

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For HCRS use only

received FEB 29 1980

date entered MAY 6 1980

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic West Village Historic District

and/or common same

**2. Location**

*Roughly bounded by S. Elmwood Ave., Chippewa, Georgia, Prospect, Carolina and Tracy Sts.*

street & number various, see Description #7 not for publication

city, town Buffalo vicinity of \_\_\_\_\_ congressional district 37

state New York code 036 county Erie code 029

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name See Continuation Sheet

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

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Erie County Clerk's Office

street & number Erie County Hall, 47 Delaware Avenue

city, town Buffalo state New York

**6. Representation in Existing Surveys**

Buffalo Landmark and Preservation Board Survey

has this property been determined eligible?  yes  no

date June 1978 to June 1979  federal  state  county  local

depository for survey records 313 City Hall

city, town Buffalo state New York

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The West Village Historic District in the city of Buffalo is a nineteenth-century residential area located on the city's lower west side and within walking distance of the central business district and the Lake Erie waterfront. The street plan of the district is formed by two distinct early nineteenth-century grid patterns. Two east-west streets turn at a forty-five degree angle and continue in a northwest direction. The reason for this unique street arrangement is caused by the original plat of the village of Black Rock meeting the original plat of the village of New Amsterdam (original name of Buffalo) at the New York State Reservation line. The twenty-two acre district is generally bounded on the east by South Elmwood; on the north by Tracy Street; on the northwest by Carolina Street and on the southwest by Whitney Place and Chippewa Street.

The West Village is one of Buffalo's oldest and most intact residential areas. Its tree-lined streets, slate sidewalks and stone carriage steps help create a distinct flavor for this section of the city. In marked contrast, the east side of South Elmwood Avenue is dominated by large, commercial/retail structures, which give a different ambience. The north side of Tracy Street has newer buildings of different scale. The northwest side of Carolina Street as well as Niagara Street to the southwest have severely altered structures which have been converted to commercial use. The southern boundary line along Georgia Street and Chippewa Street was determined by intrusions, parking areas and severely altered structures.

The district contains one hundred two buildings, most of which are detached single-family dwellings, with about a dozen apartment buildings. The area has been densely developed over a fifty-year period starting in the latter half of the nineteenth century. The only planned parkland in the district is Johnson Park at South Elmwood Avenue and Johnson Park.

The buildings in the district were built between 1854 and 1914. The majority of the structures are constructed of brick and include all the major architectural styles that were prevalent during the last half of the nineteenth century. The scale ranges from one and a half to five stories, with the larger structures being apartments.

In addition to the large number of residential buildings, the district contains a Jacobethan Revival school and a Romanesque style church. Many houses in the district are now boarding houses, although in recent years a number of the old dwellings have been restored to their original function as single-family homes. While deterioration is still a neighborhood problem, at the present time a vigorous restoration movement is afoot.

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<u>STREET &amp; NO.</u>	<u>OWNER &amp; MAILING ADDRESS</u>
<u>Tracy Street</u>	
38	Stellar Construction Co., Inc., 290 S. Elmwood Ave., Buffalo, N.Y. 14201
42	Barbara Hyde, 94 Oakland Place, Buffalo, N.Y. 14222
50 Vacant Lot	Judith Ryczek, 54 Tracy Street, Buffalo, N.Y. 14201
54	Norman J. Ryczek & W, 54 Tracy Tracy St., Buffalo, N.Y. 14201
56	M. Shepard, 772 Niagara St., Buffalo, N.Y. 14213
58	Anita Roberts, 58 Tracy St., Buffalo, N.Y. 14201
62	Aurora Burz, 62 Tracy St., Buffalo, N.Y. 14201
64 Vacant Lot	Neal M. McMahon, 257 Elmwood Ave., Buffalo, N.Y. 14222
66	John S. Tomasello, 575 Eggert Rd., Buffalo, N.Y. 14215
68 Vacant Lot	Neal M. McMahon, 257 Elmwood Ave., Buffalo, N.Y. 14222
70	John S. Tomasello, 575 Eggert Rd., Buffalo, N.Y. 14215
72	Joseph Pitrola, 217 Heather Hill Dr., W. Seneca, N.Y. 14206
76-78	Michael Kurlak, 481 Casmir, W. Seneca, N.Y. 14206
80	James Schaefer, 72-80 College St., Buffalo, N.Y. 14201
82	James Schaefer, 72-80 College St., Buffalo, N.Y. 14201
84	Richard J. Kraetz, 369 Delaware St., Buffalo, N.Y. 14202
90	Richard J. Kraetz, 369 Delaware St., Buffalo, N.Y. 14202
<u>Johnson Park</u>	
41 Vacant Lot	Anthony LaMonte, c/o Norman LaMonte, 146 Lakeshore Rd., Fort Erie, Ontario, Canada
45	Helen C. Ernst & Others, 66 Broadway, Buffalo, N.Y. 14203
49	49 Johnson Park Inc., 66 Broadway, Buffalo, N.Y. 14203
51	49 Johnson Park Inc., 66 Broadway, Buffalo, N.Y. 14203
55	Bradford Lewis, 55 Johnson Park, Buffalo, N.Y. 14201
57	Francis Panasci, 57 Johnson Park, Buffalo, N.Y. 14201
61	James Contenelli, 1 North Pearl, Buffalo, N.Y. 14202
69	Donald G. Lee & W., 69 Johnson Park, Buffalo, N.Y. 14201
73	Dolores Pauley, 73 Johnson Park, Buffalo, N.Y. 14201
75	Bertha Bason, c/o Bertha Keller, 75 Johnson Park, Buffalo, N.Y. 14201
77	Jack M. Dendy, 77 Johnson Park, Buffalo, N.Y. 14201
81	John H. Wooley & W., 81 Johnson Park, Buffalo, N.Y. 14201
85	Leslie Taylor, 85 Johnson Park, Buffalo, N.Y. 14201
89	Charles A. Nieset, 41 Huntington court, Williamsville, N.Y. 14221
91-93	Dorothy E. Robinson, 91-93 Johnson Park, Buffalo, N.Y. 14201
95	American Rescue Workers, 95 Johnson Park, Buffalo, N.Y. 14201
76	Buffalo Village Associates, 250 Delaware Ave., Buffalo, N.Y. 14202

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Johnson Park Cont.

82	Albert J. Brindenbaker & W., 82 Johnson Park, Buffalo, N.Y. 14201
88	Joseph P. Guerra & Others, 88 Johnson Park, Buffalo, N.Y. 14201
90 Vacant Lot	Joseph P. Guerra & Others, 88 Johnson Park, Buffalo, N.Y. 14201
92	James J. Serena, c/o Mrs. Hackney, 92 Johnson Park, N.Y. 14201
94	Francis Panasci, 57 Johnson Park, Buffalo, N.Y. 14201
98	Joseph R. O'Brien, 98 Johnson Park, Buffalo, N.Y. 14201
102	Rodger A. Olson, 102 Johnson Park, Buffalo, N.Y. 14201
104, 106	Wilson H. Pratt, 11 Middlesex Rd., Buffalo, N.Y. 14216
110	Francis B. Panasci, 57 Johnson Park, Buffalo, N.Y. 14201
112	Francis B. Panasci, 57 Johnson Park, Buffalo, N.Y. 14201
114	Bernard A. Tolbert, 114 Johnson Park, Buffalo, N.Y. 14201
116	Joseph R. O'Brien, 98 Johnson Park, Buffalo, N.Y. 14201
120	Donald D. Wheeler & W., 100 Westchester Rd., Williamsville, N.Y. 14221

Chippewa

165	Horace Flowers, Division of Real Estate, City of Buffalo, Room 1202, 65 Niagara Sq., Buffalo, N.Y. 14202
166	Douglas H. Clark, c/o Deweys Diner, 166 W. Chippewa St., Buffalo, N.Y. 14201
170-174	Alexander Katz, 61 Brantford, Buffalo, N.Y. 14222

Whitney Place

11	Bertha C. Barnas, 11 Whitney Place, Buffalo, N.Y. 14201
17	Mary Karam, c/o Karams Korner, 272 Georgia St., Buffalo, N.Y. 14201
19 Vacant Lot	Charles D. Orr, 34 Whitney Place, Buffalo, N.Y. 14201
25	Charles D. Orr, 34 Whitney Place, Buffalo, N.Y. 14201
31	Bertha Barnas, 11 Whitney Place, Buffalo, N.Y. 14201
33 Vacant Lot	Horace Flowers, Division of Real Estate, City of Buffalo, Room 1202, 65 Niagara Sq., Buffalo, N.Y. 14202
35	Buffalo Village Associates, 250 Delaware Ave., Buffalo, N.Y. 14202
39	Eileen M. Ryan, 39 Whitney Place, Buffalo, N.Y. 14201
41	James T. Francis & W., 41 Johnson Park, Buffalo, N.Y. 14201
45	Artie Colter & 1, 45 Johnson Park, Buffalo, N.Y. 14201
55	Fedrick M. Hunt & W., 55 Johnson Park, Buffalo, N.Y. 14201
59	Buffalo Village Associates, 250 Delaware Ave., Buffalo, N.Y. 14202

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Whitney Pl., Cont.

61	Michael Kurlak & W., 481 Casimir Ave., Buffalo, N.Y. 14206
65	Michael Kurlak & W., 481 Casimir Ave., Buffalo, N.Y. 14206
69	Bertha Barnas, 11 Whitney Place, Buffalo, N.Y. 14201
24	Fenton Moore, 24 Whitney Place, Buffalo, N.Y. 14201
26	Theodore S. Flemming, 805 W. Ferry, Buffalo, N.Y. 14222
28	Peter T. Flynn, 34 Whitney Place, Buffalo, N.Y. 14201
30	Hasan A. Yafai, 30 Whitney Place, Buffalo, N.Y. 14201
34	Whit-Park Properties, c/o Theodore S. Flemming, 805 W. Ferry Street, Buffalo, N.Y. 14222
36	Faith Patton, 36 Whitney Place, Buffalo, N.Y. 14201
44	Edward Janulionis, 44 Whitney Place, Buffalo, N.Y. 14201
46	Edward Janulionis, 44 Whitney Place, Buffalo, N.Y. 14201
52	Donal W. Munson, Principal, c/o Amherst Central High School, 4301 Main Street, Snyder, N.Y. 14226
56	George Simon & W., 338 Beard Ave., Buffalo, N.Y. 14214
62	Robert T. Green, c/o Ted Flemming, 805 W. Ferry Street, Buffalo, N.Y. 14222
66	Buffalo Village Associates, 250 Delaware Ave., Buffalo, N.Y. 14202

Prospect Avenue

31 Vacant Lot	Norman LaMonte, 146 Lakeshore Rd., Fort Erie, Ontario, Canada
71-73 Parking Lot	Prospect Avenue Baptist Society of Buffalo, 67 Prospect Ave., Buffalo, N.Y. 14201
77	Edward W. Merrill & W., 77 Prospect Ave., Buffalo, N.Y. 14201
83	Bertha Barnas, 11 Whitney Place, Buffalo, N.Y. 14201
87	C & F B Augusta, 87 Prospect Ave., Buffalo, N.Y. 14201
91	Zdislaw Kaniewski & W., 91 Prospect Avenue, Buffalo, N.Y. 14201
93	Vincent J. Lotiempo, 93 Prospect Ave., Buffalo, N.Y. 14201
97-99	97-99 Prospect Ave., Inc., c/o Charles Monpere, 5675 Broadway, Lancaster, N.Y. 14086
103	Theodore S. Flemming, 805 W. Ferry, Buffalo, N.Y. 14222
107	Elijah L. Mancini & W., 107 Prospect Ave., Buffalo, N.Y. 14201
109 Vacant Lot	Horace Flowers, Division of Real Estate, City of Buffalo, Room 1202, 65 Niagara Sq., Buffalo, N.Y. 14202
36 Vacant Lot	Rem Holding Co., c/o Joseph C. Dagonese, 305 Woodward Avenue, Kenmore, N.Y. 14214
60 Vacant Lot	Buffalo Housing Associates, 491 Connecticut, Buffalo, N.Y. 14213
64	Julia W. Marks, 298 Middlesex Rd., Buffalo, N.Y. 14216 and Carol Kellogg, 12 Middlesey Road, Buffalo, NY.

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Prospect Ave., Cont.

68 and 86                      Dmytro Bandriwsky & W., 86 Prospect Ave., Buffalo,  
N.Y. 14201

70                                Albert LoTiempo, 70 Prospect Ave., Buffalo, N.Y.  
14201

74                                Michael G. LoTiempo & W., 74 Prospect Ave., Buffalo,  
N.Y. 14201

78                                Manfred Petrella, 96 Prospect Ave., Buffalo, N.Y. 14201

82                                William H. Turner, 10 Orton Place, Buffalo, N.Y. 14201

84                                Angelo Messian & W., 84 Prospect Ave., Buffalo, N.Y. 14201

90 and 88                      Michael Ferraro & W., 73 Kathy Lane, W. Seneca, N.Y. 14224

92                                Robert Scott Peterson, 92 Prospect Ave., Buffalo, N.Y.  
14201

96                                Manfred Petrella, 96 Prospect Ave., Buffalo, N.Y. 14201

102                               Paul N. Flynn, 102 Prospect Ave., Buffalo, N.Y. 14201

104                               Louis LoTiempo, 104 Prospect Ave., Buffalo, N.Y. 14201

106                               Austin McCracken FOX, 118 Lexington Ave., Buffalo, N.Y.  
14222

110                               Leonard Mendola, 110 Prospect Ave., Buffalo, N.Y. 14201

112                               James E. Carr, 26 Whitney Place, Buffalo, N.Y. 14201

Carolina St.

181 Vacant Lot                      Austin M. Fox, 118 Lexington Ave., Buffalo, N.Y. 14222

205, 209, 211                      Buffalo Village Associates, 250 Delaware Ave., Buffalo  
N.Y. 14202

237                                Kevin B. Klotzbach, 237 Carolina Street, Buffalo, N.Y.  
14201

239 Vacant Lot                      Theodore S. Flemming, 805 W. Ferry St., Buffalo, N.Y. 14222

257                                Victor Khoury, 11 Parkview, W. Seneca, N.Y. 14224

259                                Salvator P. Notaro, 458 Shetland Dr., Williamsville,  
N.Y. 14221

263 Vacant Lot                      Slavator P. Notaro, 458 Shetland Dr., Williamsville,  
N.Y. 14221

267-271 Vacant Lot                Norman LaMonte, 146 Lakeshore Rd., Fort Erie, Ontario  
Canada

Georgia Street

241                                James E. Carr, 26 Whitney Place, Buffalo, N.Y. 14201

245                                Raymon E. Rousseau Jr., 56 Brantford, Buffalo, N.Y. 14222

247                                Max Colby, c/o William M. Murphy, 935 Prospect Ave.,  
Buffalo, N.Y. 14201

261, 265 Vacant Lot                Norman LaMonte, 146 Lakeshore Rd., Fort Erie, Ontario  
Canada

267                                James E. Carr, 26 Whitney Place, Buffalo, N.Y. 14201

269-273                          Buffalo Village Associates, 250 Delaware Ave., Buffalo  
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Georgia

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262	Prospect Avenue Baptist Church, 67 Prospect Ave., Buffalo, N.Y. 14201
268	Patrick Privatera & W., 268 Georgia Street, Buffalo, N.Y. 14201
270	Pete Nowak, 270 Prospect Ave., Buffalo, N.Y. 14201
272	Kenneth R. Sherry and Thomas Williams, 8 Whitney Place, Buffalo, New York 14201.

South Elmwood

200	200 S. Elmwood Inc., 200 South Elmwood Ave., Buffalo, N.Y. 14201
204	New Roanoke Associates, 206 S. Elmwood Ave., Buffalo, N.Y. 14201
250 (Johnson Pk)	Horace Flowers, Division of Real Estate, City of Buffalo, Room 1202, 65 Niagara Sq., Buffalo, N.Y. 14202
256	Hutchinson Technical High School Mrs. Florence Baugh, President, Buffalo Board of Education, 801 City Hall, Buffalo, N.Y. 14202

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<u>Tracy Street</u>					
38	Mathewson Apartment	c.1914	Three story, brick, Georgian features, four, two-story bays, bracketed cornice, quoining, apart- ment, rehabilitated, 1978.		029-40-0131-D04
42	11	1869	Two & $\frac{1}{2}$ story, brick, Italianate style cottage, three bays wide, dentiled cornice, porch removed, 1978.	A.	029-40-0132-D04
50	Vacant Lot				
54		1869	Same as 42 Tracy, porch removed, replaced by aluminum awning, windows altered.	A.	029-40-0133-D04
56		1869	Same as 42 Tracy, porch removed.	A.	029-40-0134-D04
58		c.1890	Same as 42 Tracy, bracketed cornice, original porch.	A.	029-40-0135-D04
62		c.1890	Same as 42 Tracy, bracketed cornice, windows altered, porch removed.	A.	029-40-0136-D04
64	Vacant Lot				
66		c.1910	Two & $\frac{1}{2}$ story, wood frame, duplex, second-story oriel, first & second-story porch, asbestos siding.		029-40-0138-D04
68	Vacant Lot				
70		c.1910	Same as 66 Tracy.		029-40-0140-D04
72		c.1910	Same as 66 Tracy, second story porch removed, window alterations.		029-40-0141-D04

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<u>Tracy St. cont.</u> 76-78		c.1891	Two & $\frac{1}{2}$ story, brick & shingle structure, hipped roof, carved lintels & sills, windows altered, apartments.		029-40-0142-D04
80		c.1884	Two story, three bay wide, wood frame, asphalt brick siding.	B.	029-40-0143-D04
82		c.1925	Two & $\frac{1}{2}$ story, wood frame duplex, clapboard & decorative shingles, second story oriel, first & second story porch with alterations.	B.	029-40-0144-D04
84		1869	Same as 42 Tracy.	B.	029-40-0145-D04
90		1869	Same as 42 Tracy, first story window alteration, original porch.	B.	029-40-0146-D04
<u>Johnson Park</u>					
41	Vacant Lot				
45	Vacant Lot				
49	Lyndhaven Apartment	c.1895	Four & $\frac{1}{2}$ story, brick, American Commercial style, two, three-story bays, bracketed cornice.		029-40-0147-D04
51		1856	Two & $\frac{1}{2}$ story, three bay wide, brick, Italianate style cottage, Greek Revival porch & doorway added.		029-40-0148-D04

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55	Johnson Park cont.	1856	Two & $\frac{1}{2}$ story, three bay wide, brick, Italianate style cottage, windows altered first floor.		029-40-0149-D04
57		1852	Two & $\frac{1}{2}$ story, modified Gothic Revival style residence, tower, windows, & doorway alterations.		029-40-0150-D04
61		1853 c.1894	Combination house including two & $\frac{1}{2}$ story, brick, Italianate style and large rear Queen Anne style with tower and shingles.		029-40-0151-D04
69		c.1870	Two & $\frac{1}{2}$ story, brick Second Empire style residence, Mansard roof, Classical Revival porch, restored 1970's.		029-40-0152-D04
73		1855	Two & $\frac{1}{2}$ story, brick, ornate English Gothic style residence, mansard roof, aluminum sided, unique to Buffalo.		029-40-0153-D04
75		1865 c.1885	Two & $\frac{1}{2}$ story, brick, Italianate style cottage with front addition c.1885 with porch.		029-40-0154-D04
77		1851	Three story, brick, Second Empire style cottage, L-shaped, mansard roof, window alteration.		029-40-0156-D04
81		1855	One & $\frac{1}{2}$ story, brick, modest Italianate style cottage, bracketed cornice.		029-40-0157-D04
85		c.1860	Two & $\frac{1}{2}$ story, brick, Italianate style cottage, bracketed cornice.		029-40-0159-D04

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89		1865	Two story, brick, Italianate style residence, total facade alterations, brick veneer added, all windows removed, round-arched window added.		029-40-0161-Do4
91		c.1894	Two story, brick, residence, low-arched windows.		029-40-0162-D04
93		c.1863	Two story, brick, Italianate style residence, bracketed cornice articulates the flat roof, first-story bay window and entrance added.		029-40-0164-D04
95		c.1884	Two & ½ story, brick & wood frame, Queen Anne style meeting house, asbestos siding on second story.		029-40-0166-D04
76	Algonquin Apartment	1894	Four & ½ story, brick Italian E. palazzo style, H-shaped plan, massive arched entrance, quoining, rehabilitated 1974.		029-40-0155-D04
82		c.1854	Two story, wood frame, modest Italianate style cottage with porch, brick-like asphalt siding, first story window alteration.		029-40-0158-D04
88		c.1854	Two & ½ story, wood frame, Italianate style residence, modern siding added after 1971 fire.		029-40-0160-D04
92		c.1890	Two & ½ story, wood frame, Italianate style residence, L-shaped, hipped roof with cross gable, porch, modern siding		029-40-0163-D04
94		1857	Two story, three bay wide, brick, Italianate style cottage bracketed cornice, facade tower sided 1970's.		029-40-0165-D04

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98	Johnson Park cont.	1864	Two & $\frac{1}{2}$ story, three bay wide, brick, Italianate style residence, low hipped roof, rehabilitated 1978, unique building to area.	D.	029-40-0167-D04
102		1865	Same as 98 Johnson Park.	D.	029-40-0168-D04
104		1865	Three story, brick, three bay wide, modest Italian palazzo style, lunette windows, brick dentils along parapet, built to touch 106 Johnson Park, entry altered.		029-40-0169-D04
106		1861	Same as 104 Johnson Park, brick dentils along parapet different than 104.		029-40-0170-D04
110		1857	Two & $\frac{1}{2}$ story, brick residence, gambrel roof, eclectic porch removed.		029-40-0171-D04
112		1857	Two story, three bay wide, brick, Italianate style cottage, bay window, entry altered.		029-40-0172-D04
114		1868	Two story, three bay wide, brick, Italianate style cottage, window alteration.		029-40-0173-D04
116		1857	Same as 114 Johnson Park.		029-40-0174-D04
120		1857	Two story, brick, Italianate style cottage, three bay wide, bay window, porch enclosed, rear Queen Anne addition, 1890's.		029-40-0175-D04

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<u>Chippewa</u>					
165	Hutchinson High School	1914	Five story, brick & stone, Jacobethan Revival style, pedimented central stone entry, H-shaped, English Gothic windows, quoining.	G.	029-40-0292-D04
166	Intrusion	1960	One story, brick & concrete and glass structure.	I.	029-40-0176-D04
170-174	Watkins Apartment	1894	Three story, brick, Romanesque Revival style, two, two-story cast-iron bay windows, central porch, archivolt trim.		029-40-0177-D04
<u>Whitney Place</u>					
11		1871	Two & ½ story, brick, Italianate style residence, L-shaped, bracketed cornice, side porch alteration.		029-40-0229-D04
17		1868	Two story, brick, simple vernacular Queen Anne style with Eastlake style porch.		029-40-0230-D04
19	Vacant Lot				
24		1880	Two story, brick, Second Empire style residence, mansard roof and tower above entry, facade bay window, entry awning added 1970's.	L.	029-40-0231-D04
25		1870	Two & ½ story, brick, Italianate style cottage, L-shaped, first story window alterations, awning added.		029-40-0232-D04
26		1872	Three story, brick Second Empire style residence, mansard roof, window alterations, rehabilitated.	L.	029-40-0233-D04

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<u>Whitney Place cont.</u>					
28		c.1880	Three story, brick Second Empire style residence, mansard and tower above entry, window alteration, porch removed, rehabilitated 1976.	L.	029-40-0234-D04
30		1861	Two & ½ story, modest, brick, three bay wide, Italianate style cottage, entrance added, 1977.		029-40-0235-D04
31		1870	Two & ½ story, modest, brick, Italianate style cottage, bracketed cornice, porch removed 1978.		029-40-0236-D04
33	Vacant Lot				
34		1867	Three story, brick, three bay wide, Italianate style residence, second story bay window, porch removed, under rehabilitation.		029-40-0237-D04
35		1898	Three story, brick & stucco apartments, five bays wide, Gothic style moldings, interior rehabilitation 1973.		029-40-0238-D04
36		1867	Two & ½ story, brick, three bay wide, Italianate style residence, porch original.		029-40-0239-D04
39		1875	Two & ½ story, brick, Italianate style cottage, L-shaped, East-lake style porch, first story window alteration, rehabilitation 1974.		029-40-0240-D04
41		1886	Two & ½ story, brick, Italianate style cottage, bracketed & dentiled cornice, porch alteration.		029-40-0241-D04

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<u>STREET NAME</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>PHOTO</u>	<u>STATEWIDE INV. No.</u>
Whitney Place cont. 44	1875	Two & ½ story, brick Italianate style cottage, L-shaped, verge-board, side porch, rehabilitation 1978.		029-40-0242-D04
45	c.1875	Two & ½ story, brick, three bay wide, Italianate style residence, dentiled cornice, porch & window alteration.		029-40-0243-D04
46	1880	Three story, brick, Queen Anne style residence with Eastlake style porch, wooden brackets support projecting gable.	M.	029-40-0244-D04
52	1895	Two story, brick, apartment, two story porch across facade with Greek Revival detailing, rehabilitated to rooming house.		029-40-0245-D04
55	c.1875	Two & ½ story, brick, Italianate style residence, L-shaped, dentiled cornice, side porch removed 1978.		029-40-0246-D04
56	1880	Three story, brick, Second Empire style, L shaped, mansard roof, wood carved hood moldings, porch removed 1977.		029-40-0247-D04
59	1898	Three & ½ story, brick, Italian palazzo style apartments, brick quoining, splayed brick arches.		029-40-0248-D04
61	c.1890	Two & ½ story, brick, vernacular residence, Shingle style details, porch replaced.		029-40-0249-D04
62	1880	Two & ½ story, brick, three bay wide, Italianate style residence with Eastlake style porch, first story window alterations.		029-40-0250-D04

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<u>Whitney Place cont.</u>					
65		1898	Same as 59 Whitney Place.		029-40-0251-D04
66	Columbia Apartment	1892	Three & ½ story, brick, Romanesque Revival style, heavy massing of towers, chimneys, recessed porches, polygonal bays, interior rehabilitation 1974.	N.-T.	029-40-0252-D04
69		c.1880	Three story, brick, Second Empire style residence, mansard roof.		029-40-0253-D04
<u>Prospect Avenue</u>					
31	Vacant Lot				
36	Vacant Lot				
60	Vacant Lot				
64		1871	Two & ½ story, brick, Italianate style cottage, bracketed cornice, porch rebuilt 1940, first story window alterations.		029-40-0204-D04
68		1871 c.1884	Combination house including a two story brick, Italianate style & a Second Empire with mansard added, facade alterations porch & windows.		029-40-0205-D04
70		1860	Two & ½ story, brick, originally Italianate style residence, facade aluminum sided, all windows replaced after fire, c. 1970		029-40-0206-D04
71-73	Vacant Lot				
74		c.1870	Two & ½ story brick, Italianate style cottage, dentiled cornice, all windows replaced, attached garage.		029-40-0207-D04

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<u>STREET</u>	<u>NAME</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>PHOTO</u>	<u>STATEWIDE INV.</u> <u>No.</u>
Prospect Avenue cont.					
<u>77</u>		1870	Two & ½ story, brick, Italianate style cottage, bracketed cornice, total facade alteration.		029-40-0208-D04
78		c.1870	Two & ½ story, brick, Italianate style cottage, dentiled cornice, porch replaced early 1900's, window alterations.		029-40-0209-D04
82		1875	Two story, brick, Italianate style residence, low hipped roof, bracketed cornice, cross shaped, facade bay window.		029-40-0210-D04
83		1894 1920	Combination structure including three story, brick, Queen Anne style and front, brick, Italian Renaissance style apartment.		029-40-0211-D04
84		c.1910	Two & ½ story, wood frame, duplex, second story oriel, shingled gable, first story window and porch alteration.		029-40-0212-D04
86		1870	Two story, wood frame, Second Empire style with Queen Anne detailing, mansard roof & tower, pedimented dormer, first floor window alterations.		029-40-0213-D04
87		1880	Three story, brick Second Empire style residence, mansard roof, Neoclassical porch.	R.	029-40-0214-D04
88		c.1910	One & ½ story, wood frame, cottage, clapboard, side bay window, porch.		029-40-0215-D04
90		1870	Two story, wood frame, Italianate style cottage, with porch, asbestos siding.		029-40-0216-D04

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<u>STREET</u>	<u>NAME</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>PHOTO</u>	<u>STATEWIDE INV. No.</u>
Prospect Avenue cont. 91		1880	Three story, brick, three bay wide, Second Empire style residence, mansard roof, classical revival porch, shingles on mansard.		029-40-0217-D04
92		1872	Two & ½ story, brick, Italianate style residence, L shaped, side porch, facade bay window, dentiled cornice.		029-40-0218-D04
93		1880	Two & ½ story, brick, Italianate style residence, L shaped, hipped roof with cross gable, porch, entry altered, attached car port.		029-40-0219-D04
96		1867	Combination house including two story, brick, Italianate style & latter remodeled with Queen Anne style addition,		029-40-0220-D04
97-99		1880	Three story, brick, Second Empire style apartment building, two story bays flanking central entry, stone banding below mansard.		029-40-0221-D04
102		1896	Three story, brick, Italianate style residence, cross gabled roof, third story lunette windows, porch.		029-40-0222-D04
103		c.1890	Two & ½ story, brick, Queen Anne style residence, pedimented gable with shingles, second story bay window above porch.		029-40-0223-D04
104		1870	Two & ½ story, wood frame, Queen Anne style residence with Eastlake detailing, facade dormer with sunburst design in pediment, clapboard.		029-40-0224-D04

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<u>STREET</u>	<u>NAME</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>PHOTO</u>	<u>STATEWIDE INV. NO.</u>
<u>Prospect Avenue cont.</u>					
106		1869	One & ½ story, brick, three bay wide, Italianate style workman's cottage, dentiled cornice, rehabilitation 1976.	S.	029-40-0225-D04
107		c.1890	Two & ½ story, wood frame, residence, asbestos siding, major facade alterations 1960's.		029-40-0226-D04
109	Vacant Lot				
110		c.1894	Two story, wood frame, cottage, brick-like asphalt shingles added, all facade windows replaced.		029-40-0227-D04
112		1869	Two & ½ story brick, Italianate style cottage, dentiled cornice, porch removed, rehabilitation started.		029-40-0228-D04
<u>Carolina Street</u>					
181	Vacant Lot				
205	Marguerite Apartment	1892	Three & ½ story, brick, Romanesque Revival style, two, two-story bays flank entry, tile capped parapet with corbels, rehabilitation 1973.	T.	029-40-0261-D04
209		1892	Two story, brick, modest apartment building.		029-40-0262-D04
211	Henrietta Apartment	1892	Three & ½ story, brick, Romanesque Revival style, second story bay windows, tile capped parapet, interior rehabilitation 1973.	T.	029-40-0263-D04
237		1855	Two & ½ story, brick, three bay wide, Italianate style residence, bracketed cornice, porch removed.		029-40-0272-D04
239	Vacant Lot				

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<u>STREET</u>	<u>NAME</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>PHOTO</u>	<u>STATEWIDE INV. NO.</u>
<u>Carolina Street cont.</u>					
257		c.1895	Two & ½ story, wood frame, commercial/residential structure, hipped roof with dormers, modern siding, window alterations on first story.		029-40-0275-D04
259		c.1872	Two & ½ story, brick, Italianate style residence, brick facade addition 1940's.		029-40-0276-D04
263	Vacant Lot				
267-271	Vacant Lot				
<u>Georgia Street</u>					
241		1869	Two story, brick, three bay wide Italianate style residence, low hipped roof, bracketed cornice, porch	Q.	029-40-0279-D04
245		1870	Three story brick, three bay wide, Second Empire style residence, mansard roof, entry alteration, porch addition.	Q.	029-40-0280-D04
247		1866	Two & ½ story, brick, Italianate style cottage, L-shaped, porch removed.	Q.	029-40-0281-D04
261	Vacant Lot				
262	Prospect Avenue Baptist Church	1867 1881	Constructed in two parts, Romanesque Revival style church, addition English Gothic style, with bell tower and central octagonal lantern.	P.	029-40-0282-D04
265	Vacant Lot				
267		1880	Three story, brick, three bay wide, Second Empire style residence, mansard roof, entry alteration, side bay, rehabilitation 1978		029-40-0283-D04

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<u>STREET</u>	<u>NAME</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>PHOTO</u>	<u>STATEWIDE INV. NO.</u>
<u>Georgia Street cont.</u>					
269-273	La Salle Apartment	1896	Five & ½ story, brick, Italian palazzo style, symmetrical wings at 135 degree angle with recessed entry, quoining, rehabilitation 1974.	J.	029-40-0287-D04
268		1870	Two & ½ story, brick, three bay wide, Italianate style residence, dentiled cornice, porch partially rebuilt, window alterations.		029-40-0284-D04
270		1868	Two & ½ story, brick, four bay wide, Italianate style residence, low hipped roof, porch, new cupola, rehabilitation 1978.	K.	029-40-0285-D04
272		c.1880	Three story, brick, Second Empire style, mansard roof, cornice molding removed, one story commercial addition to facade.	K.	029-40-0286-D04
<u>South Elmwood Avenue</u>					
200		1854	Two & ½ story, brick, Italianate style cottage, bracketed cornice L-shaped, aluminum awning added.		029-40-0290-D04
204	Roanoke Hotel/ Apartment	1901 1920	Five story, brick Italian Palazzo style, 1920 addition similar, H-shaped, light and dark banding, two story bays.	H.	029-40-0291-D04
250	Johnson Park	c.1876	Redesigned by Fredrick Law Olmsted, landscape.	F.	Research Documentation
265	Hutchinson High School	1914	Five story, brick & stone, Jacobethan Revival style, pedimented central stone entry, H-shaped, English Gothic windows, quoining.	G.	029-40-0292-D04

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1854-1914 **Builder/Architect**

### Statement of Significance (in one paragraph)

The West Village is one of the oldest and most venerable residential neighborhoods in the city of Buffalo. Its street patterns and street names reflect the 1804 city plan of Joseph Ellicott as well as the angled thoroughfares that once belonged to the village of South Black Rock, an early settlement formed from the New York State Reservation that bordered the Niagara River. In the area, a remarkable number of both modest and substantial domestic and commercial structures built between 1850 and 1900 survive. These buildings provide important local examples of the major stylistic developments in American architecture in the latter half of the nineteenth century. As a modern residential neighborhood, the West Village, which saw its period of greatest development in the decades after the Civil War, retains a significant portion of its original character. Traces of even earlier history also remain, most notably at Johnson Park, the site of the home of Ebenezer Johnson, the city's first mayor.

The Treaty of Paris of 1783, which ended the Revolutionary War, established the Niagara River as the boundary between the new United States of America and the British territory in Canada. In 1793, the Holland Land Company purchased for development one-and-a-half million acres of land in western New York, including the area of the West Village and Buffalo. Four years later, the company obtained property rights from the Indians, with the exception of several reservations, one of which was a strip of land one mile wide along the eastern shore of the Niagara River. The company's proposed village at the mouth of the Buffalo River, New Amsterdam (later Buffalo), had no harbor, for the Mile Strip prevented access to the Niagara River and Lake Erie and a sand bar off the mouth of the Buffalo River prevented the construction of a proper port there.

At the beginning of the nineteenth century, the eastern shore of the Niagara River was still densely wooded. In the area of the present city of Buffalo, a road led north to Black Rock Ferry, which had a natural harbor on the Niagara River within the reservation. This ferry reportedly existed during the Revolutionary War and provided British loyalists safe passage to Canada on the opposite side of the river. Indeed, by 1800 the Canadian side of the Niagara showed much greater evidence of civilization than did the American side.

In 1802, the New York State legislature began proceedings to extinguish the Indian title within the Mile Strip. Following the successful prosecution of this action, the state established local streets and began to sell lots. Joseph Ellicott was the field agent in charge of this operation. A village sprang up at Black Rock by 1805 and soon came into competition with New Amsterdam (1804) to become the

# 9. Major Bibliographical References

See Continuation Sheets

# 10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property 22 acres

ACREAGE NOT VERIFIED

Quadrangle name Buffalo NW

Quadrangle scale 1:24,000

### UMT References

A	<u>17</u>	<u>6 73 2 80</u>	<u>4 17 50 9 20</u>
	Zone	Easting	Northing

B	<u>1 7</u>	<u>6 73 2 2 0</u>	<u>4 7 5 0 6 3 0</u>
	Zone	Easting	Northing

C	<u>17</u>	<u>6 73 0 80</u>	<u>4 17 50 6 40</u>
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D	<u>1 7</u>	<u>6 73 0 3 0</u>	<u>4 7 5 0 5 8 0</u>
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E	<u>17</u>	<u>6 72 8 70</u>	<u>4 17 50 7 80</u>
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F	<u>1 7</u>	<u>6 73 1 1 0</u>	<u>4 7 5 0 9 6 0</u>
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G	<u>  </u>	<u>  </u>	<u>  </u>
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H	<u>  </u>	<u>  </u>	<u>  </u>
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### Verbal boundary description and justification

See Continuation Sheet

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

# 11. Form Prepared By

name/title Claire L. Ross

organization Div. for Historic Preservation date February 21, 1980

street & number Agency Bldg. #1, Empire State Plaza telephone 518-474-0479

city or town Albany state New York

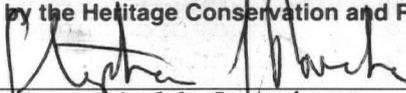
# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

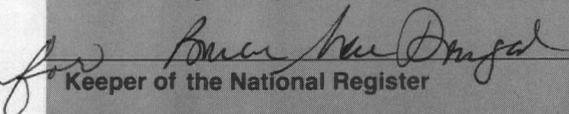


Director, Historic Preservation Field Services Bureau

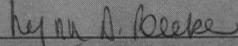
date 2/26/80

For HCRS use only

I hereby certify that this property is included in the National Register

  
Keeper of the National Register

date May 6, 1980

Attest:   
Chief of Registration

date April 23, 1980

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western terminus of the Erie Canal.

Ellicott's original plat of Black Rock indicated fourteen streets with state names running easterly from the Niagara River to the Reservation line. Numbered streets ran southeasterly from Hampshire Street and were labeled First to Ninth (present Porter Avenue). (Tenth to Twentieth Streets were added to fill out the grid pattern within the entire Mile Strip.) While all of these streets were surveyed, not all were actually laid out. In fact, the South Village area of Black Rock (the section nearest to New Amsterdam), grew very little, while the village of New Amsterdam flourished.

From 1804, the year in which Joseph Ellicott mapped out the public squares and radial streets of New Amsterdam, the future of the village which was eventually to evolve into the city of Buffalo, was assured. In 1832 Buffalo incorporated as a city and extended its borders. With this expansion, the southern portion of the previously mapped-out South Village of Black Rock was annexed. The collision of these two distinct street schemes is evident in the West Village Historic District. The north-south streets of South Black Rock (Georgia and Carolina Streets) clash with the east-west streets plotted by Ellicott for New Amsterdam (Tupper, Tracy, Chippewa, Cary, and Huron). The oblique intersections at Georgia Street and Chippewa and at Carolina and Tupper are the result of the meshing of these two grids.

According to Martha Poole's account Social Life in Early Buffalo, everyday life in the West Village during the 1830's and 1840's was simple. Water was obtained from public pumps, wood used for fuel stood in piles near each house, gas was unavailable for lighting, and kitchens were generally located in the basements of dwellings. Yet even at that early date, several elegant houses already existed. The most important was called "The Cottage" and belonged to Ebenezer Johnson, the city's first mayor.

Between 1850 and 1900 the most significant development of the West Village took place. Many large parcels of land were divided up into smaller house lots and transit facilities on Huron and Carolina Streets linked the area to other parts of the growing city.

Population growth and industrial expansion were major influences in residential development at this time in Buffalo. Factories tended to be built closer to the old village near the mouth of the Buffalo River, while prosperous families looked north to the area between Delaware Street and Niagara Street for suitable home sites away from the dirt and noise of encroaching industrialization. Under these circumstances, the West Village became a desirable neighborhood for middle and upper-middle class families.

After the death of Ebenezer Johnson his estate was subdivided. From the early 1850's, homes were built about the mall of Johnson Park, which was created in 1851. Frederick Law Olmsted's 1876 map of his plan for parkland in the city of Buffalo indicates that he redesigned Johnson Park, which he incorporated into his overall plan.

The Kennedy Insurance Map of 1854 shows a number of structures on both sides of Johnson Park. Numbers 69 and 73 belonged to Christopher Chamot, a custom bootmaker specializing in "fancy and opera boots." The cottage at #73, erected in 1866, is in the English inspired Gothic style which was identified with the writings of Andrew Jackson Downing. Chamot's second building, erected in 1871, is in the Second Empire style and

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reflects the growing influence that French ideas exerted on American architectural taste after the Civil War.

Johnson Park was one of Buffalo's earliest suburban neighborhoods. Along the park lived politicians, professional men, merchants, and tradesmen.

Most of the houses built here were by now anonymous builders--as were most of the buildings in the West village.

From 1860 to the end of the century, development west of the old Reservation line steadily occurred, although due to a tendency on the part of the trustees of Stephen Whitney, a large landowner in the area, to hold on to their property, development proceeded somewhat more slowly than in other parts of the city. Johnson Park was bisected by the extension of South Elmwood Avenue in 1912.

An early businessman, Miles Jones, built his home during the 1860's on the site where the LaSalle apartments were erected in 1898. It was about this time that numerous apartments were built in the West Village. Most of these buildings still survive, as do most of the Victorian homes.

George Johnson for example, built his house at 106 Prospect Avenue in 1869, only two years after the old part of the Prospect Avenue Baptist Church was erected. Johnson was listed in directories as a foreman and decorator. His home is an excellent example of a "foreman's cottage" or "workingman's cottage," characteristic of Victorian Buffalo. The building is of brick and contains ornate window details. In Johnson's time, Prospect Avenue retained its old South Black Rock designation and was known as Ninth Street. The new name, which probably commemorates the elevation near the present Peace Bridge called Prospect Hill, was changed in 1870.

The Prospect Avenue Baptist Church (also known as the Ninth Street Baptist Church before the name of the street was changed) began as a Sunday school in a building at Niagara and Virginia Streets called "The Beehive." The church lot on the corner of Prospect Avenue and Georgia Street was purchased for \$5,500 in 1866. F.W. Taylor, one of the first deacons, resided with his family at 56 Whitney. The new Prospect Avenue building was first used in 1868; the main auditorium was dedicated in 1882. The auditorium was originally lit by one hundred sixteen gas jets.

Lake steamer captains, bankers, tailors, clerks, cabinetmakers, conductors, ship chandlers, painters, meat packers, secretaries, and judges all lived in the West Village in the late 1800's. They were the pioneers who built the first homes and molded a community. Today, the West Village, which has always been a residential community, has been designated an historic district under the city of Buffalo's Landmark and Preservation Ordinance. The Landmark and Preservation Board extended this designation in recognition of the area's historic and architectural value.

In 1974 the West Village Community Association formed to encourage awareness of the architectural and historic value the community possesses and to provide guidance for revitalization and rehabilitation. Currently, the Association is formulating plans to upgrade the lower Prospect Avenue

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

West Village Historic District

Continuation sheet Buffalo, Erie County

Item number 8

Page 4

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received FEB 29 1980

date entered MAY 6 1980

area. In the brief time that the Association has been active, much improvement has been made in the quality of life in the area. Many once deteriorating houses have been purchased and restored, for the neighborhood enjoys close proximity to the central business district and once again is becoming a location in which middle-class families wish to live.

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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DATE ENTERED MAY 6 1980

## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

West Village Historic District  
Erie County

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

- Allen, Lewis Falley. Rural Architecture. New York: C.M. Saxton, 1852.
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FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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RECEIVED FEB 29 1980

DATE ENTERED MAY 5 1980

## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

West Village Historic District  
Erie County

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

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**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

West Village Historic District

Continuation sheet Buffalo, Erie County

Item number 10

Page

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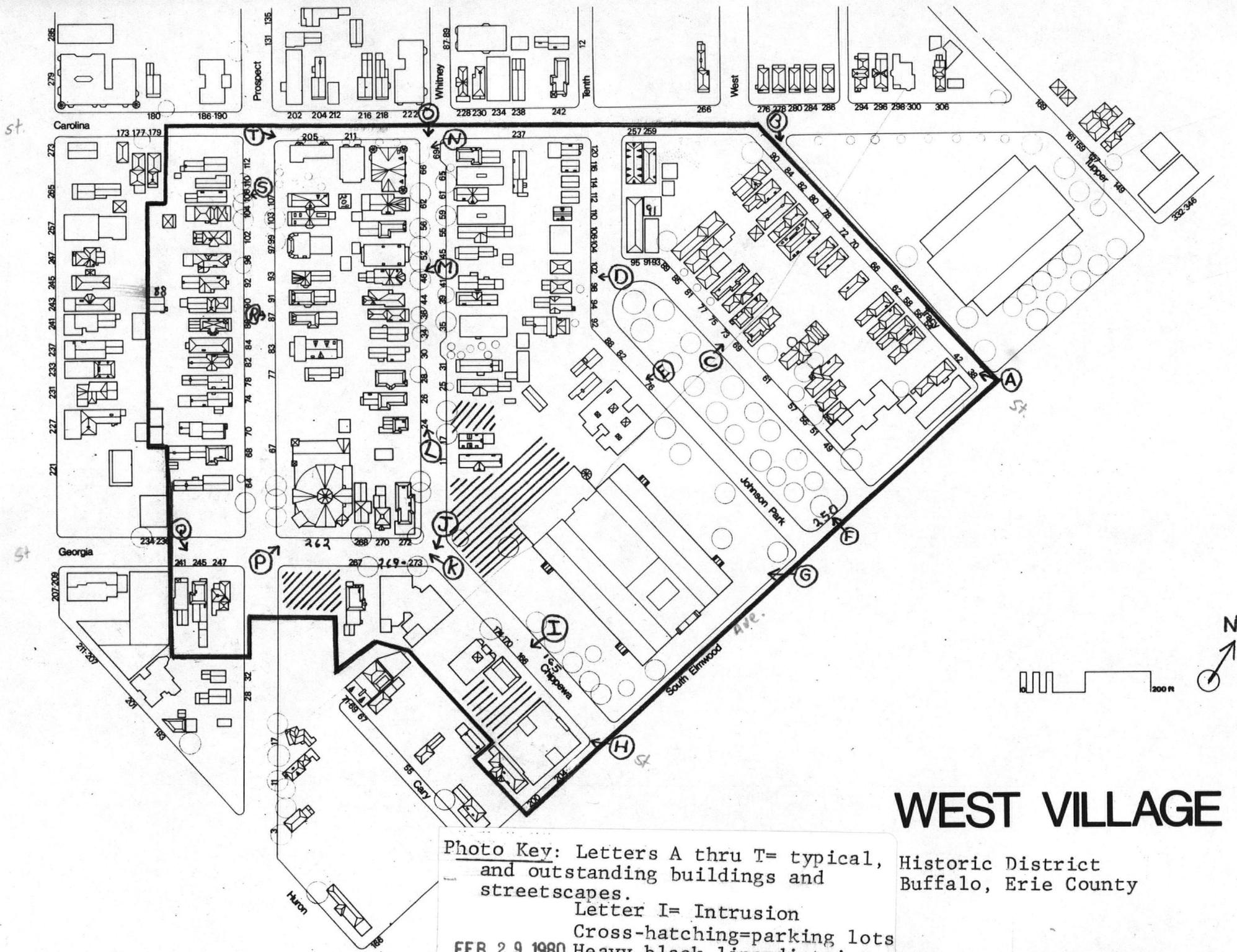
received FEB 29 1980

date entered

MAY 6 1980

Verbal Boundary Description

The West Village Historic Districe boundaries form an irregular plot plan. Beginning at the corner of South Elmwood Avenue and Tracy Streets, the boundary runs west along Tracy Street to include 38 thru 90 Tracy Street; turns southwest and follows the east curb line of Carolina Street up to the intersection with the rear property line of 112 Prospect Street; turns southeast to include Number 112 thru 64 Prospect Street; crosses Georgia Street and turns northeast to include 241, 245, 247 Georgia Street; crosses Prospect Street and continues northeast following a line approximately 100 feet southeast of and parallel to Georgia Street for a distance of approximately 100 feet until it meets the western property line of 267 Georgia Street; turns southeast along the rear property line of 267 Georgia Street, thence continues along the rear property line of 273 Georgia Street; turns east to include 166 and 170 West Chippewa Street; turns south where it meets the rear property line of 200 South Elmwood Avenue; thence continues to the south property line of 200 South Elmwood Avenue and continues southeast running to the curb line of South Elmwood Avenue to the point of origin.



# WEST VILLAGE

Photo Key: Letters A thru T= typical, Historic District  
 and outstanding buildings and Buffalo, Erie County  
 streetscapes.  
 Letter I= Intrusion  
 Cross-hatching=parking lots  
 Heavy black line=district  
 FEB 29 1980 boundary

WEST AIRAGE



MAY 6 1980

Property

*West Village Historic District*

State

*NY - Erie*

Working Number

*2-29-80 771*

*80002610*

**TECHNICAL**

Photos *20*

Maps *2*

**CONTROL**

**HISTORIAN**

*The West Village district represents a grouping of late 19th century residential architectural types which are interrupted by a minor number of intrusions. It displays a blend of both modest and more prestigious structures and reflects the development of a well defined area within the city of Buffalo.*

**ARCHITECTURAL HISTORIAN**

*Accept. 4/10/80 P. Reed.*

**ARCHEOLOGIST**

**OTHER**

**HAER**

Inventory \_\_\_\_\_

Review \_\_\_\_\_

**REVIEW UNIT CHIEF**

*Accept  
L. Reese  
4/10/80*

**BRANCH CHIEF**

**KEEPER**

National Register Write-up \_\_\_\_\_

Federal Register Entry *2.3.81*

Send-back \_\_\_\_\_

Re-submit \_\_\_\_\_

Entered **MAY 6 1980**



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY

Neg: Division for  
Historic Preservation  
View: 106 Prospect  
Avenue S.

6 1980

FEB 29 1980 1/20



BEAUTY  
SALON

West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80  
Neg: Div. for Historic  
Preservation

View: #87 Prospect Ave.

MAY 6 1980

R  
FEB 29 1980

2/20



West Village Historic  
District FEB 29 1980  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY

Neg: Division for  
Historic Preservation 6  
View: 241, 245, 247 1980  
Georgia Street Q.

3/20



West Village Historic  
District FEB 29 1980  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY

Neg: Division for  
Historic Preservation  
View: Prospect Avenue  
Baptist Church P.

6 1980

4/30



ONE WAY

ONE  
WAY  
←

West Village Historic  
District FEB 29 1980  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY

Neg: Division for  
Historic Preservation  
View: Whitney Place,  
streetscape from  
northwest O. 3/20

6 1980



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY

Neg: Division for  
Historic Preservation  
View: 66 Whitney Place  
N.

FEB 29 1980

6/20



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY

Neg: Division for  
Historic Preservation  
View: 46 Whitney Place

6/1980

FEB 29 1980<sup>M.</sup>

7/20



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY 6 1980

FEB 29 1980

Neg: Division for  
Historic Preservation  
View: Whitney Place,  
streetscape from  
southeast L. 8/20



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY 6 1980

FEB 29 1980

Neg: Division for  
Historic Preservation  
View: Georgia Street-  
streetscape from  
east K. 9/20



West Village Historic  
District

FEB 29 1980

Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY 6 1980

Neg: Division for  
Historic Preservation

View: 267-273 Georgia  
Street, The

La Salle Apts. J. 1/20



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY 6 1980

Neg: Division for  
Historic Preservation  
View: Intrusion: 166  
Chippewa- Diner I.

FEB 29 1980 1/20



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY

Neg: Division for  
Historic Preservation  
View: Carolina Street,  
streetscape from  
west

6 1980

FEB 29 1980

T. 12/20



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY

Neg: Division for  
Historic Preservation  
View: 204 South Elmwood,  
Roanoke Hotel H.

FEB 9 1980

13/20



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY

Neg: Division for  
Historic Preservation  
View: Hutchinson  
Technical High School

6 1980

FEB 29 1980 G. 14/20



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY

Neg: Division for  
Historic Preservation  
View: Johnson Park

F. 15/20  
FEB 29 1980



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

FEB 29 1980

Neg: Division for  
Historic Preservation  
View: 69 & 73 Johnson  
Park C.

MAY 6 1980

16/20



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY 6 1980

Neg: Division for  
Historic Preservation  
View: 98 & 102 Johnson  
Park

D. 17/20

FEB 29 1980



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY

Neg: Division for  
Historic Preservation  
View: 76 Johnson Park  
E.

6 1980

FEB 29 1980

15/20



West Village Historic  
District  
Buffalo, Erie County  
Photo: P. Flynn, 2/80

MAY 6 1980

Neg: Division for FEB 29 1980  
Historic Preservation  
View: Tracy Street-  
streetscape from  
north west B. 19/20



NOISE ABATEMENT  
CALL US TODAY  
AT 782-1111  
ALL FREE OF CHARGE

West Village Historic  
District

Buffalo, Erie County

Photo: P. Flynn, 2/80

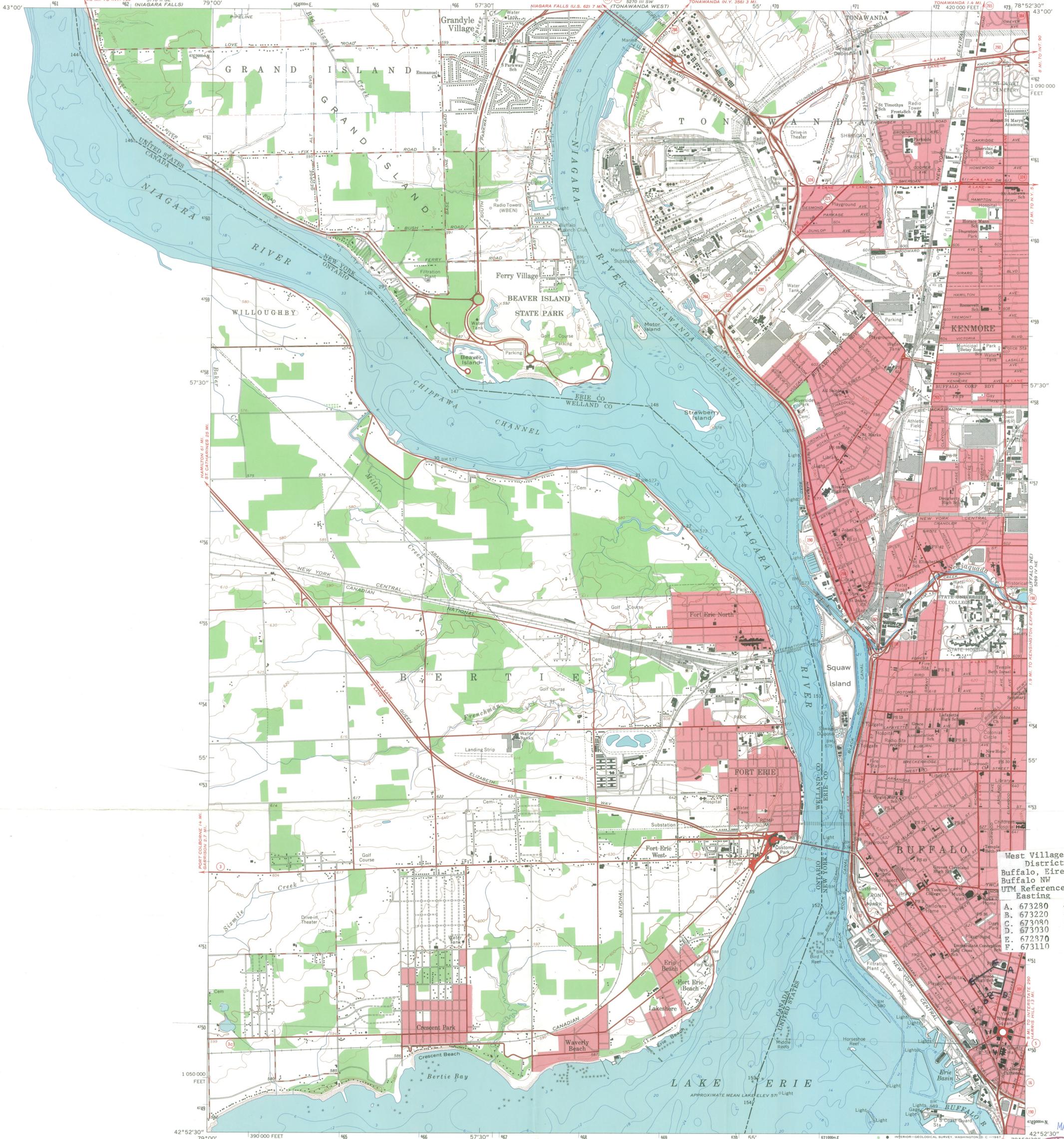
MAY

6 1980

FEB 29 1980

Neg: Division for  
Historic Preservation  
View: Tracy Street-  
streetscape A.  
from northeast

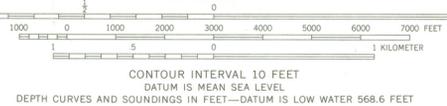
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West Village Historic District  
Buffalo, Erie County  
Buffalo NW  
UTM References (zone 17)

Easting		Northing	
A.	673280	4750920	
B.	673220	4750630	
C.	673080	4750640	
D.	673030	4750580	
E.	672870	4750780	
F.	673110	4750960	

Mapped, edited, and published by the Geological Survey in cooperation with New York Department of Public Works Control by USC&GS, International Boundary Commission, and U. S. Lake Survey  
Planimetry compiled by U. S. Corps of Engineers from aerial photographs taken 1942. Topography by planetable surveys 1948. Revised 1965.  
Canadian portion mapped by the Surveys and Mapping Branch, Dept. of Mines and Technical Surveys 1961  
Selected hydrographic data compiled from U. S. Lake Survey Charts 312 and 314 (1965).  
This information is not intended for navigational purposes  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on New York coordinate system, west zone 1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue  
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is uncheckered  
Red tint indicates areas in which only landmark buildings are shown



THE U. S. AREA OF THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

BUFFALO NW, N.Y.—ONT.  
NW4 BUFFALO 15 QUADRANGLE  
N4252.5—W7852.5/7.5

1965  
ANS 5269 IV NW—SERIES 8721



MAY 6 1960

YP

March 23rd

Erie

Carol D. Shull

Acting Keeper of the National Register

Department of the Interior

440 G Street, N.W.

Washington, DC 20243

Dear Ms. Shull

It is with enthusiasm that I write in support of the West Village being designated an area listed in the National Register.

Sincerely,

Faith Patton Burke

36 Whitney Place

Buffalo, NY 14201

Re: West Village Historical District

THE NATIONAL REGISTER OF HISTORIC PLACES

MAR 28 1980

DATE RECD \_\_\_\_\_

INDIVIDUAL LICENSE (ATTACHED)

INFORMATIVE MATERIAL SENT

TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN \_\_\_\_\_

INITIALS \_\_\_\_\_

Bradford Lewis  
55 Johnson Park  
Buffalo, New York 14202

YP  
②

Elle Co.  
listed 5-6-80

Ms. Carol D. Shull:  
Acting Keeper of the National Register,  
Heritage Conservation and Reservation Service  
Department of the Interior  
Pension Building: 440 G. Street, N.W.  
Washington, DC 20243

April 30, 1980

Dear Ms. Shull:

I wish to comment on the desirability of considering the West Village Historical District for nomination in the official listing of historic places in the National Register.

The West Village of Buffalo is unique for several reasons, three of them in particular:

- 1) The West Village contains a larger proportion of early Nineteenth Century homes than any other part of the City of Buffalo. My own home, 55 Johnson Park, was first built in 1814 (extensively rebuilt in 1857) by Ebenezer Johnson, the first mayor of the newly incorporated City of Buffalo. The majority of these homes are brick; several dozen retain the interior features that typified the hand craftsmanship of the pre-Civil War era.
- 2) The West Village contains several unique examples of Nineteenth Century architectural styles. 69 Johnson Park is one of two extant French Restoration brick homes; there are a number of Federal-style homes, and one of the few restored Greek Revival houses left in Buffalo (51 Johnson Park).
- 3) The great preponderance of restoration and redevelopment accomplished in the West Village to this date has been the result of private investment. Official recognition of the value of this district will spur further investment, and help stabilize and improve a formerly decaying region.

If I may provide any further information, please feel free to contact me.

Yours very truly,  
*Bradford Lewis*  
Bradford Lewis

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D MAY 5 1980

\_\_\_\_\_ INDIVIDUAL RESPONSE (ATTACHED)

\_\_\_\_\_ INFORMATIONAL MATERIAL SENT

\_\_\_\_\_ TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN \_\_\_\_\_

INITIALS \_\_\_\_\_

91

Errie Co.  
Listed 5-6-80

XP  
P.  
2:17

Buffalo, New York 14201

April 22, 1980

Ms. Carol D. Schul, Acting Keeper  
National Register of Historic Places  
Heritage Conservations & Recreation Service  
Department of the Interior  
Pension Building  
440 G Street, N.W.  
Washington, D.C. 20243

Re: West Village Historic  
District  
25 Whitney Place

Dear Ms. Schul;

I would like to enthusiastically support the West Village's designation as a National Register District by the Dept. of the interior. As a West Village resident, I have seen the West Village, a once deteriorated, disinvested neighborhood become one of Buffalo's most vital neighborhoods. This revitalization is the result of an increased awareness on the part of the neighborhood's residents, new and old of the West Village's rich architectural heritage.

The West Village is the City of Buffalo's oldest intact residential neighborhood. West Villagers have worked long and hard to have the neighborhood's historical and architectural importance recognized. Designation as a Historic District on the National Register of Historic Places will be the culmination of these many years of effort.

I wholeheartedly endorse the West Village's designation and hope the Department of the Interior will do so.

Sincerely,

Mr & Mrs. Charles D. Orr

Stamp: RECEIVED  
MAY 10 1980  
U.S. DEPARTMENT OF THE INTERIOR

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE RECORDED ADD 24 1990

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (ATTACHED)

DATE ACTION TAKEN \_\_\_\_\_

INITIALS \_\_\_\_\_

126

listed Erie Co.  
5-6-80

VP  
ny

102 Prospect Avenue  
Buffalo, New York 14201

April 19, 1980

Ms. Carol D. Schul, Acting Keeper  
National Register of Historic Places  
Heritage Conservation & Recreation Service  
Department of the Interior  
Pension Building  
440 G Street, N.W.  
Washington, D.C. 20243

Re: West Village Historic  
District

Dear Ms. Schul,

I would like to enthusiastically support the West Village's designation as a National Register District by the Dept. of the interior. As a West Village resident, I have seen the West Village, a once deteriorated, disinvested neighborhood become one of Buffalo's most vital neighborhoods. This revitalization is the result of an increased awareness on the part of the neighborhood's residents, new and old of the West Village's rich architectural heritage.

The West Village is the City of Buffalo's oldest intact residential neighborhood. West Villagers have worked long and hard to have the neighborhood's historical and architectural importance recognized. Designation as a Historic District on the National Register of Historic Places will be the culmination of these many years of effort.

I wholeheartly endorse the West Village's designation and hope the Department of the Interior will do so.

Sincerely,

*Paul A. Flynn*

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D APR 24 1980

\_\_\_\_\_ INDIVIDUAL RESPONSE (ATTACHED)

\_\_\_\_\_ INFORMATIONAL MATERIAL SENT

\_\_\_\_\_ TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN \_\_\_\_\_

INITIALS \_\_\_\_\_

*eo*

Trojan Bond  
SA/CO FROM HBR

BARBARA H. WILLIS  
ATTORNEY AND COUNSELOR AT LAW

1260 DELAWARE AVENUE  
BUFFALO, NEW YORK 14209

716-885-9393

April 25, 1980

Ms. Carol D. Shull, Acting Keeper  
National Register of Historic Places  
U.S. Dept. of the Interior  
Heritage Conservation and Recreation Service  
Washington, D.C. 20240

Re: 661  
West Village Historic District

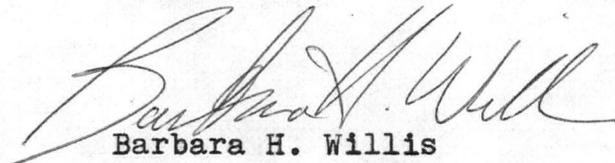
Dear Ms. Shull:

I am writing on behalf of my husband, Edward A. Janulionis, the owner of 44 and 46 Whitney Place, which have been nominated as part of the West Village Historic District in Buffalo, N.Y.

We have lived in the West Village community for almost five years, and have witnessed a grassroots renewal of the area. It has proceeded at a manageable pace, allowing for sensitive treatment of the structures and the existing residents. Once rehab is complete in the West Village, fifty percent of the residents will remain low and moderate income.

National Register listing is important to the area as it will provide recognition and financial incentives for further rehabilitation. This listing is something many have labored long and hard for, and we wholeheartedly support it.

Sincerely,

  
Barbara H. Willis

BHW:djb

Erre Co.  
listed 5-6-80

ny



Erie Co.  
listed 5-6-80



YP  
RW  
NY

LOWER WEST SIDE RESOURCE & DEVELOPMENT CORPORATION 266 WEST TUPPER STREET BUFFALO, N.Y. 14201 847-1171

April 24, 1980

Ms. Carol Shul, Acting Keeper  
National Register of Historic Places  
Heritage Conservation & Recreation Service  
Department of the Interior  
Pension Building  
440 G. Street, N.W.  
Washington, D.C. 20243

Dear Ms. Shul:

The Lower West Side Resource & Development Corp., Inc. would like to voice its support for the West Village's designation to the National Register of Historic Places.

The Lower West Side Resource & Development Corp. is a grassroots community development corporation whose service area includes the West Village community. We have worked dilligently to encourage the revitalization of the west side community and see this designation as another mechanism to achieve our goal.

The West Village neighborhood is composed of stately victorian residences which deserve to be saved. A real effort has been made, on the part of the residents, to do such. A designation of to the National Register will serve to booster their efforts and encourage continued committment to preserva-tion in the neighborhood.

Again we wish to offer our support to the proposed designation and hope that the Department of Interior's approval of the application will be forthcoming shortly.

CVK:nq

Sincerely,

Handwritten signature of Carolyn Vitale Karin in cursive.  
Carolyn Vitale Karin,  
Executive Director

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D MAY 1 1980

           INDIVIDUAL RESPONSE (ATTACHED)

           INFORMATIVE MATERIAL SENT

           TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN           

INITIALS           

*ed*

ENTRIES IN THE NATIONAL REGISTER

STATE NEW YORK

Date Entered      MAY 6 1980

<u>Name</u>	<u>Location</u>
Hornell Armory	Hornell Steuben County
Reed Street Historic District	Coxsackie Greene County
West Village Historic District	Buffalo Erie County
Interborough Rapid Transit Subway Control Houses Thematic Resources	Bronx, King and New York Counties

Also Notified

Honorable Gerald B. Solomon  
Honorable Henry J. Nowak  
Honorable Frederick W. Richmond  
Honorable John M. Murphy  
Honorable Charles B. Rangel  
Honorable Robert Garcia

For further information, please call the National Register at (202)343-6401.

# Continuation Sheet Historic Preservation Certification Application - Part 1

TO BE COMPLETED BY SHPO OFFICE.

If request is for CERTIFICATION OF SIGNIFICANCE or DE-CERTIFICATION, complete 1, 3 and 4.  
 If request is for PRELIMINARY DETERMINATION, complete 2, 3 and 4.

- DETAILED HCRS REVIEW REQUESTED  
 PRECEDENT SETTING DECISION FOR SHPO

Name of Property: 267 Georgia St Street Address: 267 Georgia St  
 City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_  
 Name of Historic District: West Village H. D.  National Register  
 Certified State/Local  
 Not yet listed/certified  
 \_\_\_\_\_ date completed information received by SHPO \_\_\_\_\_ date of this transmittal to HCRS

**1** TO BE COMPLETED FOR STRUCTURES LOCATED WITHIN REGISTERED HISTORIC DISTRICTS

Please check one of (a), (b), or (c) according to which of the Secretary's "Standards for Evaluating Structures within Registered Historic Districts" applies.

- (a)  The structure contributes to the historic significance of this district in the following categories checked:  
 location       design       setting  
 materials       workmanship      \_\_\_\_\_ feeling & association  
 The district is characterized as follows: (1 or 2 sentences)

see attachment

Explain briefly the application of Standard (a) in terms of the particular characteristics of this structure which are relevant to the qualities of this district: (1 or 2 sentences)

see attachment

- (b) \_\_\_\_\_ The structure does not contribute to the historic significance of this district because \_\_\_\_\_ it detracts from the sense of time & place & historic development and/or \_\_\_\_\_ the integrity of original design or individual architectural features or spaces have been lost and/or \_\_\_\_\_ it cannot reasonably be returned to a state of utility through rehabilitation.  
 The district is characterized as follows: (1 or 2 sentences)

Explain briefly the application of Standard (b). Optional: Attach structural report to support recommendation of de-certification.

- (c) \_\_\_\_\_ The structure, being less than 50 years old, is evaluated by Standard (c).  
 \_\_\_\_\_ A strong justification for certification is given, or the historic attributes of the district are less than 50 years old, or  
 \_\_\_\_\_ the structure should not be certified.

According to Standard (c), briefly explain why the structure should or should not be considered eligible for certification in terms of the particular characteristics of this structure which are relevant to the qualities of this district. Include a brief characterization of the district.

2

TO BE COMPLETED FOR PRELIMINARY DETERMINATION THAT STRUCTURE IS A POTENTIAL CERTIFIED HISTORIC STRUCTURE.

Nomination status of property (Please check one)

- Nomination has already been submitted to State review board and, if passed by them, property will be nominated within next six months.
- Nomination is expected to be submitted to State review board within the next year.
- Nomination process is expected to be completed within thirty months.
- Property is located in a local historic district for which adequate documentation for certification purposes has been received.

Evaluation of property (Please complete either A or B )

A Complete this section if property is a structure which is individually eligible.

1. This property meets the following National Register Criteria for Evaluation:

A  B  C  D; Exceptions \_\_\_\_\_

2. Statement of the significance of the structure:

B Complete this section if property is located within a district which is a potential Registered Historic District.

1. This district meets the following National Register Criteria for Evaluation:

A  B  C  D; Exceptions \_\_\_\_\_

2. Brief description and statement of the significance of the district:

3. This structure appears to contribute to the significance of said district for the following reasons:

3

The following information is enclosed:

- photos of facades and streetscape
- photos of interiors if significant
- signed, completed application form
- map locating structure within historic district boundaries
- additional SHPO comments on attached sheet

4

This application has been reviewed by a professionally qualified architectural historian, historian or architect on the State staff.

Clare L. Ross 2-2-83  
Signature of Reviewer Date

The district is characterized as follows:

1a. The district contains 102 buildings of brick 1½ to 5 story detached single family residential dwellings, with about a dozen apartment buildings built between 1854 and 1914 including all of the major architectural styles. The street plan is formed by two distinct early nineteenth century grid patterns meeting. Its tree lined streets, slate sidewalks and stone carriage steps are unique in Buffalo.

Structure has design characteristics typically of other Second Empire buildings in the district: mansard roof, round arched windows in dormers, flat-headed windows on first and second floor with carved stone lintels and stone sills, two story bay on east elevation, double doors with transom in entry, wooden porch. This structure is contributing component of the 1860-1890 residential district.