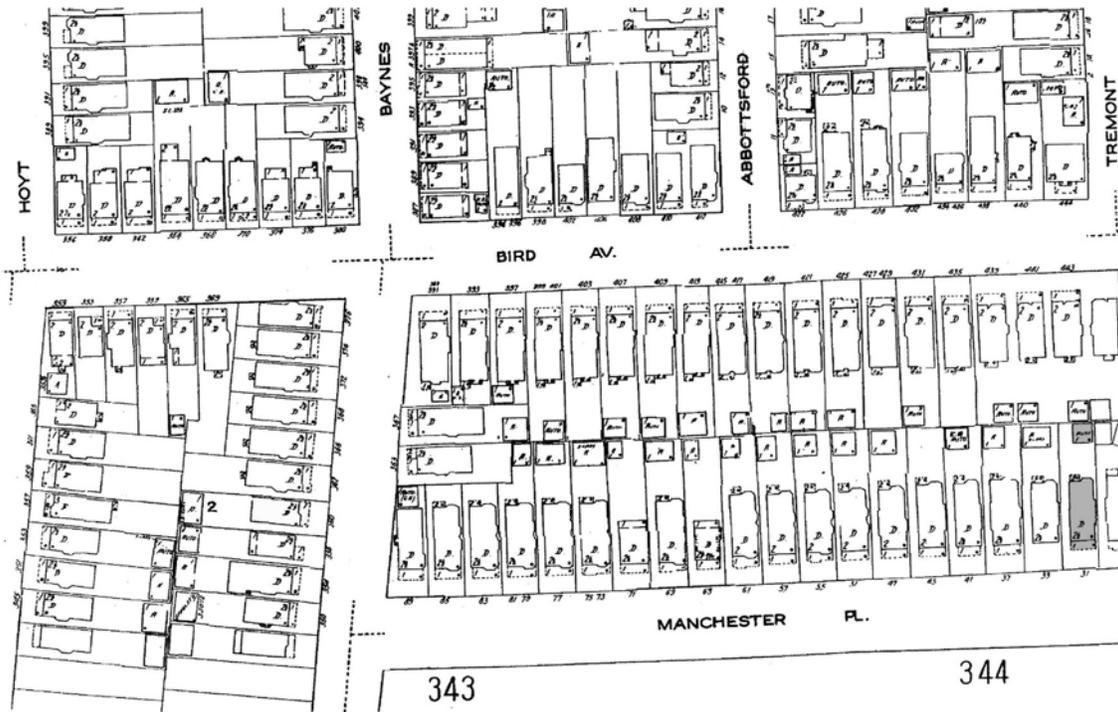
A garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 31 Manchester Place is significant as a good representative example of a two-and-one-half story, hipped roof, urban, frame residence of a modest Queen Anne style with Prairie influences. Modestly styled doubles of varying Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side.

Built for H. E. Phillips

MAP: Sanborn Map (Revised 1986) – Plate 335



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-8)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 34 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1908

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

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Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 34 Manchester Place is set on a standard lot, located on the south side of the street. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

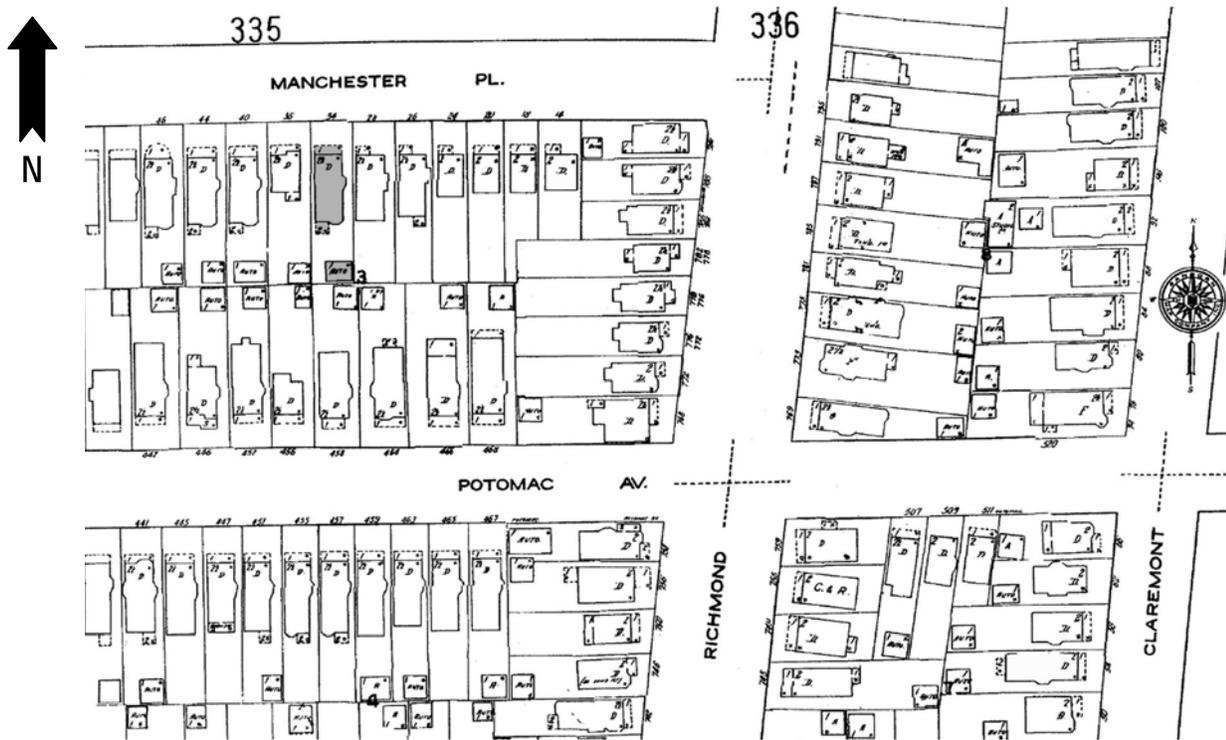
A two-and-one-half story, hipped and side gabled roof, urban, frame residence of a modest Queen Anne style. It has a rough rectangular plan and is set on a stone foundation. The façade has full-width porch with wide frieze and cornice - ¾-width brick enclosed, living porch to the east; ¼-width entry porch to the west, with brick supports and rail and an entry stair. The sidelighted and modestly framed main entrance is located under the entry porch in the extreme west bay of the façade. The second floor façade has an open porch with modern metal rail, a porch entrance in the west bay, and a polygonal oriel in the east flush beneath the eave. A large gabled dormer with quartet window grouping accents the front roof slope. Two-story bay visible on the east elevation flush beneath slightly projecting side cross gable. Exterior wall fabric is wood clapboard. Fenestration is one-over-one double-hung wood sash and fixed, with multiple window groupings. A brick chimney rests on the rear west. Additional detailing includes modest corner pilasters, frieze, framing, and lookout rafters.

A garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 34 Manchester Place is significant as a good representative example of a two-and-one-half story, hipped and side gabled roof, urban, frame residence of a modest Queen Anne style. Modestly styled doubles of varying Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for Florence Marie Phillips

MAP: Sanborn Map (Revised 1986) – Plate 344



PHOTOGRAPH: (Grant-Ferry-Forest: R-18; N-12)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 41 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input checked="" type="checkbox"/> other : stucco

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 41 Manchester Place is set on a standard lot, located on the north side of the street. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

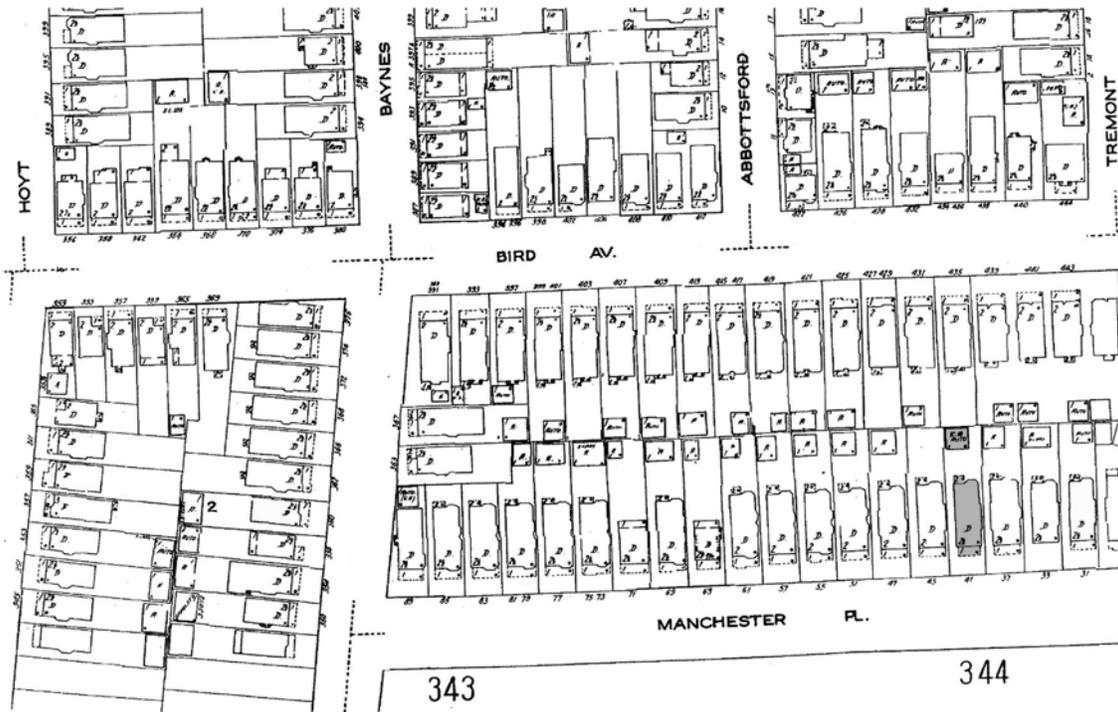
A two-and-one-half story, hipped roof, urban, frame residence of mixed influence. It has a rough rectangular plan and is set on a stone foundation. The façade has a centered 7/8-width, porch with 1/3-height columns set on thick stucco piers with crown trim, open patterned wood rail, flat frieze, overhang, and entry stair on the east side. The modestly framed main entrance is located in the center of the facade. A large single window sets symmetrically in each of the side bays. The second floor façade has an open porch with modern metal rail and awning supports, a porch entrance centered in the façade over the main entrance, and a large single window symmetrically set in each of the side bays over the lower windowing. A large gabled dormer with quartet window grouping and moderate verge boards accents the front roof slope. Two-story protruding, rectangular bay on the east elevation. Two secondary entrances visible on the west elevation. Exterior wall fabric is stucco. Fenestration is primarily one-over-one double-hung wood sash and fixed, with notable eight-over-one double-hung wood sash windowing on the lower façade. A tall brick chimney rests on the west slope. Additional detailing includes modest frieze, framing, and trim.

A garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 41 Manchester Place is significant as a good representative example of a two-and-one-half story, hipped roof, urban, frame residence of mixed influence. Modestly styled doubles of the prevailing trends, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side, though those of the Queen Anne style were most predominant. Built for B. P. H. Realty Co.

MAP: Sanborn Map (Revised 1986) – Plate 335



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-7)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 45 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

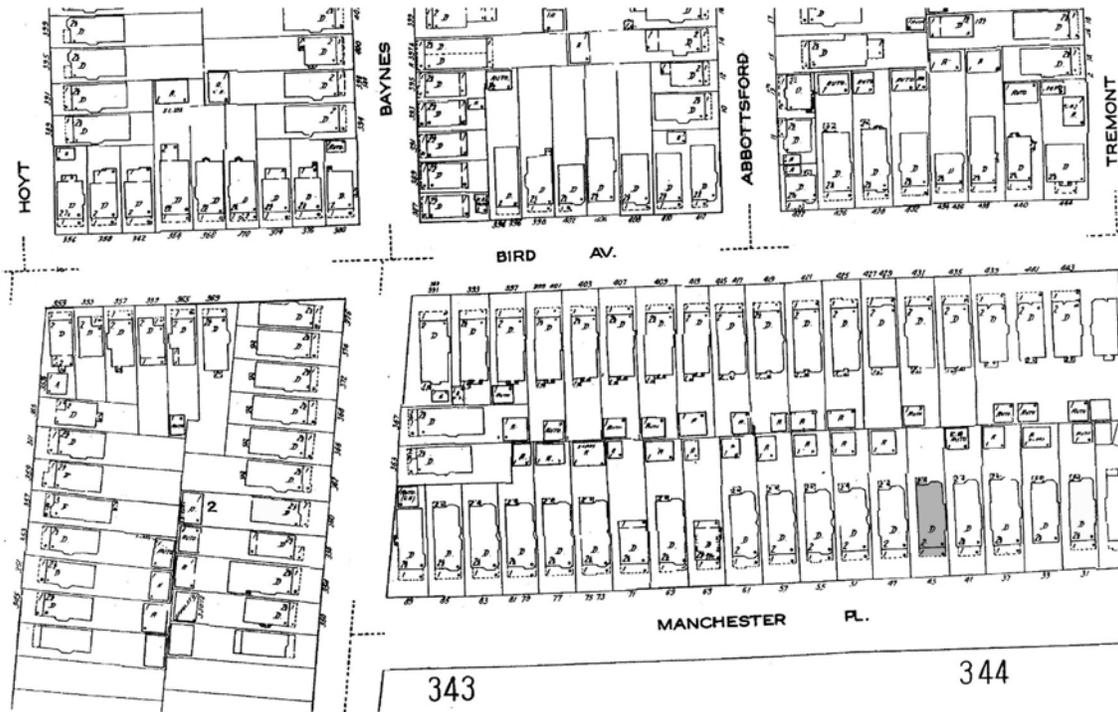
The two-family house at 45 Manchester Place is set on a standard lot, located on the north side of the street. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, front-gabled, urban, frame residence of mixed Queen Anne influence. It has a rough rectangular plan and is set on a stone foundation. The façade has a centered 7/8-width, porch with front flattened arch and side arched cutout openings, solid shingled frieze, piers, and foundation, inset metal rail, and an entry stair on the west side. The modestly framed main entrance is located in the center of the facade. A large single window sets symmetrically in each of the side bays. The second floor façade has an open porch with modern metal rail, a porch entrance centered in the façade over the main entrance, and a large single window symmetrically set in each of the side bays over the lower windowing. A quartet window grouping punctuates the slightly protruding front gable. Two-story protruding, rectangular bay on the east elevation. Exterior wall fabric is wood shingle. Fenestration is primarily one-over-one double-hung wood sash and fixed, with notable eight-over-one double-hung wood sash windowing on the façade. Additional detailing includes modest verge boards, framing, and trim.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 45 Manchester Place is significant as a good representative example of a two-and-one-half story, front-gabled, urban, frame residence of mixed Queen Anne influence. Modestly styled doubles of varying Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for B. P. H. Realty Co.

MAP: Sanborn Map (Revised 1986) – Plate 335



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-6)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 46 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 46 Manchester Place is set on a standard lot, located on the south side of the street. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

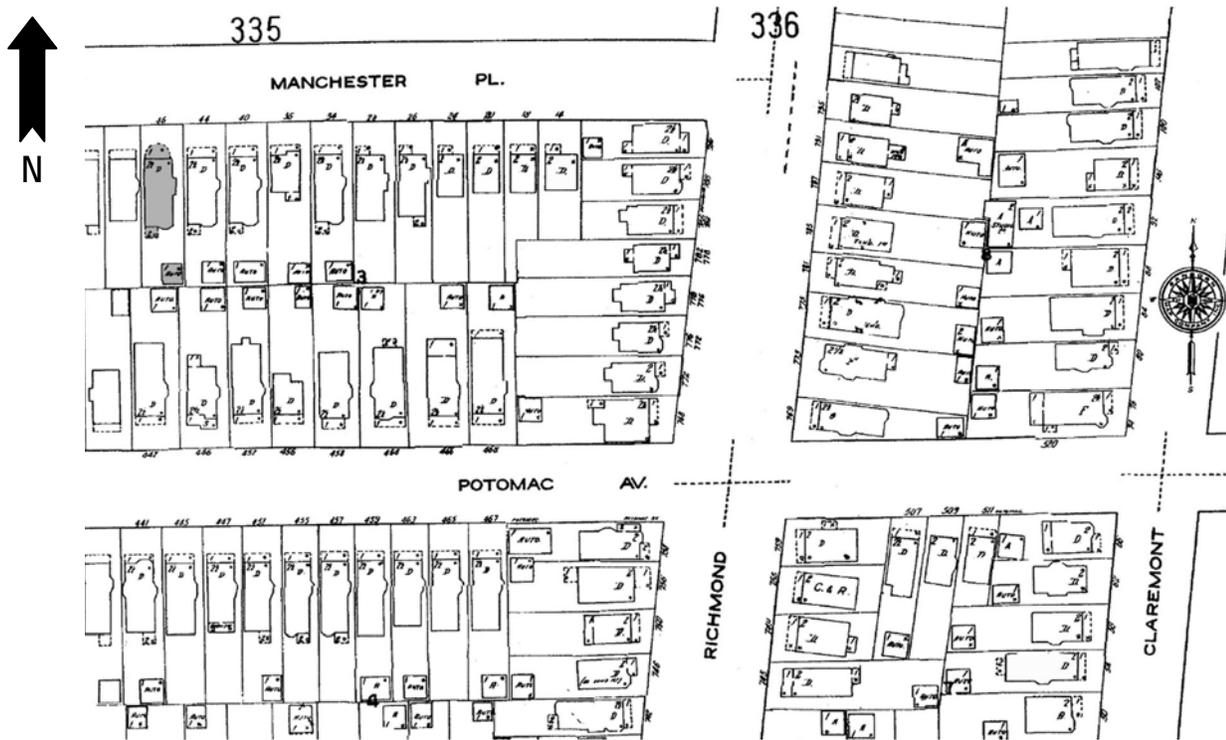
A two-and-one-half story, front-gabled, urban, frame residence of mixed Queen Anne style. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width, semi-circular, Neoclassical inspired porch with trimmed square columns, open wood rail, wide frieze with exposed rafter tails, and centered entry stair. The sidelighted and modestly framed main entrance is located in the west bay of the facade. A large triple window group occupies the east bay. The second floor façade has an open porch with wood rail, French doors in the west, and a polygonal oriel in the east bay flush beneath the decorative wood shingled pent of the gable end. A modestly framed quartet window grouping punctuates the front gable. Two-story protruding, rectangular bay with tiered triple window groupings visible on the east elevation. Exterior wall fabric is wood clapboard. Fenestration is one-over-one, four-over-one, six-over-one, and eight-over-one double-hung wood sash and fixed. A brick chimney rests on the east slope. Additional detailing includes modest corner boards, frieze, framing, trim, and exposed rafter tails.

A garage occupies the rear east corner of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 46 Manchester Place is significant as a good representative example of a two-and-one-half story, front-gabled, urban, frame residence of mixed Queen Anne style. Notable full-width, semi-circular, Neoclassical inspired porch. Modestly styled doubles of varying Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for B. P. H. Realty Co.

MAP: Sanborn Map (Revised 1986) – Plate 344



PHOTOGRAPH: (Grant-Ferry-Forest: R-18; N-13)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 55 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 55 Manchester Place is set on a standard lot, located on the north side of the street. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, hipped roof, urban, frame residence with Queen Anne styling. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width porch with slender square columns, spindled wood rail, wide trimmed frieze with cornice, and slight extension over the entry stair in the west bay. The sidelighted and modestly framed main entrance is located in the west bay of the facade. A polygonal bay occupies the east. The second floor façade has an open porch with modern metal rail, a porch entrance in the west over the main entrance, and a polygonal oriel in the east over the lower bay. A large hipped roof dormer with a framed quartet window grouping accents the front roof slope. Two two-story protruding, polygonal bays visible on the east elevation. Exterior wall fabric is wood clapboard. Fenestration is one-over-one double-hung wood sash and fixed. A brick chimney rests on the central ridge. Additional detailing includes modest corner boards, frieze, framing, and trim.

A garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 55 Manchester Place is significant as a good representative example of a two-and-one-half story, hipped roof, urban, frame residence with Queen Anne styling. Modestly styled doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for H. E. Phillips

MAP: Sanborn Map (Revised 1986) – Plate 335



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-5)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 56 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1909

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

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The two-family house at 56 Manchester Place is set on a standard lot, located on the south side of the street. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

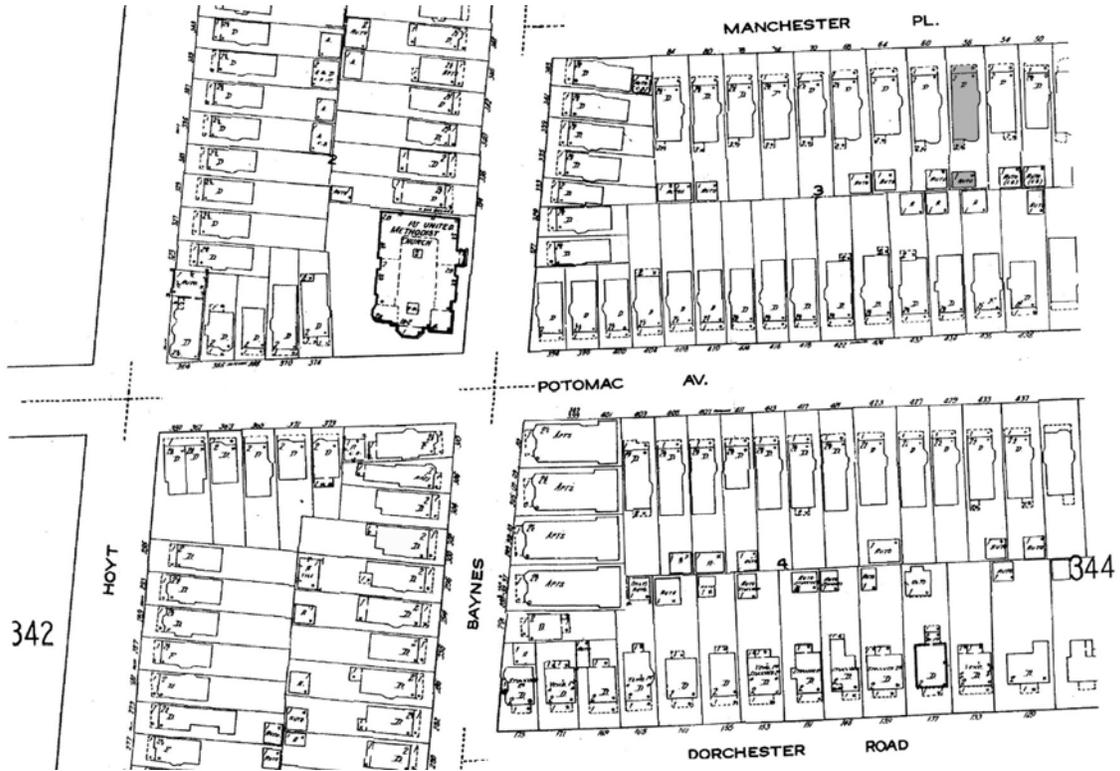
A two-and-one-half story, hipped roof and lower side gabled, urban, frame residence with Queen Anne styling. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width porch with square columns, open wood rail, small frieze, wide overhangs, and a centered entry stair. The sidelighted and modestly framed main entrance is located in the west bay of the facade. A large triple window grouping occupies the east. The second floor façade has an open porch with modern metal rail, a porch entrance in the west over the main entrance, and a polygonal oriel in the east bay. A large hipped roof dormer with a framed quartet window grouping accents the front roof slope. A two-story polygonal bay is visible on the east elevation beneath a slightly projecting lower side gable. Secondary side entrance visible on the west elevation. Exterior wall fabrics are wood clapboard and shingle. Fenestration is one-over-one double-hung wood sash and fixed. Brick chimneys visible on the east and west roof slopes. Additional detailing includes modest frieze, framing, and trim.

A garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 56 Manchester Place is significant as a good representative example of a two-and-one-half story, hipped roof and lower side gabled, urban, frame residence with Queen Anne styling. Modestly styled doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for M. J. Hudson

MAP: Sanborn Map (Revised 1986) – Plate 343



PHOTOGRAPH: (Grant-Ferry-Forest: R-18; N-14)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 57 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 57 Manchester Place is set on a standard lot, located on the north side of the street. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, front gabled, urban, frame residence with Queen Anne styling. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width porch with metal rail and supports, modest frieze and cornice with exposed rafter tails, and an entry stair n the west bay. The sidelighted and modestly framed main entrance is located in the west bay of the facade. A large triple window occupies the east. The second floor façade has an open porch with open wood rail, a porch entrance in the west over the main entrance, and a large triple window in the east bay over the lower windowing. A quartet window grouping punctuates the slightly protruding gable end. Two two-story polygonal bays are visible on the east elevation flush beneath the overhanging flared eaves. Exterior wall fabric is wood shingle. Fenestration is one-over-one double-hung wood sash and fixed. Brick chimney visible. Additional detailing includes modest verge boards and framing.

A garage occupies the rear west corner.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 57 Manchester Place is significant as a good representative example of a two-and-one-half story, front gabled, urban, frame residence with Queen Anne styling. Modestly styled doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for H. E. Phillips

MAP: Sanborn Map (Revised 1986) – Plate 335



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-4)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 60 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 60 Manchester Place is set on a standard lot, located on the south side of the street. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

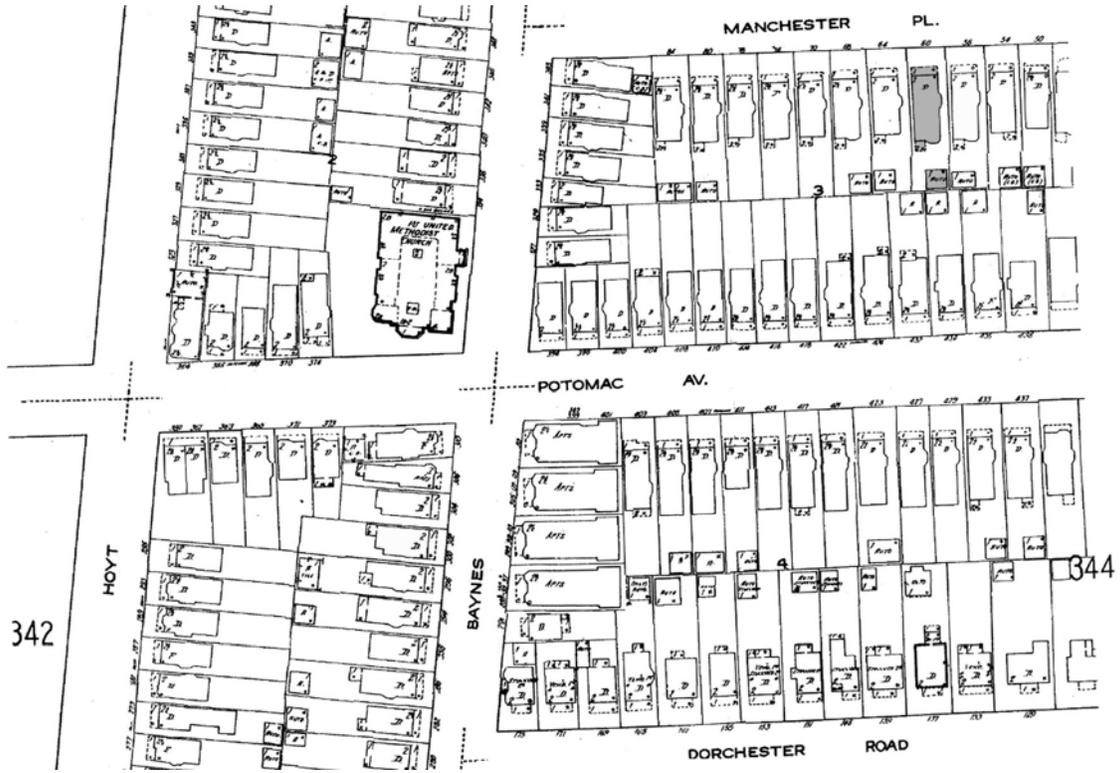
A two-and-one-half story, hipped and lower side gabled, urban, frame residence with Shingle styling. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width porch with square shingled columns with modest capital and decorative brackets beneath a frieze with flattened arch cutouts, open wood rail that extends down over the foundation, wide overhangs, and a centered entry stair. The main entrance with modest sidelight surround is located in the west bay of the facade. A large triple window grouping occupies the east. The second floor façade has a remaining porch entrance in the west over the main entrance, and a polygonal oriel in the east bay. A large gabled dormer accents the front roof slope. A two-story polygonal bay is visible on the east elevation beneath a slightly projecting lower side gable. Exterior wall fabric is wood shingle. Fenestration is one-over-one double-hung wood sash and fixed. A brick chimney rests on the forward east roof slope. Additional detailing includes modest frieze, framing, and trim.

A garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 60 Manchester Place is significant as a good representative example of a two-and-one-half story, hipped and lower side gabled, urban, frame residence with Shingle styling. Uncommon Shingle styling contemporary with the later portion of the nineteenth century, though, less frequent in this neighborhood in which later urban singles and doubles of Queen Anne style abound. Built for M. J. Hudson

MAP: Sanborn Map (Revised 1986) – Plate 343



PHOTOGRAPH: (Grant-Ferry-Forest: R-18; N-15)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 68 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 68 Manchester Place is set on a standard lot, located on the south side of the street, toward its west end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

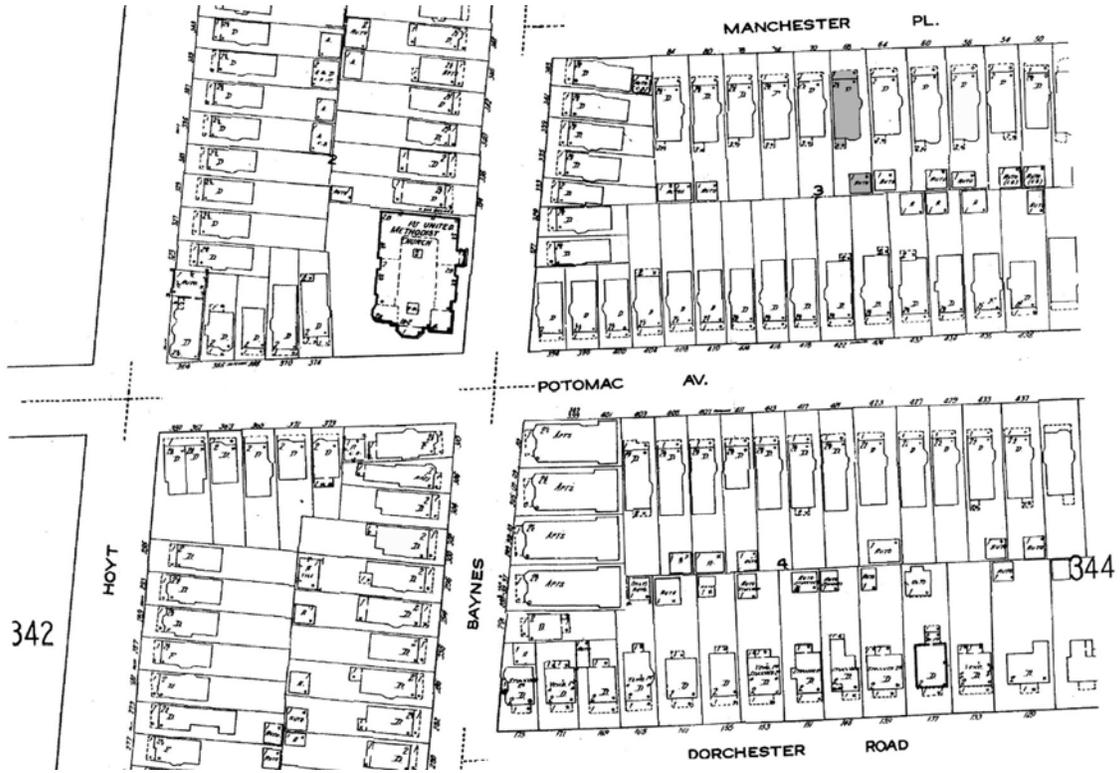
A two-and-one-half story, side gabled, urban, residence with mixed Queen Anne styling. It has a rough rectangular plan and is set on a stone foundation. The façade has a center, 7/8-width porch with 3/4-height Ionic columns set on stone piers that flow into the foundation, spindled wood rail, flat frieze, wide overhangs with exposed rafter work, and a centered entry stair. The main entrance with modest sidelighted surround is located in the west bay of the façade under the porch. A framed triple window grouping occupies the east bay. The second floor façade has an open porch with 1/2-height trimmed wood posts, open wood rail, and metal awning supports, a porch entrance in the west, and a polygonal oriel in the east. Two gabled dormer with paired windows and pent enclosed peaks accent the front roof slope. Two-story, roofed polygonal bay visible on the east elevation. Rear section of residence not included under main block's side gable. Exterior wall fabrics are wood clapboard and shingle. Fenestration is primarily one-over-one double-hung wood sash and fixed, with six-over-one double-hung wood sash on the front dormers. A brick chimney rests just off the ridge on the east corner of the front slope. Additional detailing includes modest belt course, frieze, and framing.

A garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 68 Manchester Place is significant as a good representative example of a two-and-one-half story, side gabled, urban, residence with mixed Queen Anne styling. Modestly styled doubles of varying Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for M. J. Hudson

MAP: Sanborn Map (Revised 1986) – Plate 343



PHOTOGRAPH: (Grant-Ferry-Forest: R-18; N-16)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 69 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1911

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

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IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 69 Manchester Place is set on a standard lot, located on the north side of the street, toward its west end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

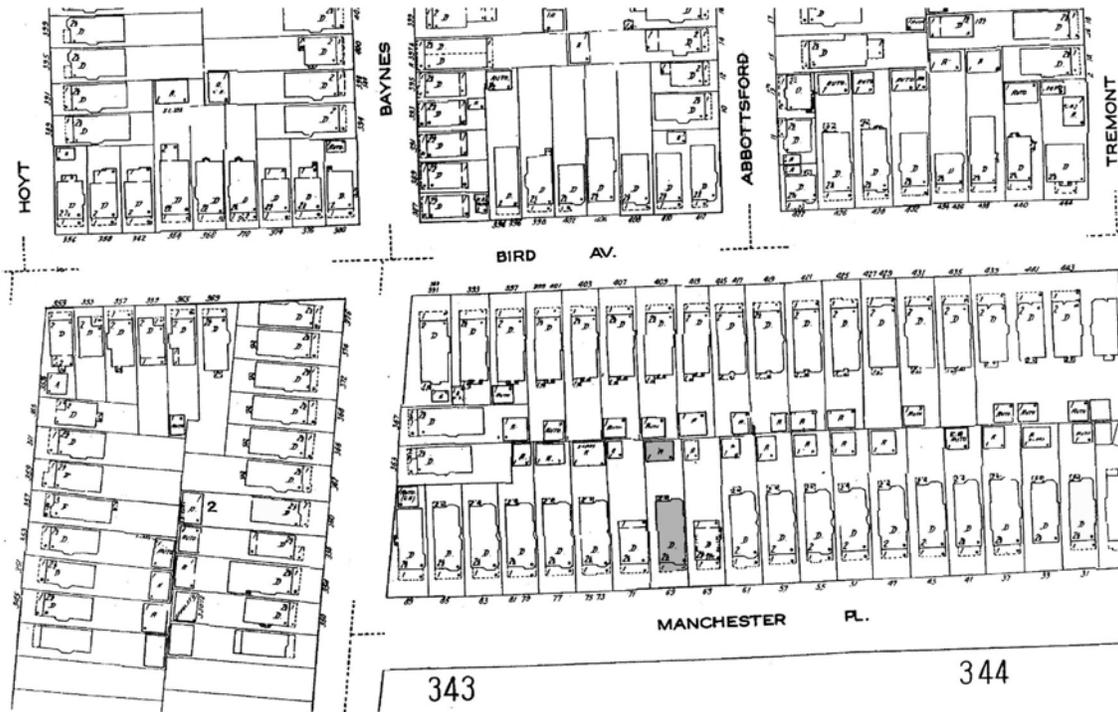
A two-and-one-half story, front gabled, urban, frame residence with Queen Anne styling. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width, porch with metal rail and supports, flat frieze with flattened arch cutouts, overhang, and an entry stair in the west bay. The sidelighted and modestly framed main entrance is located in the west bay of the facade. A wide polygonal bay occupies the east. The second floor façade has an open porch with metal rail and awning supports, a wide polygonal oriel in the east over the lower bay, and a porch entrance in the west centered within a polygonal oriel which extends slightly to the west and wraps the corner. A quartet window grouping punctuates the pent enclosed front gable peak. A gabled dormer rests on the west roof slope. Exterior wall fabrics are wood clapboard of contrasting colors on the lower and upper stories. Fenestration is one-over-one, six-over-one, and eight-over-one double-hung wood sash and fixed. Additional detailing includes modest corner boards, frieze, framing, and large eaves.

A garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 69 Manchester Place is significant as a good representative example of a two-and-one-half story, front gabled, urban, frame residence with Queen Anne styling. Modestly styled doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for H. E. Phillips

MAP: Sanborn Map (Revised 1986) – Plate 335



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-3)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 70 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

(See following pages)

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IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 70 Manchester Place is set on a standard lot, located on the south side of the street, toward its west end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, front gabled, urban, frame residence with Queen Anne styling. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width porch with Doric columns, open wood rail, flat frieze, overhang, covered foundation, and an entry stair in the west bay. The sidelighted and modestly framed main entrance is located in the west bay of the facade. A large triple window grouping occupies the east bay. The second floor façade has an open porch with ½-height trimmed wood posts, open wood rail, and metal awning supports, a porch entrance in the west over the main entrance, a polygonal oriel in the east bay flush beneath the pent of the gable end. A triple window group punctuates the front gable peak. Two-story polygonal bay on the east elevation. Roofed secondary entrance visible on the west elevation. Exterior wall fabrics are wood clapboard. Fenestration is one-over-one double-hung wood sash and fixed. Brick chimneys on the east and west roof slopes. Additional detailing includes corner boards, frieze, trim, and framing.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 70 Manchester Place is significant as a good representative example of a two-and-one-half story, front gabled, urban, frame residence with Queen Anne styling. Modestly styled doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for M. J. Hudson

MAP: Sanborn Map (Revised 1986) – Plate 343



PHOTOGRAPH: (Grant-Ferry-Forest: R-18; N-17)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 71 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at 71 Manchester Place is set on a standard lot, located on the north side of the street, toward its west end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-story, hipped roof, urban, frame, modest vernacular Prairie styled American Foursquare residence. It has a square plan. The façade has a full-width, flat roof porch with square column supports that extend to the ground, open wood rail, medium frieze, wide overhangs, and an entry stair in the west. The main entrance is located on the façade, off center to the west. An elongated triple window group occupies the east bay.. The second floor façade is distinguished by symmetric triple window groups in both side bays. Low hipped roof dormers with triple window groups rest on all the roof slopes. A small, roofed, first-floor, bay with triple window is visible on the east elevation. Small rear section not included under main block hipped roof. Exterior wall fabrics are wood clapboard and shingle. Fenestration is one-over-one, four-over-one, and four-over-two double-hung wood sash and fixed multi-pane. Brick chimney visible on the forward corner of the east slope.

A small garage occupies the rear west corner of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 71 Manchester Place is significant as a good representative example of a two-story, hipped roof, urban, frame, modest vernacular Prairie styled American Foursquare residence. A style characteristic of early twentieth century residences, though more common in suburban than urban settings. Infrequently seen in the Buffalo Grant-Ferry-Forest neighborhood in which singles and urban doubles of Queen Anne style abound.

MAP: Sanborn Map (Revised 1986) – Plate 335



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-2)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 73 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1911

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
-------------	---	--------------------------------	--	---

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 73 Manchester Place is set on a standard lot, located on the north side of the street, toward its west end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

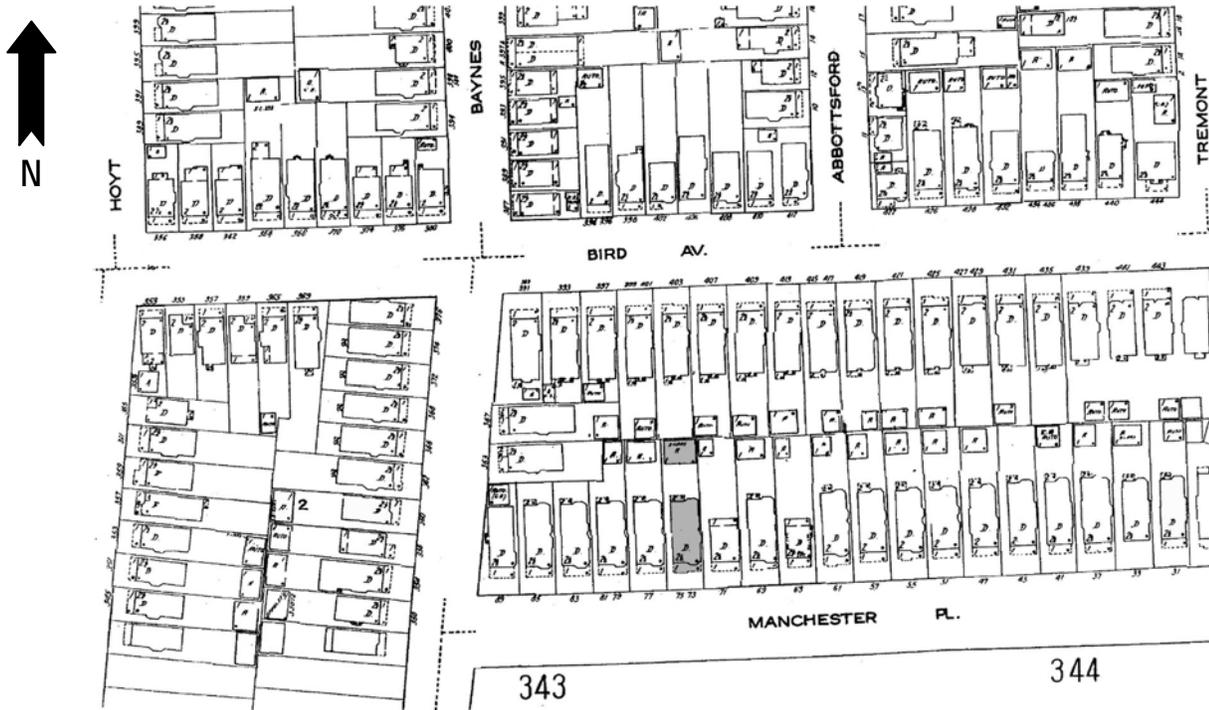
A two-and-one-half story, side gabled, urban, residence with Queen Anne styling. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width porch with modern metal rail and supports, trimmed frieze and cornice, and a small projection over the entry stair in the west bay. The sidelighted and modestly framed main entrance is located in the west bay of the façade under the porch. A wide polygonal bay occupies the east bay of the facade. The second floor façade has an open porch with modern metal rail, a wide polygonal bay in the east over the lower bay, a porch entrance centered in a smaller polygonal oriel in the west bay. A lower front gable with single window punctuates the lower east section of the front roof slope. A small gabled dormer with paired window and scrolled verge boards rests on the western section. Rear section of residence not included under main block's side gable. Exterior wall fabric is wood clapboard. Fenestration is primarily one-over-one double-hung wood sash and fixed, with four-over-one and six-over-six double-hung wood sash windowing in the dormer gables. Brick chimney rests on the eastern edge of the front slope just off the ridge. Additional detailing includes modest corner boards, frieze, framing, and wide pent and eaves.

A large garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 73 Manchester Place is significant as a good representative example of a two-and-one-half story, side gabled, urban, residence with Queen Anne styling. Modestly styled doubles of varying Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for Harry N. Phillips

MAP: Sanborn Map (Revised 1986) – Plate 335



PHOTOGRAPH: (Grant-Ferry-Forest: R-31; N-1)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 74 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grati-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

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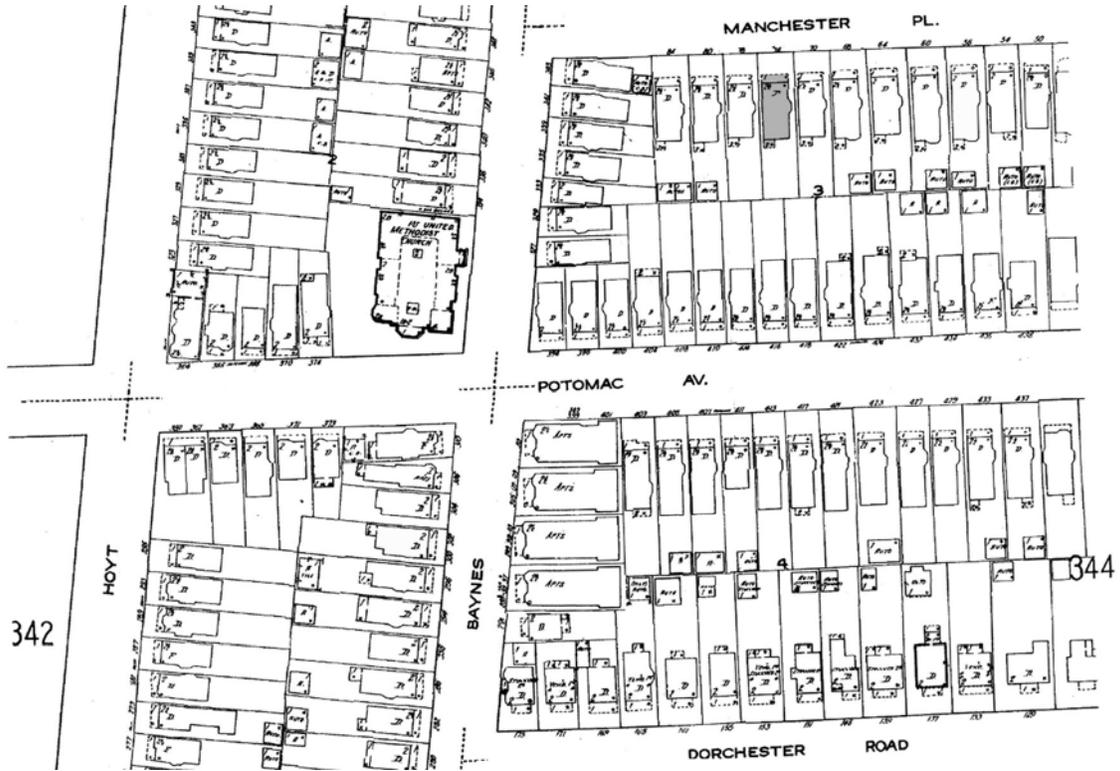
The two-family house at 74 Manchester Place is set on a standard lot, located on the south side of the street, toward its west end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, hipped roof, urban, frame residence with Queen Anne styling. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width, porch with square elephantine column supports, metal rail, flat frieze, and entry stair in the west bay. The sidelighted and modestly framed main entrance is located in the west bay of the façade. A framed triple window grouping occupies the east bay. The second floor façade has an open porch ½-height wood posts, solid wood rail, and modern metal awning supports, a porch entrance in the west bay over the main entrance, and a polygonal bay in the east over the lower window, flush beneath the bracketed eave. A large gabled dormer with triple window group accents the front roof slope. Two-story protruding, polygonal bay visible on the east elevation. Exterior wall fabrics are wood clapboard and shingle. Fenestration is one-over-one double-hung wood sash and fixed. A brick chimney rests on the east slope. Additional detailing includes modest corner boards, frieze, framing, and trim.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 74 Manchester Place is significant as a good representative example of a two-and-one-half story, hipped roof, urban, frame residence with Queen Anne styling. Modestly styled doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for M. J. Hudson

MAP: Sanborn Map (Revised 1986) – Plate 345



PHOTOGRAPH: (Grant-Ferry-Forest: R-18; N-18)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 77 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1911

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey: Grati-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

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The two-family house at 77 Manchester Place is set on a standard lot, located on the north side of the street, toward its west end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

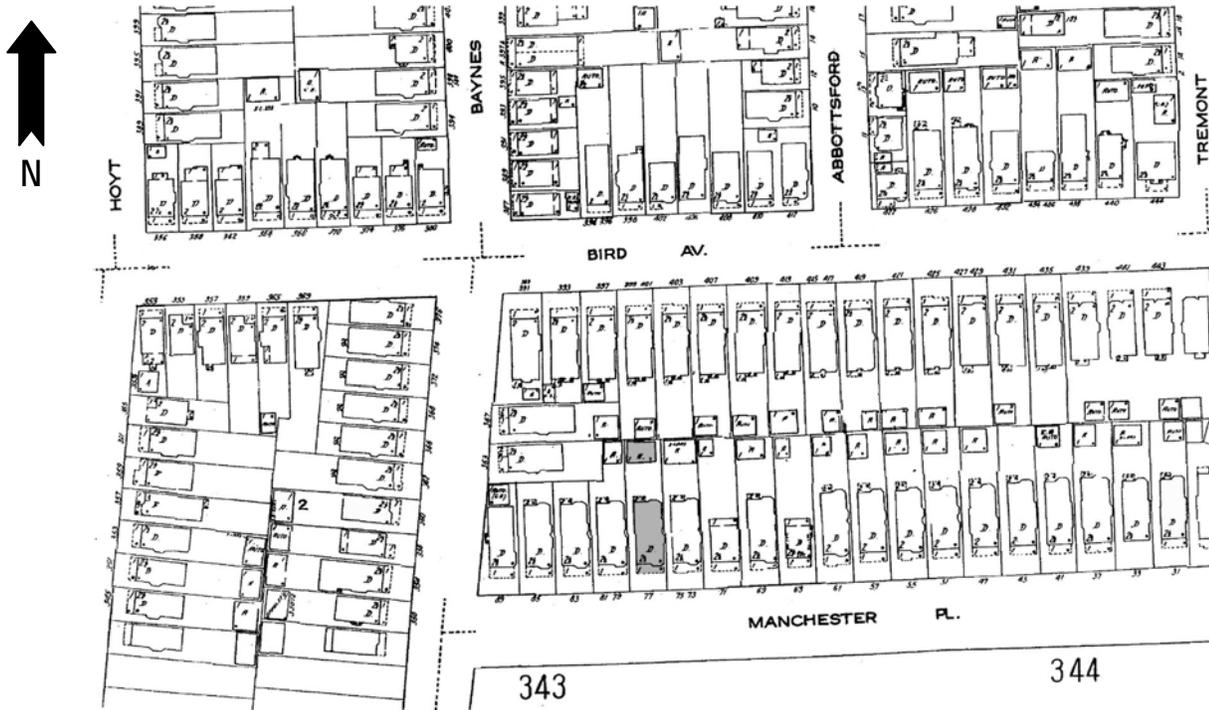
A two-and-one-half story, hipped roof, urban, frame residence of a modest Queen Anne style. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width, porch with metal rail and supports, wide frieze, and an entry stair in the west bay. The sidelighted and modestly framed main entrance is located in the west bay of the facade. A wide polygonal bay occupies the east. The second floor façade has an open porch with metal rail, a wide polygonal oriel in the east over the lower bay, and a porch entrance in the west centered within a polygonal oriel which extends slightly to the west to wrap the corner. Gabled dormer with triple window group accent extends off the central ridge on the front roof slope. Similar dormers on the east and west slopes. Two two-story, slightly protruding, polygonal bays on the east elevation, contained under the eaves. Secondary side entrance visible on the west elevation. Exterior wall fabric is wood clapboard. Fenestration is one-over-one, six-over-one, and eight-over-one double-hung wood sash and fixed. Brick chimney visible on the forward portion of the east slope. Additional detailing includes modest corner boards, frieze, framing, and large eaves.

A large garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 77 Manchester Place is significant as a good representative example of a two-and-one-half story, hipped roof, urban, frame residence of a modest Queen Anne style. Modestly styled doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for Harry N. Phillips

MAP: Sanborn Map (Revised 1986) – Plate 335



PHOTOGRAPH: (Grant-Ferry-Forest: R-37; N-29)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 78 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

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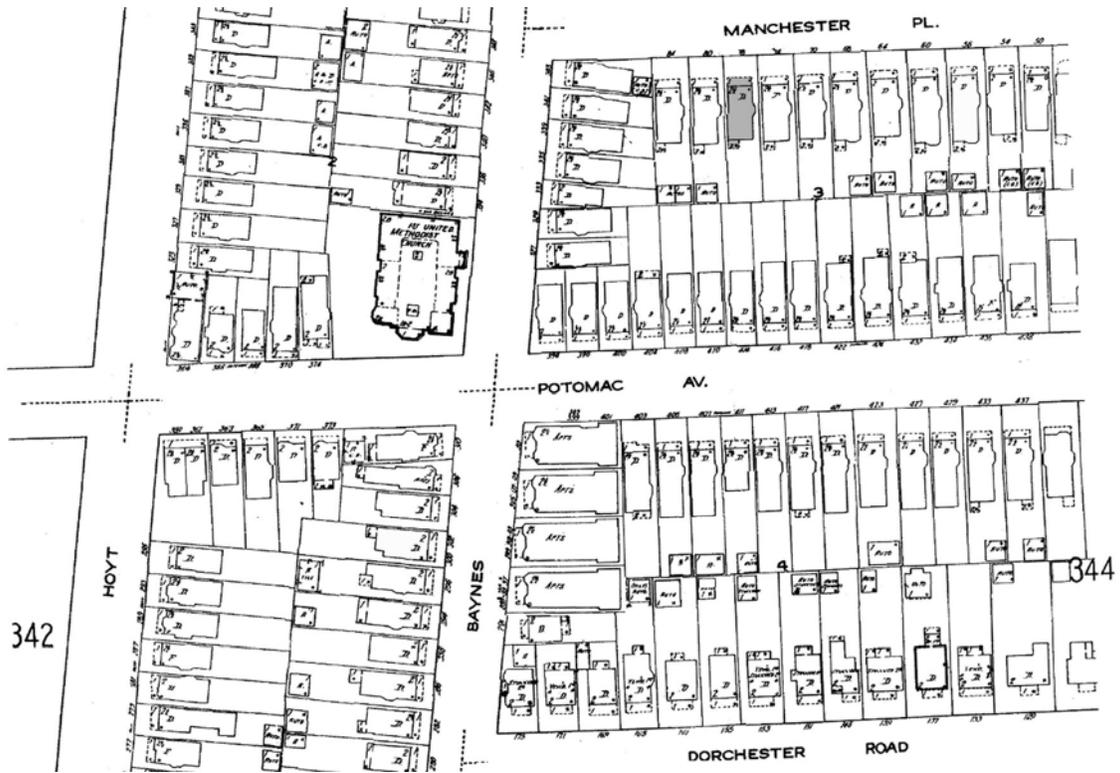
The two-family house at 78 Manchester Place is set on a standard lot, located on the south side of the street, at its west end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

A two-and-one-half story, front gabled, urban, frame residence with Queen Anne styling. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width, porch with trimmed square columns, open wood rail, ornamented frieze, hipped overhang, covered foundation, and entry stair in the west bay. The sidelighted and modestly framed main entrance is located under the porch in the west bay of the facade. A triple window grouping occupies the east bay. The second floor façade has an open porch with modern metal rail and awning supports, a porch entrance in the west over the entrance and a polygonal oriel in the east over the lower window. A triple window group punctuates the pent enclosed front gable. Two-story protruding, polygonal bay on the east elevation. Secondary side entrance with awning visible on the west elevation. Exterior wall fabrics are wood clapboard. Fenestration is one-over-one double-hung wood sash and fixed. Brick chimneys on the east and west slopes. Additional detailing includes modest corner boards, frieze, trim, and framing.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 78 Manchester Place is significant as a good representative example of a two-and-one-half story, front gabled, urban, frame residence with Queen Anne styling. Modestly styled doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for M. J Hudson

MAP: Sanborn Map (Revised 1986) – Plate 343



PHOTOGRAPH: (Grant-Ferry-Forest: R-18; N-19)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 80 Manchester Place

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known 1910

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

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The building at 80 Manchester Place is located
The two-family house at 80 Manchester Place is set on a standard lot, located on the south side of the street, at its west end. Manchester Place is a small, east-west, residential street that runs between Baynes Avenue and Richmond Avenue. The property is located in a nice residential area of the north east section of the Grant-Ferry-Forest neighborhood, just west of the Historic District.

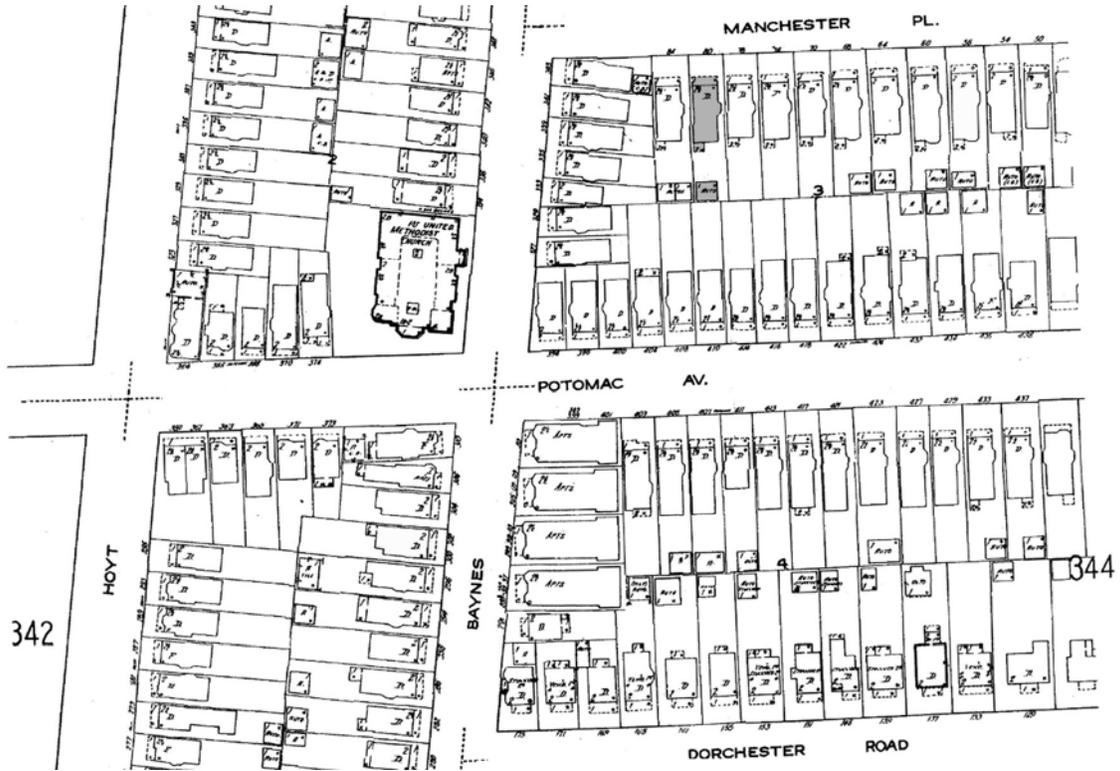
A two-and-one-half story, hipped roof, urban, frame residence with Queen Anne styling. It has a rough rectangular plan and is set on a stone foundation. The façade has a full-width, porch with Doric columns, open wood rail, flat frieze, lattice covered foundation, and entry stair in the west bay. The sidelighted and modestly framed main entrance is located under the porch in the west bay of the facade. A triple window grouping occupies the east bay. The second floor façade has an open porch with modern metal rail, a porch entrance in the west over the entrance and a polygonal oriel in the east over the lower window. A gabled dormer with a triple window group rests on the front roof slope. Second-story protruding, polygonal oriel on the east elevation. Exterior wall fabrics are wood clapboard and wood shingle. Fenestration is one-over-one double-hung wood sash and fixed. Brick chimney on the east slope. Additional detailing includes modest belt course, corner boards, frieze, trim, and framing.

A garage occupies the rear of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 80 Manchester Place is significant as a good representative example of a two-and-one-half story, hipped roof, urban, frame residence with Queen Anne styling. Modestly styled doubles of Queen Anne influence, such as this, were common housing for lower to middle class families in the early twentieth century on the West Side. Built for M. J. Hudson

MAP: Sanborn Map (Revised 1986) – Plate 343



PHOTOGRAPH: (Grant-Ferry-Forest: R-18; N-20)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 540 Massachusetts Avenue

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential Current use Residential

Architect/Builder, if known _____ Date of construction, if known c. 1900

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Grant-Ferry-Forest Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at 540 Massachusetts Avenue is set on a triangular corner lot, located on the north side of the street, at the west side of the intersection of Massachusetts Avenue and West Ferry Avenue. Massachusetts Avenue is a modest, primarily residential street that runs on a north west diagonal across the lower west side. The street is not included within the survey area, as it is located south of the boundary on which this included property sits. The property is located in a residential area of the south east section of the Grant-Ferry-Forest neighborhood.

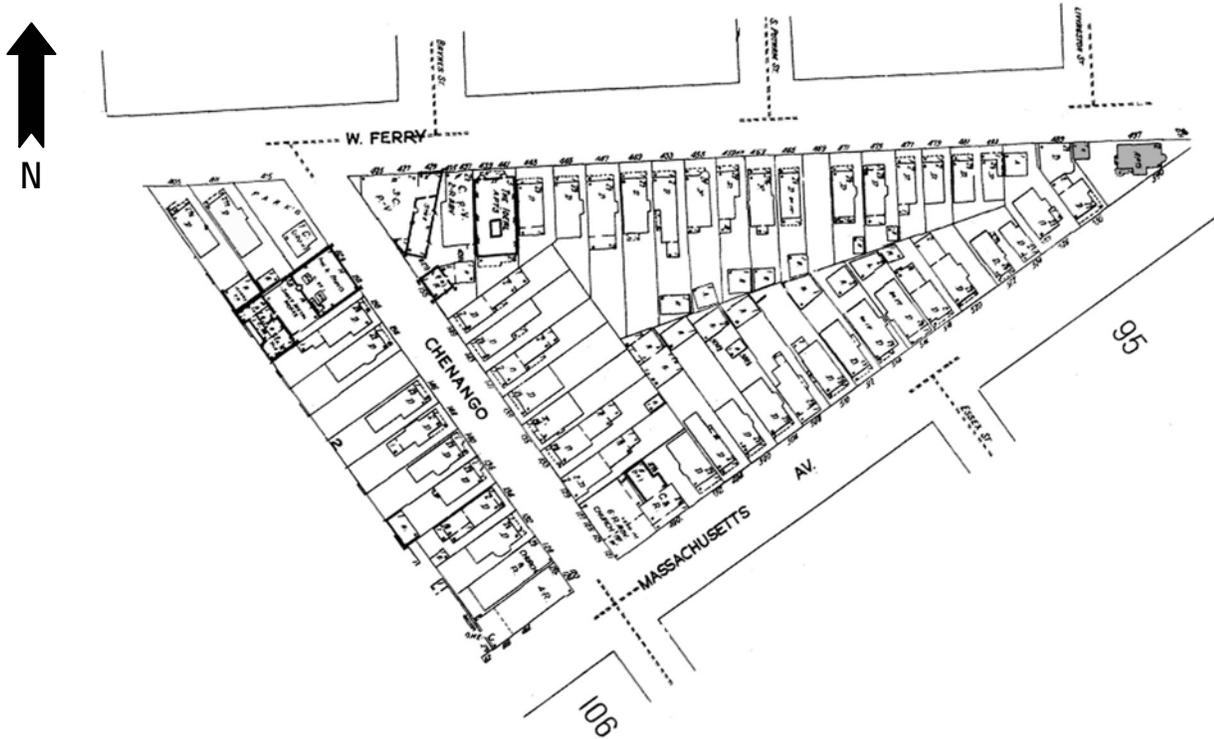
A two-story, hipped and lower gabled, urban, frame residence of mixed period Queen Anne influenced styling. It has a rough rectangular plan and is set on a stone foundation. The dominating feature of the façade is a central, projecting, lower front gabled bay. A 1/3-width, metal railed, open porch sets in the west, wrapping around the corner and extending partway down the west elevation. The main entrance is located in the west bay of the façade, nestled in the ell of the gabled bay, contained within a flat roofed enclosed vestibule. Sparse single windows set in the west bay. A polygonal bay is visible on the west elevation. A two-story, flat roofed, engaged, conical tower with tiered windowing sets at the front corner on the east elevation. Side entrance with small metal railed open porch visible further to the rear on the east elevation; small second-story rectangular oriel visible also. Additional entrance to the east in the rear, fronting West Ferry Avenue; upper story shallow rectangular oriel with windowing above, ending flush beneath the slightly projecting pent enclosed lower gable. Exterior wall fabrics are wood clapboard and shingle. Fenestration is primarily one-over-one double hung wood sash and fixed. Brick chimney visible centrally on the front slope near the ridge. Additional detailing includes simple belt course, frieze, and trim.

A garage sets in the far rear west corner of the lot.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 540 Massachusetts Avenue is significant as a good representative example of a representative example of a two-story, hipped and lower gabled, urban, frame residence of mixed period Queen Anne influenced styling. Its plan and orientation reflect the odd triangular corner lot on which is set; a product of Buffalo's street layout. A Contributing building to the Richmond Avenue - Ashland Avenue Historic District.

MAP: Sanborn Map (Revised 1986) – Plate 105



PHOTOGRAPH: (Grant-Ferry-Forest: R-37; N-18)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 1095 Niagara Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Industrial Current use Industrial

Architect/Builder, if known _____ Date of construction, if known 1905-1916

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Broadway-Fillmore Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

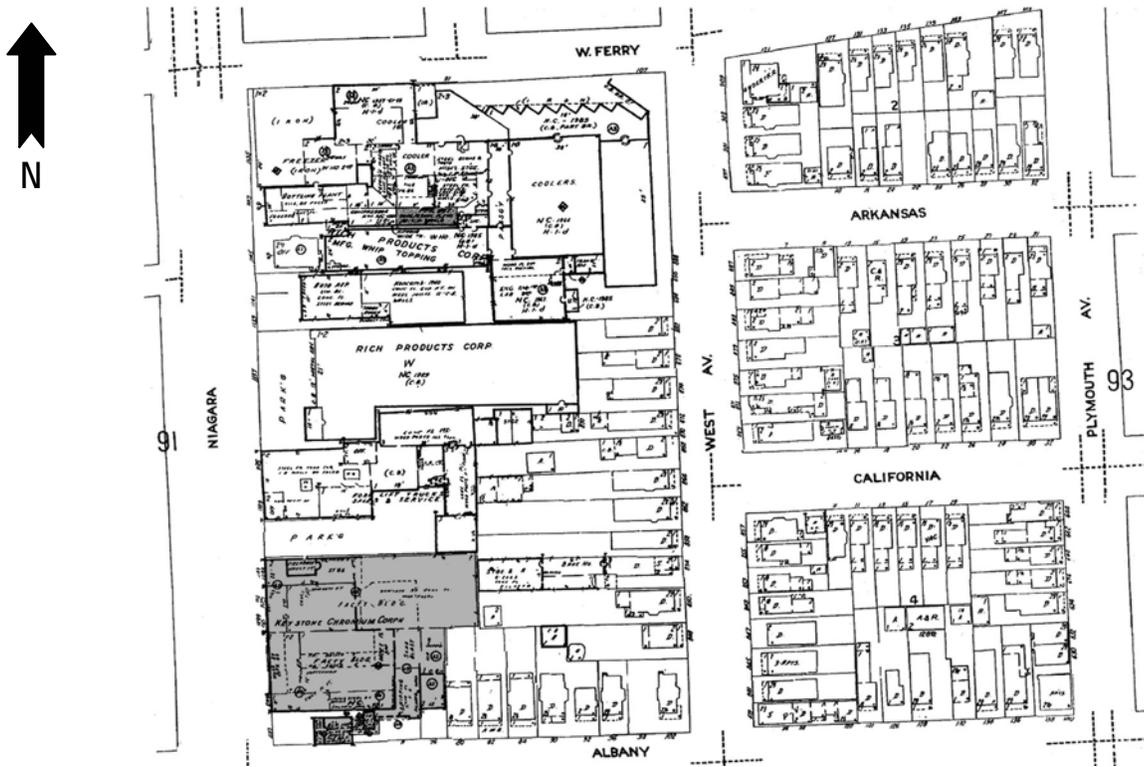
The building at 1095 Niagara Street is set on a large slightly elled corner lot, located on the east side of the street at the south end of the block between Albany Street and West Ferry Avenue. Niagara Street is a longstanding thoroughfare in the far west of the neighborhood along the river. Already laid out in 1809, Broadway as it was originally called, connected Buffalo with Niagara Falls. Though currently dominated by aging industrial and commercial properties, Niagara was once a residential street with a number of fine dwellings - Buffalo's first Delaware Avenue. The transformation of Niagara Street from residential to industrial began in the 1880s and 1890s. The property is located in the far south western section of the Grant-Ferry-Forest neighborhood.

A two-story, flat roofed, early twentieth century, urban, brick, factory building. It has a large slightly elled plan, matching the shape of the lot on which it sets; single-story section at rear, additional outbuildings. The lower façade is defined by an entrance in the southern bay and two loading doors in the north, all spaced by paired windows in subtly arched openings. The upper façade is defined by simple single windowing with similar subtly arched openings. Side elevations have a variation of the façade windowing, divided into three vertical sections by pilasters and slight recessed panels. Roofline marked with a small parapet, additional cornice and detailing. Exterior fabric is brick. Fenestration is primarily one-over-one double-hung wood sash and fixed, with occasional multi-panes.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 1095 Niagara Street is significant as a good representative example of a two-story, flat roofed, early twentieth century, urban, brick, factory building. Two-story factory built for the Liberty Brass Foundry. Additions built in 1906-1916. Later occupied by the Aluminum Castings Co. and the American Body Co.

MAP: Sanborn Map (Revised 1986) – Plate 92



PHOTOGRAPH: (Grant-Ferry-Forest: R-19; N-28)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 1100 Niagara Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Industrial Current use Industrial

Architect/Builder, if known _____ Date of construction, if known 1893; warehouse & grain elevator 1921

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input checked="" type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input checked="" type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Broadway-Fillmore Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building at 1100 Niagara Street is set on a large slightly trapezoidal corner lot, located on the west side of the street at the south end of the block between Albany Street and Gull Street. Niagara Street is a longstanding thoroughfare in the far west of the neighborhood along the river. Already laid out in 1809, Broadway as it was originally called, connected Buffalo with Niagara Falls. Though currently dominated by aging industrial and commercial properties, Niagara was once a residential street with a number of fine dwellings - Buffalo's first Delaware Avenue. The transformation of Niagara Street from residential to industrial began in the 1880s and 1890s. The property is located in the far south western section of the Grant-Ferry-Forest neighborhood.

An early twentieth century, urban, factory building complex. Multiple components- main multiple story front gabled building, added single-story warehouse section at the south, a reinforced concrete grain elevator at the rear, and additional outbuildings. Main structure distinguished by stepped parapet, extensive corbelling, and large elongated arched windowing arranged in pairs and spaced by subtle pilasters and recessed panels.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 1100 Niagara Street is significant as a good representative example of an early twentieth century, urban, brick, factory building complex. Built as the malt house of the Charles G. Curtiss Malting Co., the main section originally housed the malting drums. It is especially noteworthy for the stepped front gable and extensive corbelling. A reinforced concrete grain elevator was added at the rear in 1921, and a one-story warehouse addition was appended to the south side; the facility was then used as a grain and feed supply house for the Co-operative Grange League Federation Exchange.



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 1114 Niagara Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Commercial Current use Commercial

Architect/Builder, if known Edward B. Green & Sons Date of construction, if known 1931

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input checked="" type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input checked="" type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey: Broadway-Fillmore Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building at 1114 Niagara Street is set on a long lot, located on the west side of the street on the block between Albany Street and Gull Street. Niagara Street is a longstanding thoroughfare in the far west of the neighborhood along the river. Already laid out in 1809, Broadway as it was originally called, connected Buffalo with Niagara Falls. Though currently dominated by aging industrial and commercial properties, Niagara was once a residential street with a number of fine dwellings - Buffalo's first Delaware Avenue. The transformation of Niagara Street from residential to industrial began in the 1880s and 1890s. The property is located in the far south western section of the Grant-Ferry-Forest neighborhood.

A one-story, flat roofed, early-mid-twentieth century, urban, brick, commercial building with simple Art Deco styling. The main entrance is located centrally on the façade, with wide glass surround. Symmetric side bays defined by three even spaced windows, with feature panels above incorporating gear ornamentation. Upper decorative band of contrasting stone with detail. Roofline marked with a small central parapet. Narrowed rear section with multiple loading bays visible on the south elevation, and complete frieze with flared cornice molding.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 1114 Niagara Street is significant as a good representative example of an architect designed one-story, flat roofed, early-mid-twentieth century, urban, brick, commercial building with simple Art Deco styling. Built for the A. F. Oliver Gear & Machine Co. This firm was founded in 1907 for the production of custom-made gears.

MAP:



PHOTOGRAPH: (Grant-Ferry-Forest: R-19; N-27)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 1200 Niagara Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Commercial Current use Commercial

Architect/Builder, if known Sidney H. Woodruff Date of construction, if known 1901-1902; rear bldgs. 1905-1909

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input checked="" type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation: stone brick poured concrete concrete block

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey: Broadway-Fillmore Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

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PLEASE PROVIDE THE FOLLOWING INFORMATION

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Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

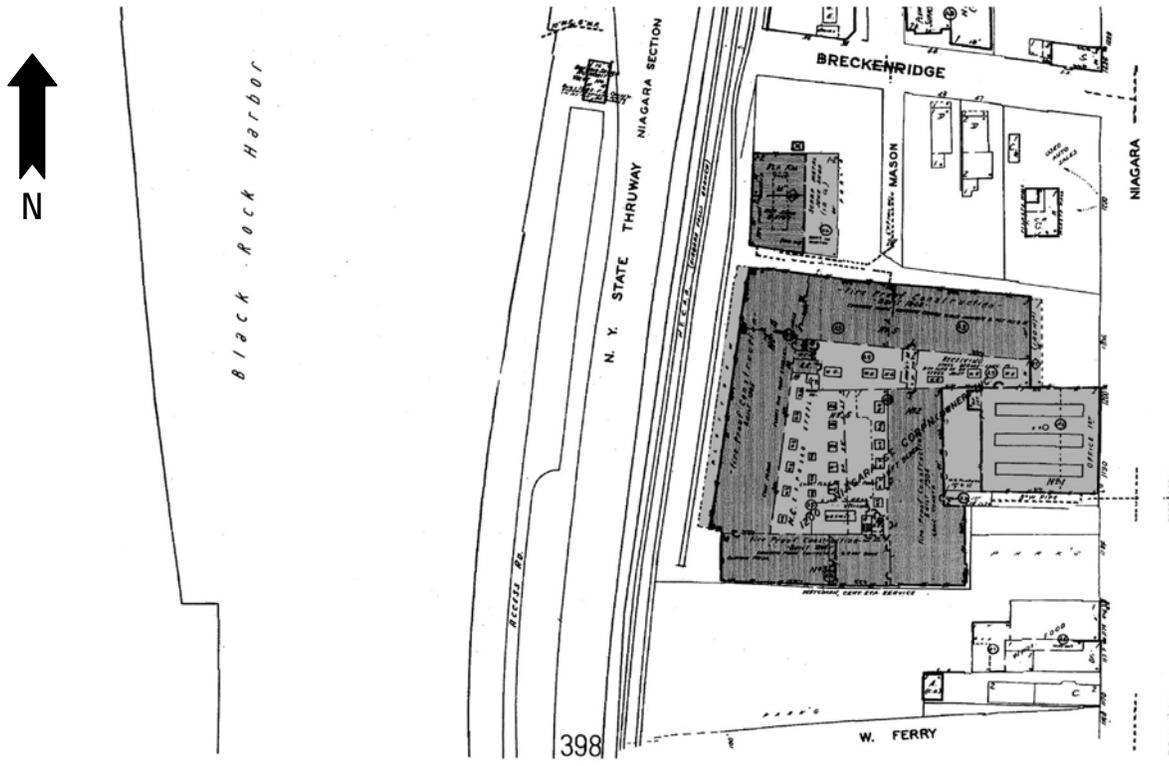
The building at 1200 Niagara Street is set on an extensive polygonal lot, located on the west side of the street that spans the block between West Ferry Avenue and Breckenridge Street. Niagara Street is a longstanding thoroughfare in the far west of the neighborhood along the river. Already laid out in 1809, Broadway as it was originally called, connected Buffalo with Niagara Falls. Though currently dominated by aging industrial and commercial properties, Niagara was once a residential street with a number of fine dwellings - Buffalo's first Delaware Avenue. The transformation of Niagara Street from residential to industrial began in the 1880s and 1890s. The property is located in the far south western section of the Grant-Ferry-Forest neighborhood.

An early twentieth century, urban, brick, office and factory building complex. Multiple components- main, two-story, regular rectangular building; additional factory buildings at the rear. Façade defined by regular spaced, tiered single windowing with sills and subtle arched openings. The main entrance with recessed arched surround, sidelights, and flat roofed awning is located slightly off center to the north on the lower façade. Additional entrances at the far end of either side bay, set in alignment with the windowing. Similar arched windowing pattern on the side elevations. Small parapet at the front roofline.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 1200 Niagara Street is significant as a good representative example of an architect designed, early twentieth century, urban, office and factory building complex. Built as the office and factory building of the E. R. Thomas Motor Co., a nationally prominent early manufacturer of automobiles. The three-story reinforced concrete factory buildings at the rear were added in 1905-1909. Here were produced the famous "Thomas Flyer" automobiles, one of which won the first New York to Paris auto race in 1908. Thomas sold the company in 1912, and the buildings were subsequently used for other industrial purposes. Now used by Rich Products Co.

MAP: Sanborn Map (Revised 1986) – Plate 353



PHOTOGRAPH: (Grant-Ferry-Forest: R-19; N-29)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 1280 Niagara Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Industrial Current use Industrial

Architect/Builder, if known _____ Date of construction, if known 1902-1912

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
-------------	---	---	--	---

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Broadway-Fillmore Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

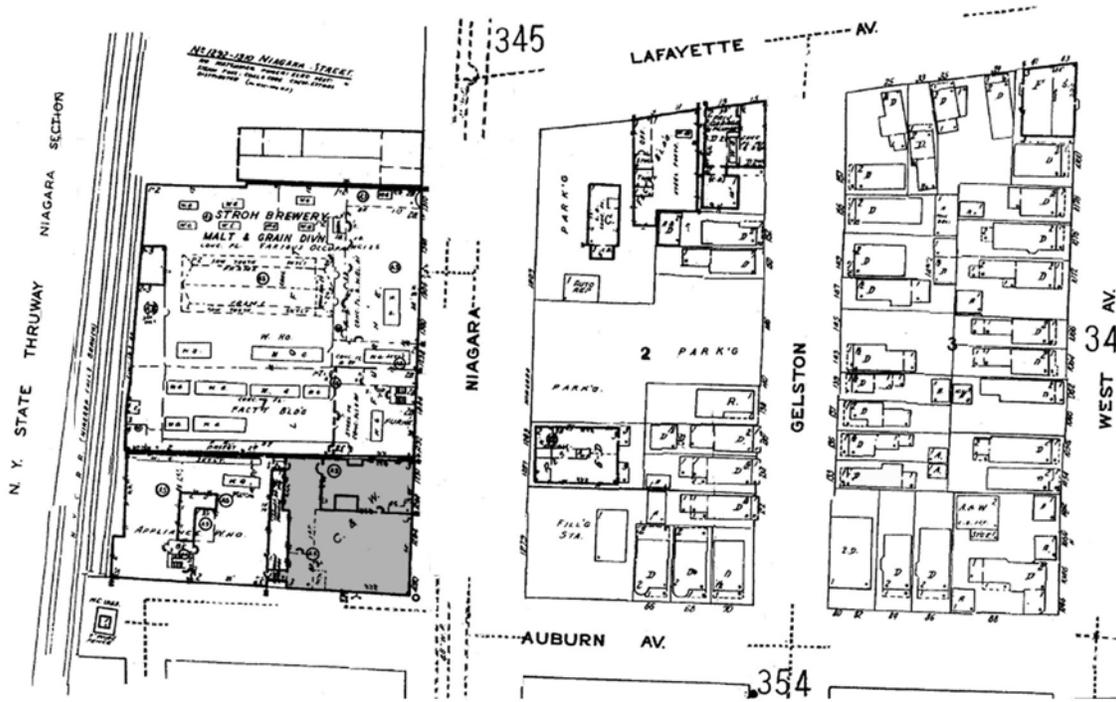
The building at 1280 Niagara Street is set on a square corner lot, located on the west side of the street on the block between Auburn Avenue and Brace Street. Niagara Street is a longstanding thoroughfare in the far west of the neighborhood along the river. Already laid out in 1809, Broadway as it was originally called, connected Buffalo with Niagara Falls. Though currently dominated by aging industrial and commercial properties, Niagara was once a residential street with a number of fine dwellings - Buffalo's first Delaware Avenue. The transformation of Niagara Street from residential to industrial began in the 1880s and 1890s. The property is located in the far south western section of the Grant-Ferry-Forest neighborhood.

A three-story, flat roofed, early twentieth century, urban, brick, factory building. It has a regular square plan. Entrance with added pedimented surround sets into the north on the lower façade. Paired windowing in the far north bay; single windowing with subtle arched openings in the south. The upper façade is defined by regular spaced triple window groupings. The south side elevation has similar windowing patterns; additional entrance. Belt course trim at the second floor, additional detail at the cornice.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 1280 Niagara Street is significant as a good representative example of a three-story, flat roofed, early twentieth century, urban, brick, factory building. Built as the factory of the Buffalo Gasoline Motor Co., which manufactured marine engines for use in a wide variety of boats. The company was founded in 1899.

MAP: Sanborn Map (Revised 1986) – Plate 347



PHOTOGRAPH: (Grant-Ferry-Forest: R-19; N-31)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 1300 Niagara Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Industrial Current use Industrial

Architect/Builder, if known Colson & Hudson Date of construction, if known 1910-1920

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input checked="" type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
-------------	---	--------------------------------	---	---

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Broadway-Fillmore Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

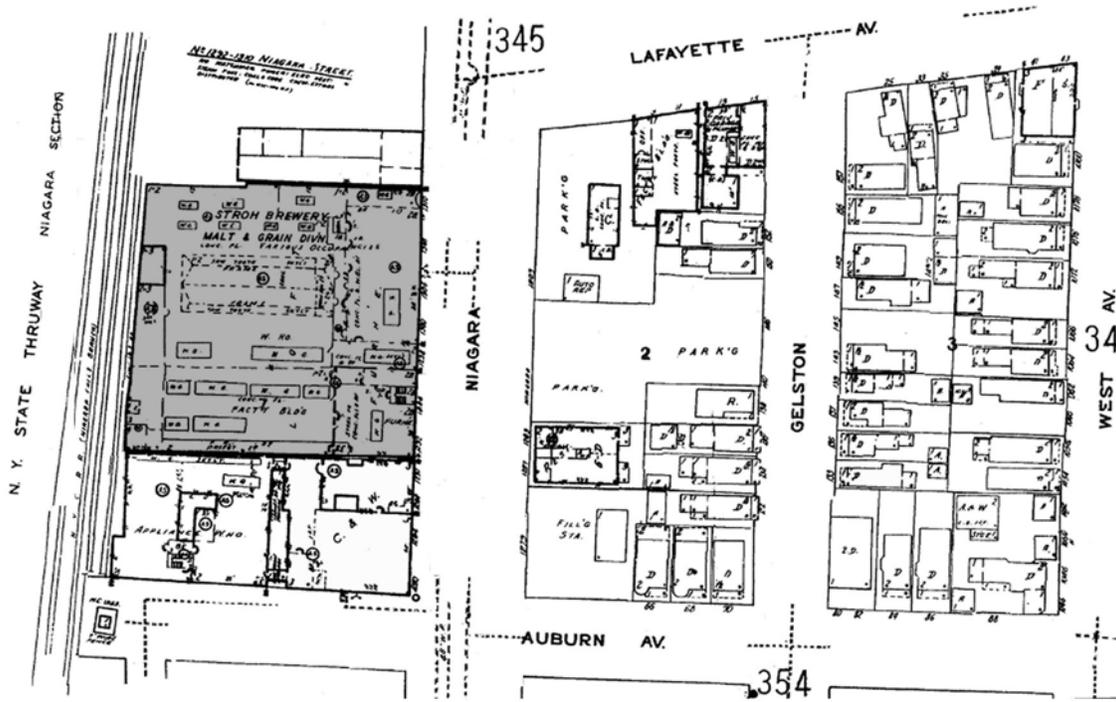
The building at 1300 Niagara Street is set on a large slightly elled lot, located on the west side of the street on the block between Auburn Avenue and Brace Street. Niagara Street is a longstanding thoroughfare in the far west of the neighborhood along the river. Already laid out in 1809, Broadway as it was originally called, connected Buffalo with Niagara Falls. Though currently dominated by aging industrial and commercial properties, Niagara was once a residential street with a number of fine dwellings - Buffalo's first Delaware Avenue. The transformation of Niagara Street from residential to industrial began in the 1880s and 1890s. The property is located in the far west central section of the Grant-Ferry-Forest neighborhood.

A large, two-story, flat roofed, early twentieth century, urban, brick, office and factory building. It has a regular rectangular plan. The façade is defined by large paired fixed windows with transoms, spaced by pilasters. The main entrance sets in a recessed niche off center to the south; secondary entrances in similar niches to either side and two additional entrances in the far north bay. Unique window grouping over the main entrance; the remainder of the second floor façade is defined large fixed triple window groups with transoms. Small parapet at the front roofline with accent extensions at the pilasters. Additional detailing includes frieze detail at cornice, window sills, and contrasting stone accents on the lower portions of the pilasters.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 1300 Niagara Street is significant as a good representative example of a large, architect designed, two-story, flat roofed, early twentieth century, urban, brick, office and factory building. Built as the factory of the Sowers Manufacturing Co. The company was founded in 1910, and continued to operate at this site until 1942. Founder David W. Sowers claimed that this plant was the first to produce pure oxygen. The original structures were extended to the south in 1920. Later occupied by the Stroh Brewery.

MAP: Sanborn Map (Revised 1986) – Plate 347



PHOTOGRAPH: (Grant-Ferry-Forest: R-19; N-32)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 1314-1324 Niagara Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Industrial Current use Industrial

Architect/Builder, if known Emerson C. Dell Date of construction, if known 1909-1920

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input checked="" type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other	
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input checked="" type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: _____

Alterations, if known: office enlarged in 1954 Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Broadway-Fillmore Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

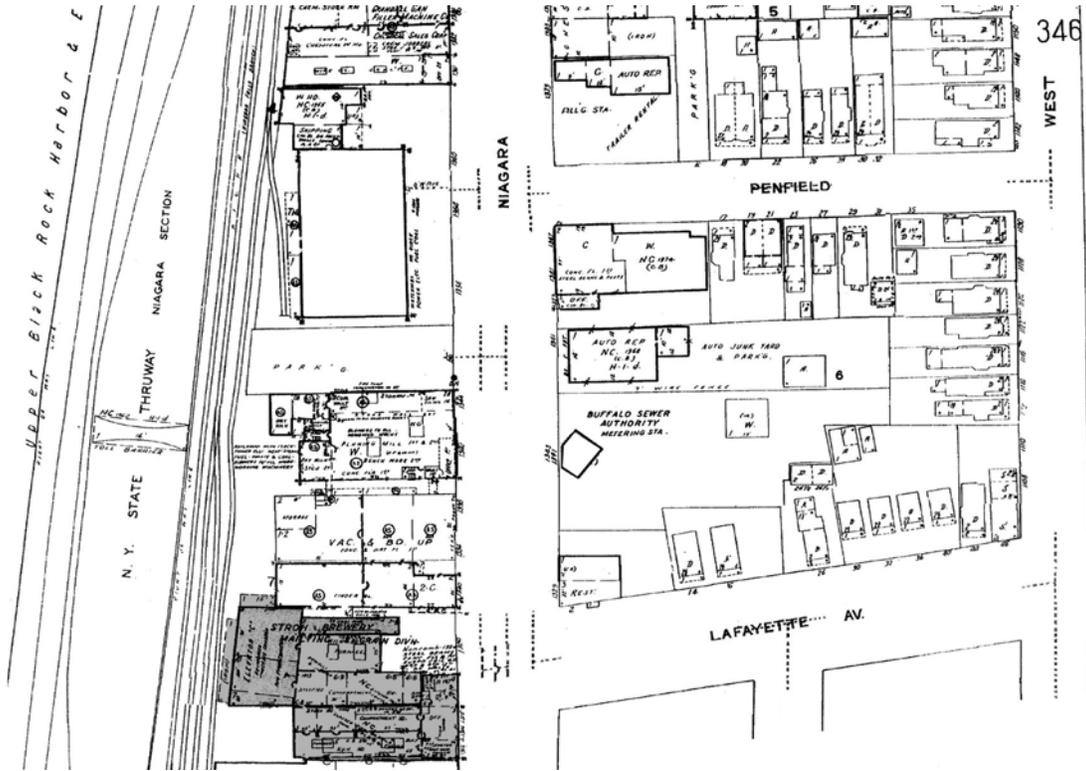
The building at 1314-1312 Niagara Street is set on a large square lot, located on the west side of the street on the block between Auburn Avenue and Brace Street. Niagara Street is a longstanding thoroughfare in the far west of the neighborhood along the river. Already laid out in 1809, Broadway as it was originally called, connected Buffalo with Niagara Falls. Though currently dominated by aging industrial and commercial properties, Niagara was once a residential street with a number of fine dwellings - Buffalo's first Delaware Avenue. The transformation of Niagara Street from residential to industrial began in the 1880s and 1890s. The property is located in the far west central section of the Grant-Ferry-Forest neighborhood.

An early twentieth century, urban, brick and reinforced concrete, office and factory building complex. Multiple components arranged in an irregular plan - a varied conglomerate of main structures and additions ranging in size, shape, level of styling and deterioration. Remaining main façade has large fixed triple grouped windows with transom; lower windows boarded. The main office entrance centered on the facade is a rare local example of Art Nouveau design. Loading bay with upper windowing in the lower north bay.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 1314-1324 Niagara Street is significant as a representative example of a deteriorated remaining, early twentieth century, urban, brick and reinforced concrete, office and factory building complex of architect design. Built for the George J. Meyer Malting Co., which was founded in 1906. (Meyer had previously worked for the Curtiss Malting Co. at 1100 Niagara St.) The facility was doubled in size with a reinforced concrete addition to the north in 1913. The front office was enlarged in 1954. The complex was later occupied by the Stroh Brewery.

MAP: Sanborn Map (Revised 1986) – Plate 345



PHOTOGRAPH: (Grant-Ferry-Forest: R-1; N-26)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 1400 Niagara Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Commercial Current use Commercial

Architect/Builder, if known _____ Date of construction, if known c. 1886; 1938

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input checked="" type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Broadway-Fillmore Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

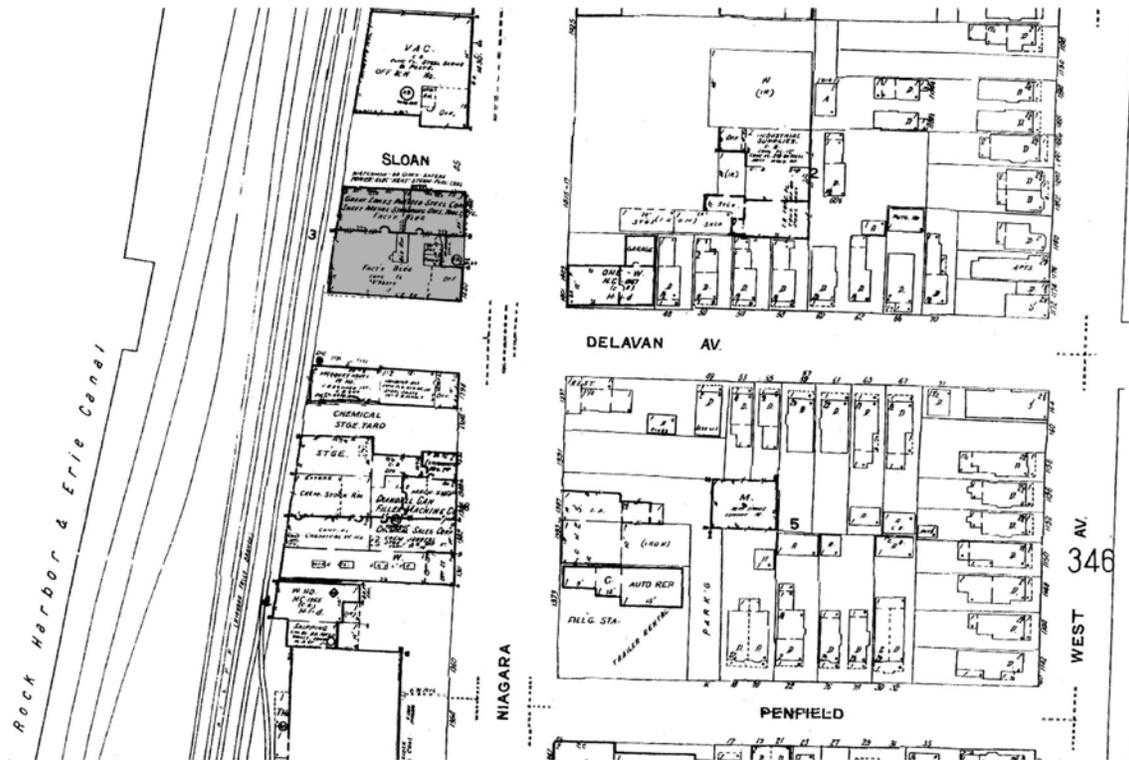
The building at 1400 Niagara Street is set on a slightly trapezoidal lot, located on the west side of the street between West Delevan Avenue and Sloan Street. Niagara Street is a longstanding thoroughfare in the far west of the neighborhood along the river. Already laid out in 1809, Broadway as it was originally called, connected Buffalo with Niagara Falls. Though currently dominated by aging industrial and commercial properties, Niagara was once a residential street with a number of fine dwellings - Buffalo's first Delaware Avenue. The transformation of Niagara Street from residential to industrial began in the 1880s and 1890s. The property is located in the far west central section of the Grant-Ferry-Forest neighborhood.

A late nineteenth and early-mid twentieth century, urban, brick, office and factory building complex. It has a combined rectangular plan. The majority of the original three-story, flat roofed section's façade is covered over. An entrance is located in the far north bay. The upper façade is defined by regular even spaced single windowing with subtly arched openings. Similar windowing on the side elevations. One-story, flat roofed building to the south. The main entrance is located centrally with paired windows in either side bay. Small parapet at the front roofline. Double windowing, additional entrance, and loading bay on the south elevation.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 1400 Niagara Street is significant as a good representative example of a late nineteenth and early-mid twentieth century, urban, brick, office and factory building complex. The three-story section of this complex was built as a factory for the King Spring Co., makers of carriage springs, which was established in 1886. Later occupied by the Frontier Rubber Co. The one-story buildings to the south were added in 1938 for the Great Lakes Pressed Steel Co.

MAP: Sanborn Map (Revised 1986) – Plate 345



PHOTOGRAPH: (Grant-Ferry-Forest: R-19; N-33)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 1469 Niagara Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Residential/Commercial Current use Residential/Commercial

Architect/Builder, if known Edward F. Pickett Date of construction, if known 1900

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Broadway-Fillmore Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

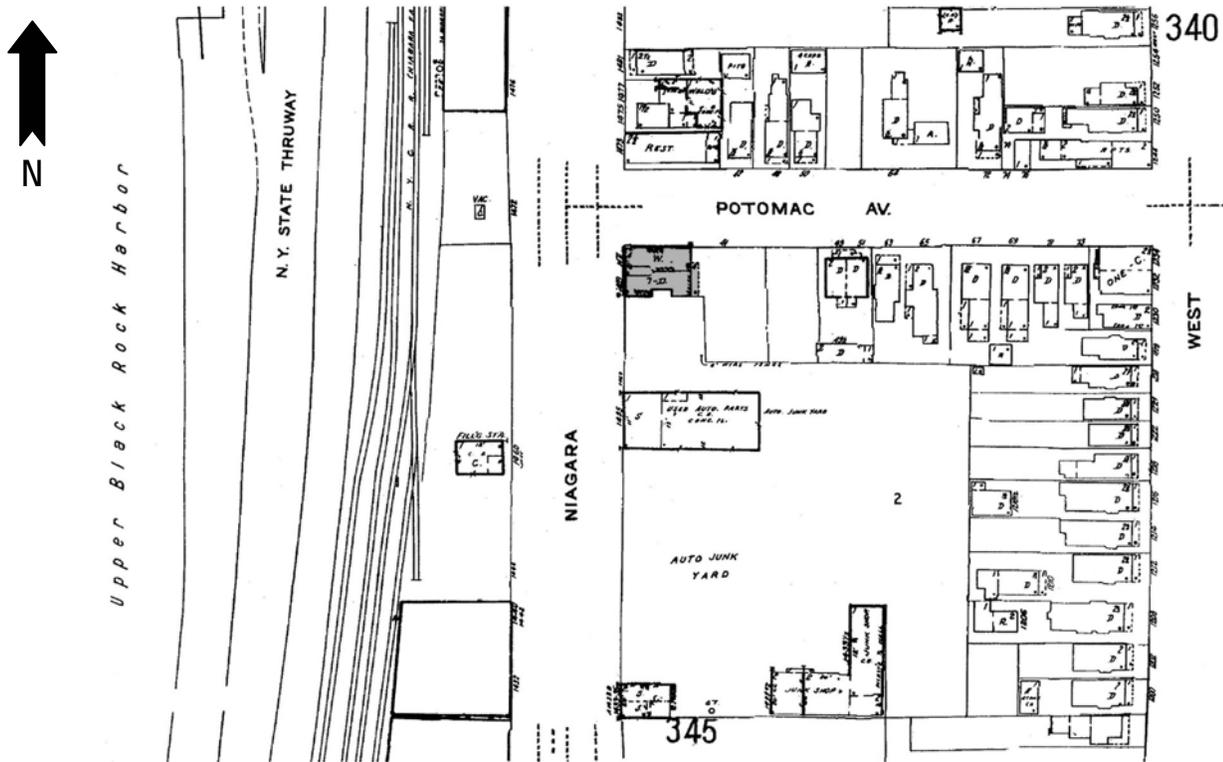
The building at 1469 Niagara Street is set on a short corner lot, located on the east side of the street at the north end of the block between West Delevan Avenue and Potomac Avenue. Niagara Street is a longstanding thoroughfare in the far west of the neighborhood along the river. Already laid out in 1809, Broadway as it was originally called, connected Buffalo with Niagara Falls. Though currently dominated by aging industrial and commercial properties, Niagara was once a residential street with a number of fine dwellings - Buffalo's first Delaware Avenue. The transformation of Niagara Street from residential to industrial began in the 1880s and 1890s. The property is located in the far west central section of the Grant-Ferry-Forest neighborhood.

A four-story, modestly styled, brick, store and tenement building. It has a rough rectangular plan. The north bay is dominated by a storefront with entrance at the forward cut corner. Recessed entrance in the south bay; single windows set to the south of the entrance in the far south bay. The upper façade is distinguished by three-story polygonal oriels at the forward corners, with triple windowing and decorative wood paneling. Central portion of the façade defined by simple single windowing with accent sills and lintels. Similar windowing on the side elevations. Three-story polygonal oriel toward the rear on the south elevation above an additional entrance. Cornice and detailing frieze band. Exterior fabric is brick. Fenestration is primarily one-over-one double-hung wood sash and fixed.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 1469 Niagara Street is significant as a good representative example of a four-story, modestly styled, brick, store and tenement building of architect design. Built for Evelina M. Spanner.

MAP: Sanborn Map (Revised 1986) – Plate 339



PHOTOGRAPH: (Grant-Ferry-Forest: R-15; N-11)





HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY USN: _____

IDENTIFICATION

Property name (if any) _____

Address or Street Location 1491 Niagara Street

County Erie Town/City Buffalo Village/Hamlet _____

Owner _____ Address _____

Original use Industrial Current use Industrial

Architect/Builder, if known _____ Date of construction, if known c. 1887

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: fourth story added in 1904 Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey: Broadway-Fillmore Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 03/2004

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PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

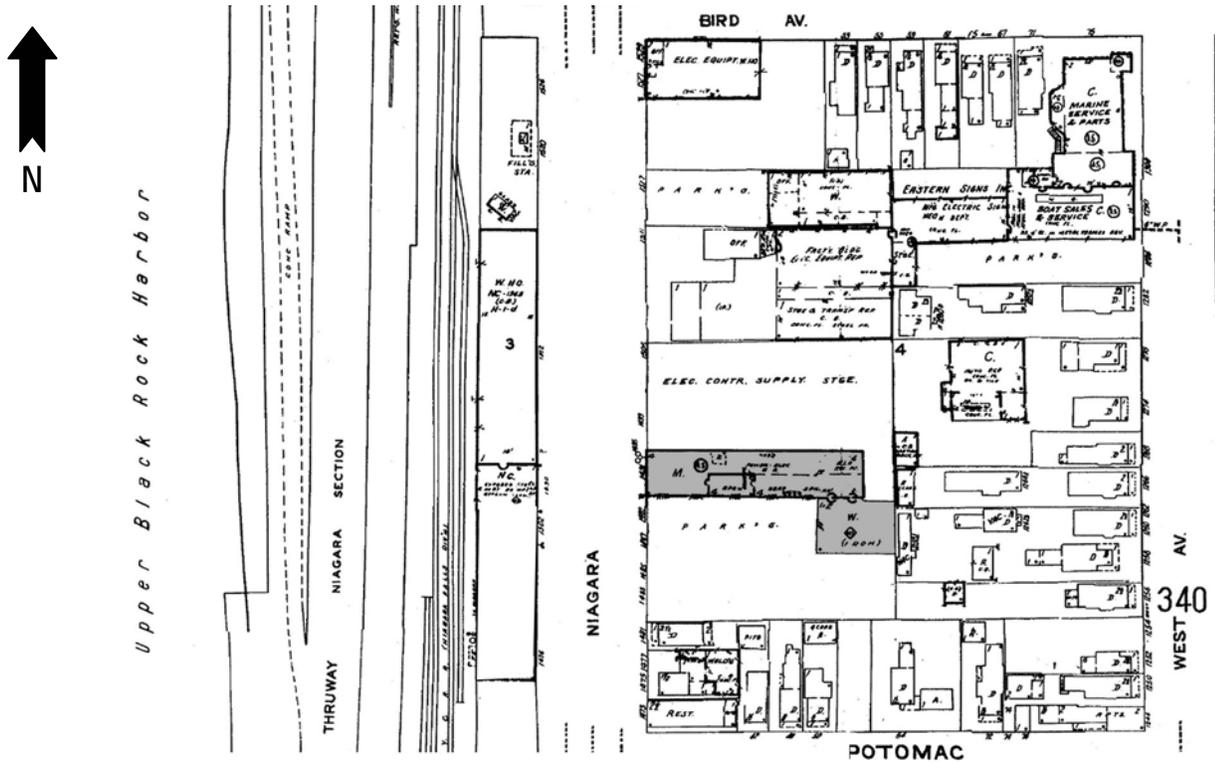
The building at 1491 Niagara Street is set on a short corner lot, located on the east side of the street at the north end of the block between West Delevan Avenue and Potomac Avenue. Niagara Street is a longstanding thoroughfare in the far west of the neighborhood along the river. Already laid out in 1809, Broadway as it was originally called, connected Buffalo with Niagara Falls. Though currently dominated by aging industrial and commercial properties, Niagara was once a residential street with a number of fine dwellings - Buffalo's first Delaware Avenue. The transformation of Niagara Street from residential to industrial began in the 1880s and 1890s. The property is located in the far west central section of the Grant-Ferry-Forest neighborhood.

A late nineteenth century, four-story, flat roofed, modestly styled, brick, industrial building. It has an elled plan with a regular rectangular main block and additional two-story structure at the rear south corner. Entrance in the far south bay of the first floor façade, reached by a small railed entry stair. Additional entrance and two arched single windows(all boarded) occupy the remainder of the lower façade. The upper façade is defined by tiered even spaced single windowing with subtle arched openings. Side elevations have a similar windowing pattern.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 1491 Niagara Street is significant as a good representative example of a late nineteenth century, four-story, flat roofed, modestly styled, brick, industrial building. Built for the Aldrich & Ray Manufacturing Co., which produced tin and copper goods and soda fountains. Originally constructed as a three-story building, a fourth story was added in 1904.

MAP: Sanborn Map (Revised 1986) – Plate 339



PHOTOGRAPH: (Grant-Ferry-Forest: R-19; N-34)

