

1.0 PROJECT DESCRIPTION

Clinton Brown Company Architecture, PC has completed the Intensive Level Historic Resources Survey of the Broadway-Fillmore neighborhood, the second neighborhood of the Phase I City of Buffalo Historic Building Survey, under contract to the City of Buffalo Urban Renewal Agency (BURA) in conjunction with the Buffalo Preservation Board and the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP—New York State Historic Preservation Officer [SHPO]). The survey was conducted in conformance with the City of Buffalo's Programmatic Memorandum of Agreement (MOA) governing the City's historic preservation review responsibilities for activities funded by the U.S. Department of Housing and Urban Development (HUD), and executed as per 36 CFR Part 800 "Advisory Council Procedures for the Protection of Historic and Cultural Properties," the City is updating, amending and continuing its existing survey of historic resources within the City.

The intensive survey project manager was Christine M. Longiaru, CBCA Architectural Historian. The CBCA project team included sub-consultant Dr. Francis R. Kowsky, Buffalo State College Distinguished Professor. The primary researcher was sub-consultant Martin Wachadlo, an architectural historian. Ms. Longiaru and Mr. Wachadlo conducted the intensive level field documentation. Rebecca Bateson-Brown served as the project assistant. The CBCA project team members meet or exceed 36 CFR Part 61 "Professional Qualification Standards" of the Secretary of the Interior's Standards.

Historic buildings, landscapes, structures, and other features are distinct components of communities that highlight history on the local, regional, and national levels. A survey of the City's historic resources is an important first step in recognizing the significance of these properties and keeping them a vital part of the community's built environment. Placing a resource in a larger context provides a sense of place. The information gained from documenting historic resources forms the foundation for integrating historic preservation into planning, community development, and economic revitalization efforts.

The Broadway-Fillmore neighborhood is an urban residential area located on the East Side of the City of Buffalo, Erie County New York (Figures 1.1-1.2). Buffalo's East Side was the first section of the city to become industrialized.¹ Initial industrialization of the area began in the 1820s when a group of entrepreneurs dammed up a creek in the vicinity of Seneca and Emslie streets, located west of the Broadway-Fillmore neighborhood. Beginning in the 1850s, settlement of the East Side spread east and south along the city's railroad network. German Catholics and Lutherans became the dominant ethnic group, and were the first to settle in the Broadway-Fillmore neighborhood. The City of Buffalo annexed the area that includes the Broadway-Fillmore neighborhood in 1853. In the period after the Civil War, the German presence spread as far east as the western edge of the Broadway Fillmore area. The Polish immigrant community soon dominated the East Side, as they filled the need for unskilled labor in the post-Civil War economy.

The East Side of Buffalo was formerly a thriving industrial area of Buffalo, a city that once ranked as the eighth largest in the country. Due to its location at the eastern most point of navigation of four of the Great Lakes, Buffalo grew in the nineteenth century from a meager village to one of the most important manufacturing and transportation centers in the United States. Known in the nineteenth and early twentieth centuries as the "Polish colony," the Broadway-Fillmore neighborhood embraced as many as 100,000 Polish-Americans in the early

¹ Francis R. Kowsky, et. al., *Buffalo Architecture: A Guide*. (Cambridge: The MIT Press, 1980), p. 224.

twentieth century. The neighborhood rapidly developed because of the influx immigrant workers who contributed to the industrial and commercial prosperity of the Buffalo. Like many emerging neighborhoods in the city at that time, its new residential streets became lined with small, closely-spaced, single-family houses or two-story, double family flats.

The Broadway-Fillmore neighborhood, as defined by the City of Buffalo Office of Strategic Planning, is a designated City of Buffalo Planning Neighborhood (Figure 1.1). Best Street and Walden Avenue form the northern limit of the Broadway-Fillmore neighborhood and William Street serves as its southern boundary. The neighborhood is roughly bound to the east by Lathrop and Millburn Streets. The western boundary from south to north is comprised of Smith, Sherman, and Herman streets.

Greg Bernas (City of Buffalo Office of Strategic Planning) and Claire Ross (Field Services Bureau of the NYSOPRHP) conducted a comprehensive reconnaissance, or “windshield,” survey of the following City of Buffalo Planning Neighborhoods: Triangle, Broadway-Fillmore, Grant-Ferry and Forest. The reconnaissance survey identified potentially significant historic resources in each of the four neighborhoods. The findings of the initial survey served as the basis for the Intensive Level Survey conducted by CBCA. The Historic Resource Survey Intensive Level Survey reports contain completed New York State Historic Resource Forms (or “blue forms”) for each selected property.

The objective of the first phase of the City of Buffalo Historic Resources Survey involves the following undertakings: 1) To update and amend the city’s first Historic Building Survey (completed from 1978—1984) by documenting the history and the architecture of four specified neighborhoods within existing City of Buffalo planning districts; and 2) To complete historic building survey documentation transfers to the Buffalo Preservation Board for one City District, the Parkside Historic District (Submitted in October 2003). The Triangle neighborhood was the first of three Intensive Level Historic Resources Surveys submitted (May 2004). The Broadway-Fillmore neighborhood is the second in the series, and will be followed by one inclusive report for the Grant-Ferry-Forest neighborhoods.

This report begins with the project methodology (Section 2), which explains how the objectives of the intensive level survey were carried out. It is followed by an historical and architectural overview of the Broadway-Fillmore neighborhood (Section 3) that provides an historic narrative for the neighborhood’s development, as well as a discussion of the existing conditions of its historic building stock. The next section is an architectural summary (Section 4), which includes a general context for architectural styles represented in the neighborhood and recommendations. Section 5 contains the annotated list of properties. The report also includes a working bibliography (Section 6). Completed New York State Historic Resource Forms for each selected property are found at the back the report (Appendix C [Volumes II through V]).

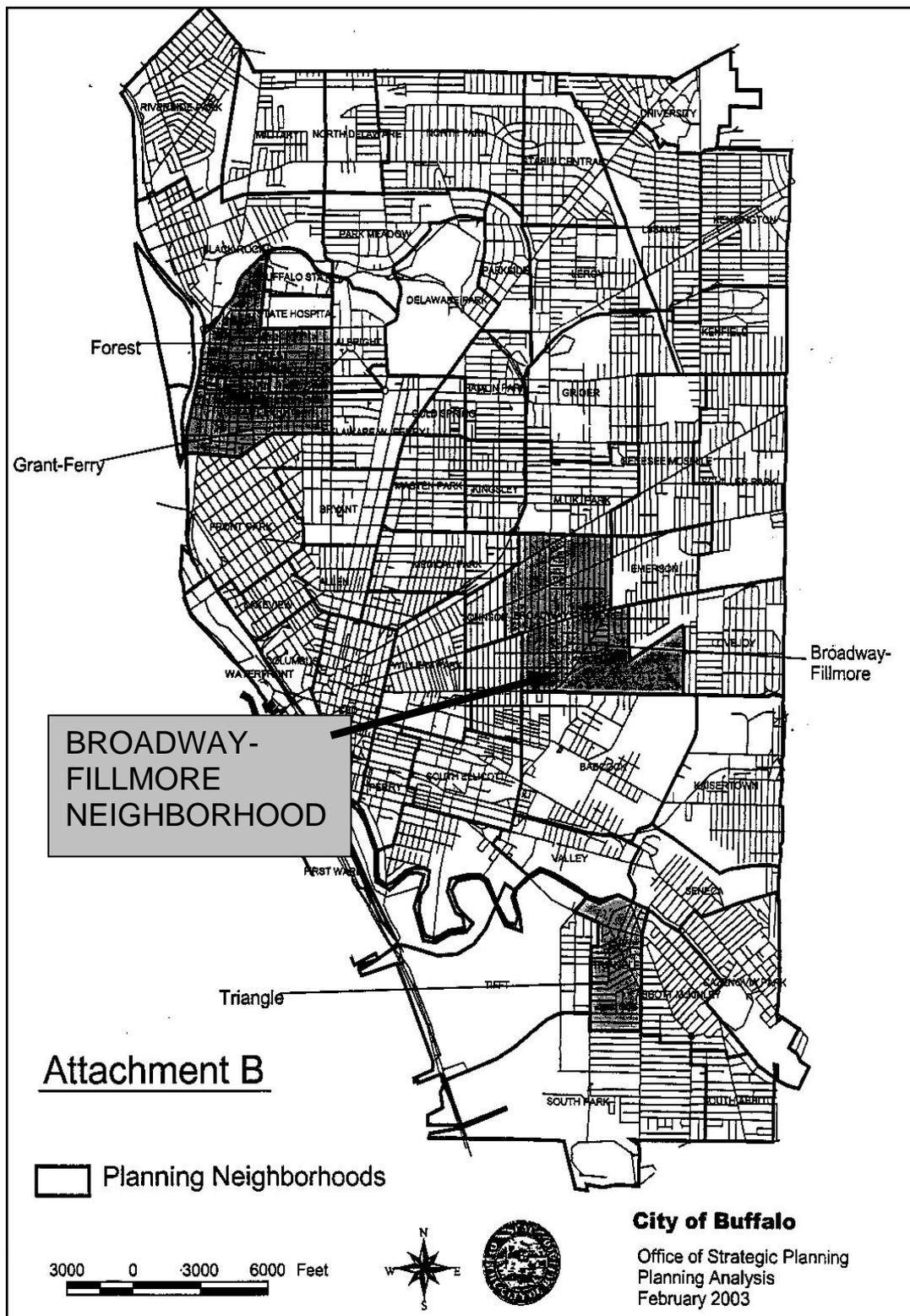


Figure 1.1 Broadway-Fillmore neighborhood, Buffalo, New York (City of Buffalo Office of Strategic Planning, 2003)

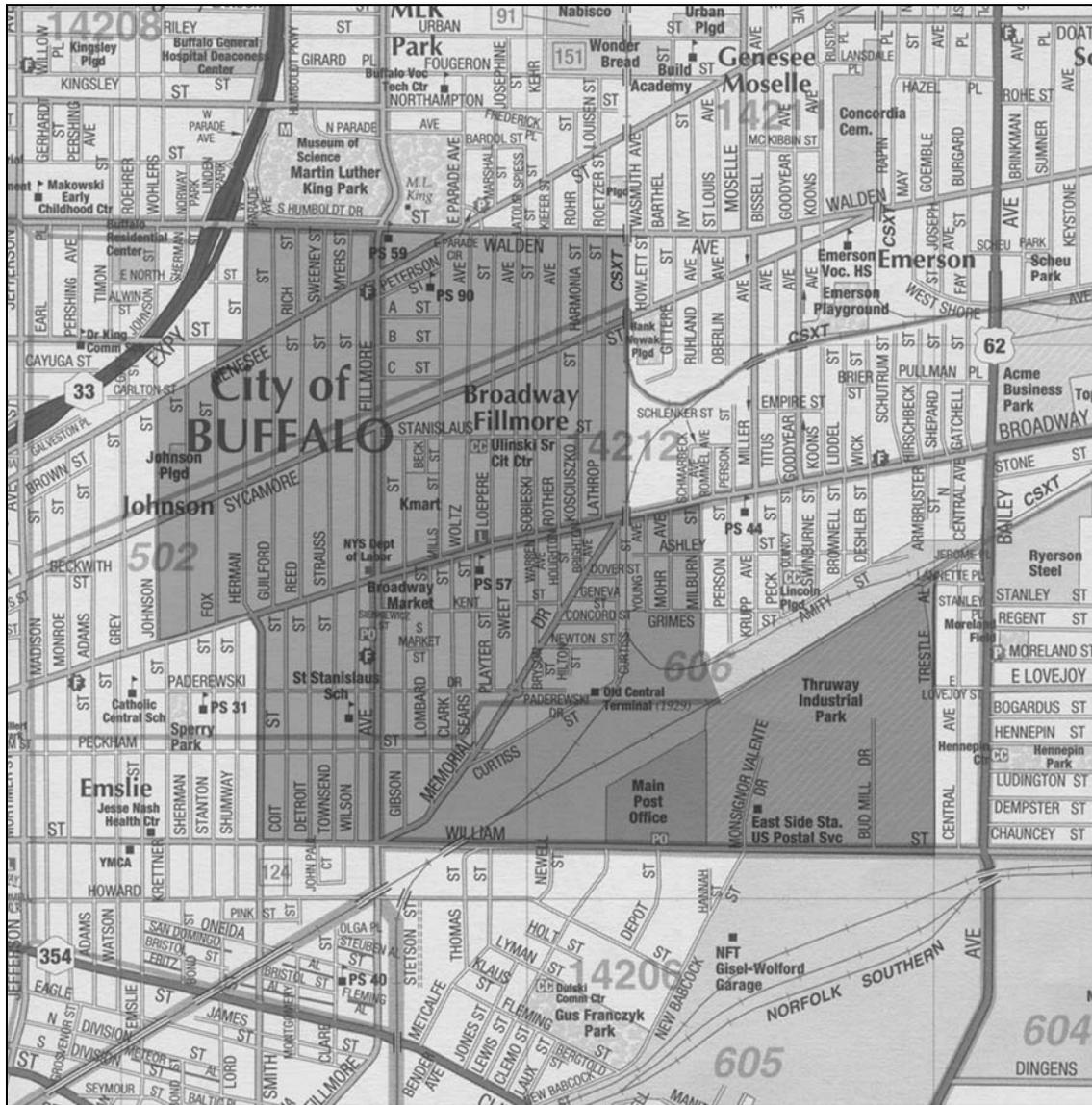


Figure 1.2 Approximate boundaries of the Broadway-Fillmore neighborhood shaded in gray. (From *Buffalo Niagara Atlas* [Rochester, NY: Mapworks, 2001], p. 25).