

"500 BLOCK of MAIN"

Local Historical Preservation District
Designation

CCP# 3
10/30/07

000003

SINGLE PAGE COMMUNICATION TO THE COMMON COUNCIL

TO: THE COMMON COUNCIL:
 DATE: 10/22/07

FROM: DEPARTMENT: City of Buffalo Preservation Board

SUBJECT: ["500 Block of Main"
 ["Local Historic District Designation
 [
 [

PRIOR COUNCIL REFERENCE: (IF ANY)
 Ex. (Item No. xxx, C.C.P. xx/xx/xx)

Richard Baer RICHARD BAER
 SIGNATURE
 DEPARTMENT HEAD TITLE : Chairman

REFERRED TO THE COMMITTEE ON LEGISLATION, EDPI AND THE OFFICE OF STRATEGISC PLANNING

Legi EDPE 3
 OSP

000038

471

500 Block of Main St-Hist Dist Designation (EII)(EDPI)
CCP#42, 12/11

That the above item be the same and hereby is Received and Filed.

ADOPTED

Recommended by the Committee on Legislation

m. J. hot

131

	* AYE *	* NO *	*
DAVIS	*	*	*
FONTANA	*	*	*
FRANCZYK	*	*	*
GOLOMBEK	*	*	*
KEARNS	*	*	*
LOCURTO	*	*	*
RIVERA	*	*	*
RUSSELL	*	*	*
SMITH	*	*	*

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[2/3 - 6]	*	*	*
[3/4 - 7]			

APPLICATION FOR DESIGNATION OF HISTORIC DISTRICT

APPLICANT:

Rocco Termini

Signature Development

rtermini@wnylofts.com

489 Ellicott St.

Office: 716-842-1938

Buffalo, NY 14202

Cell: 716-861-5385

FORM PREPARED BY:

Martin Wachadlo

368 West Avenue

Buffalo, NY 14201

949-6169

Francis R. Kowsky

62 Niagara Falls Blvd

Buffalo, NY 14214

836-6069

NAME OF PROPERTY: Main-Genesee Historic District

BOUNDARY DESCRIPTION

The Main-Genesee Historic District consists of those buildings lining the east side of Main Street (now a pedestrian mall) beginning at the south wall of 483 Main Street, continuing north across East Mohawk Street to Genesee Street (now closed to traffic); those buildings lining the southeast side of Genesee Street between Main and East Huron Streets; the building at the southwest corner of East Huron and Washington Street; and those buildings lining the west side of Washington Street from the corner of East Huron Street to 500; the boundary then continues west along the south wall of 500 Washington street to the rear of the buildings fronting Main Street; then following Brunck Alley southward, crossing East Mohawk Street and continuing to the south wall of 483 Main Street, the point of beginning.

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES

CONTRIBUTING: 16

NON-CONTRIBUTING: 3

PROPERTIES IN THE DISTRICT

Main Street: 483, 485-487, 501, 515-519, 523, 527-527, 529-533, 535, 537-539
(495-499, 505-509, 521 non-contributing)

Genesee Street: 5-7, 9, 15

East Huron Street: 5

Washington Street: 500, 504-408, 510

SIGNIFICANCE

Period of Significance: c. 1845 - c. 1955

The Main-Genesee historic district is historically and architecturally significant as a concentration of historic buildings that chronicle the development of downtown Buffalo from the mid-nineteenth century to the mid-twentieth century. Remarkable for the totality of its streetscape as well as for several buildings that were designed by local architects, the Main-Genesee historic district is the location of some of the oldest surviving buildings in the downtown area. The Main-Genesee historic district contains buildings that reflect a number of period styles, notably mid-nineteenth-century vernacular, Art Nouveau and Art Deco. The low-rise scale of all of the structures, the mixed use function (in the earliest buildings, ground floors were devoted to commerce, upper floors were residential; later structures housed offices, light manufacturing, banking, and dining), reflect the small-scale urban character of the central business district prior to the rise of grander architecture along the Main Street corridor. The Main-Genesee historic district preserves that early scale and small-town scenery of the downtown Main Street business district--before the street was transformed into an impressive urban thoroughfare in the later twentieth century.

The Main-Genesee historic district is located at the crossing of two major downtown thoroughfares. (This intersection was formerly known as Genesee Square.) However, since the late 1970s, East Genesee Street, which met Main at this point, has been closed at this point. (In its place is a small park.) In Joseph Ellicott's 1804 plan for what is today the City of Buffalo, Main Street was to be the major north-south thoroughfare leading inland from the waterfront. Buffalo's lake port era legacy includes Main Street, the north-south thoroughfare that formed the western end of a Native American trail that linked the Hudson Valley with Lake Erie. Genesee Street was also a long distance thoroughfare that linked Buffalo with Batavia and Rochester to the east. During its early decades, the lakeside village of Buffalo grew slowly. In 1815, during the War of 1812, what little had been built was destroyed by British and Canadian troops. Rebuilding began immediately after the war ended. In 1825, when Buffalo was designated the western terminus of the Erie Canal, the Main Street and the lakefront village began to grow and prosper. This period, which is regarded as the first period of Buffalo's history, ended in 1837 when the country suffered a financial panic that brought on an economic recession. The Panic brought down Benjamin Rathbun, the city's first serious building entrepreneur. In the 1830s, Rathbun erected approximately 100 brick buildings in the town. A description of this Main-Genesee area in the 1830s by Buffalo physician Samuel Welch indicates that the area was already one of small businesses.

On the south side of Genesee Square [the intersection of Main Street and Genesee Street] was a large, rambling, unsightly building, the wagon shop of Thomas

Spicer. Down Main street from Genesee Square, on the east side, a little below the corner, was the store of Henry Colton, a large, frame building, gable end to the street, peaked with a hood, sustaining a tackle block and fall for hoisting goods. Adjoining was a double frame store occupied by Handel & Koons, who came here from Germany; the remainder of the block to Mohawk Street, was a line of small shops, very plainly built, and variously occupied.

And while no building from this period survives in the Main-Genesee historic district, such structures as the Genesee Block (5-9 Genesee Street; c. 1845) are reminiscent of the simplified Greek Revival structures of three and four stories with ground floor commercial space beneath upper floor residential quarters that Rathbun and his contemporaries had erected. This three-story brick building is surely one of the oldest surviving structures in downtown. Like so many now vanished vernacular structures from the first decades of the nineteenth century, it consists of a ground floor storefront with living quarters above and is covered by a side gabled roof. In addition, like its neighbors at 537-539 Main Street / 3 Genesee Street (c. 1860), its angled façade reflects the former line of East Genesee Street, one of the major thoroughfares Ellicott laid out (with the original name of Busti Avenue) radiating from Niagara Square.

Buffalo's rise to prominence as a national center of commerce, transportation, and manufacturing began in earnest in 1843 with the arrival of the first railroad connection from the East Coast. The coming of the railroad inaugurated the second period in Buffalo's architectural history. Together with the canal, the railroads confirmed Buffalo's position as a center of grain trade and a pivotal locale in the east-west flow of goods and travelers. A second building boom took place during the period and lasted until the Panic of 1857. It is from this period, as Main Street up to Genesee Street continued to flourish as a neighborhood of small businesses, that the earliest buildings in the historic district date. Those at 5-9 East Genesee (c. 1845) and 535 Main (c. 1851) represent this period.

After the Civil War, Buffalo experienced a third wave of commercial development and population growth. The downtown began to assume a truly metropolitan character. Buildings went up by well-known national architects of the day—accelerated a trend already begun before the war. Main Street assumed the status of the premier commercial street in the city. Its importance was greatly enhanced with the introduction of the electric streetcar in the late 1880s. The commercial vibrancy of these times is reflected in the historic district by ground floor cast iron fronts buildings at 504-508 Washington Street (1881; the building goes through to Main Street to form 529-533 Main). Moreover, older buildings were remodeled during this time to their present appearance. The building at 529-533 Main received a new terra cotta and metal façade in the Art Nouveau style c. 1912. It is a distinguished local example of the style, although its architect has yet to be discovered. Likewise, 525-527 Main was remodeled in 1909 as one of Buffalo's earliest motion picture theaters. Two other extant buildings replaced older structures at 515-519 Main (1911) and 523 Main (1916). However, the advent of the skyscraper in Buffalo during this third phase of its architectural history—epitomized

by Adler & Sullivan's Guaranty Building and D. H. Burnham & Co.'s Ellicott Square Building—did not affect the Main-Genesee historic district. In future years, major commercial and residential development was to take place around and beyond Main and Genesee Street intersection, leaving this area as a remnant of a bygone era.

Following World War I until the mid twentieth century, Buffalo went through a fourth phase of architectural development. During these years, Main Street as well as Genesee Street saw pedestrian and streetcar traffic joined by a growing number of automobiles. Retail businesses continued to flourish. Even though the greater part of development at this time took place outside of the boundaries of the proposed district, changes did occur within its borders that reflect early modern trends in architectural design. Moreover, the former Waldorf restaurant (1946) at 5 East Huron Street is one of the best preserved and finest Art deco exteriors and interiors in the city. Miraculously, splendid colored relief murals have survived the transformation of the interior to commercial use after the closing of the restaurant. Remodeling of ground floor and second floors of existing buildings also took place during this period. This was the case with 535 Main, 537-539 Main / 3 East Genesee, and 9 East Genesee. Several new structures went up in the district during this time, as well: the Adamesque Revival style Nellany Building (485-487 Main; 1922); the elegant Renaissance style building at 483 Main; the American Savings Bank (15 East Genesee Street; 1929), a severe Stripped Classical design that was sympathetically enlarged in 1950 in the current modernist International Style; and 510 Washington (1920), a concrete frame storage facility for the now demolished Lowe's State Theater (later the Century) at the corner of East Mohawk and Washington.

BIBLIOGRAPHY

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_____. *City on the Edge: Buffalo, New York*. Amherst, NY: Prometheus Books. 2007.

Kowsky, Francis R., et.al. *Buffalo Architecture: A Guide*. Cambridge, MA: MIT Press, 1981.

Powell, Elwin H. *Design of Discord: Studies of Anomie*. New York: Oxford University Press, 1970.

Welch, Samuel M. *Home History. Recollections of Buffalo During the Decade from 1830 to 1840 or Fifty Years Since*. Buffalo: Peter Paul & Bro., 1891.

Whiffen, Macus, and Koeper, Frederick. *American Architecture*. Cambridge, MA: MIT Press, 1976.

Whitman, Roger. *The Rise and Fall of a Frontier Entrepreneur: Benjamin Rathbun, 'Master Builder and Architect.'* Syracuse, NY: Syracuse University Press, 1996.

Archival sources at the Buffalo and Erie County Historical Society, Buffalo and Erie County Public Library and Buffalo City Hall.

Identification

- 1. *Address:* 5 East Huron Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* Southwest corner of East Huron and Washington Streets
- 4. *Ownership:* Private
- 5. *Present Owner:* David Chiazza, Iskalo Development
5166 Main St. / Harbinger Square, Williamsville, NY 14221
- 6. *Present Occupant(s):* None
- 7. *Present Use:* Vacant
- 8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This building was built as a restaurant for the Waldorf System, a cafeteria chain headquartered in New England. It was erected at a cost of \$100,000, along with a similar building at 935 Broadway. A late and important example of the Art Moderne style executed in terra cotta, it has an exterior of stainless steel-framed plate glass windows, recessed within a frame of light colored terra cotta end piers, with a heavy attic supported by round red terra cotta columns and rounded piers. Above the entrance in the attic is the company's red apple logo with a white "W" in the center. Especially notable features are the curvilinear terrazzo floor that extends out to the sidewalk from under the exterior walls, and the two large plaster reliefs of dancing women on the interior walls; both features may be unique in extant architecture in the city.

If known:

Date of initial construction: 1946

Architect:

Original owner:

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

Identification

- 1. *Address:* 5-7 Genesee Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* South side of Genesee Street, east of Main Street
- 4. *Ownership:* Private
- 5. *Present Owner:* Buffalo Red Hots LLC, 5-7 Genesee Street, Buffalo, NY 14203
- 6. *Present Occupant(s):* Texas Red Hots Restaurant
- 7. *Present Use:* Restaurant
- 8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This address is part of the Genesee Block, the oldest building in the proposed district. The three-story brick row, each unit of which was three bays wide, originally extended from 5 to 11 Genesee Street, and was probably constructed *circa* 1845. (11 was demolished in 1950, and 9 has a separate owner.) The style is Greek Revival, characterized by flat stone sills and lintels and side gable roof with parapets and end chimneys, and is one of the few remaining examples in the city. (This was the dominant form of buildings in downtown Buffalo during the early years of the city.) A fourth story, with round arched Italianate windows, was added to No. 5 *circa* 1860. The façades have been covered for many years, but if uncovered would be similar in appearance to No. 9.

If known:

- Date of initial construction:* *Circa* 1845
- Architect:*
- Original owner:* John Chretien, owner in 1866

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 9 Genesee Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* South side of Genesee Street, east of Main Street
- 4. *Ownership:* Private
- 5. *Present Owner:* Brian Mahoney, 96½ Crescent Ave., Buffalo, NY 14214
- 6. *Present Occupant(s):* None
- 7. *Present Use:* Vacant

8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This address is part of the Genesee Block, the oldest building in the proposed district. The three-story brick row, each unit of which was three bays wide, originally extended from 5 to 11 Genesee Street, and was probably constructed *circa* 1845. (11 was demolished in 1950, and 5-7 have a separate owner.) The style is Greek Revival, characterized by flat stone sills and lintels and side gable roof with parapets and end chimneys, and is one of the few remaining examples in the city. (This was the dominant form of buildings in downtown Buffalo during the early years of the city.) A prominent exterior feature is the name "GENESEE BLOCK" carved into a stone in the center of the building's façade. The large picture window on the second floor was installed *circa* 1925, when the floor was converted for commercial use.

If known:

Date of initial construction: Circa 1845

Architect:

Original owner: George Schwartz, owner in 1870

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 15 Genesee Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* Southeast corner of Genesee and East Huron Streets
- 4. *Ownership:* Private
- 5. *Present Owner:* Buffalo Urban League, Inc., 15 Genesee Street, Buffalo, NY 14203
- 6. *Present Occupant(s):* Buffalo Urban League, Inc.
- 7. *Present Use:* Offices of the Buffalo Urban League

8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This building was built for the American Savings Bank, and was designed by the prominent architectural firm of Edw. B. Green & Son – Albert Hart Hopkins. Founded in 1907, the bank moved into their new building in January 1930, and merged with the Buffalo Savings Bank across the street three years later. The bank was designed in the Stripped Classical style and had a symmetrical façade on Genesee Street, with a center entrance flanked by storefronts at either end. The central windows of the second and third floors are recessed beneath an attic supported by two stone piers, whose Art Deco capitals of abstract floral design provide the only exterior ornament. Most of the original steel frame windows on the upper floors are intact; the spandrels contain panels of dark marble, which contrast with the buff-colored, smooth stone exterior of the building. After the original owner left in 1934, the building was occupied by the Niagara National Bank and then the First National Bank, which commissioned architect James W. Kideney to expand and remodel the building in the International style in 1950. A new entrance beneath an enormous three-story high window flanked by a polished red granite pier was installed at the western end, and another entrance opened onto Washington Street; new stainless steel framed windows were installed along the first floor. The exterior has remained unchanged since the building was expanded, and is thus a significant example of both the Stripped Classical and International styles.

If known:

- Date of initial construction:* 1929
- Architect:* Edw. B. Green & Son – Albert Hart Hopkins
- Original owner:* American Savings Bank

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 483 Main Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* East side of Main Street, south of Mohawk Street
- 4. *Ownership:* Private
- 5. *Present Owner:* Church of Christ Scientist / contact: Perry Smith, Federal Building Co., 289 Ashland Ave., Buffalo, NY 14222
- 6. *Present Occupant(s):* Christian Science Reading Room
- 7. *Present Use:* Book store
- 8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This building has a complicated history. The interior may contain elements of nineteenth century buildings that were extensively remodeled several times; the present façade dates to 1928, when the earlier buildings at 379-383 Main Street were heavily remodeled or completely reconstructed. The exterior of rusticated buff colored stone is three stories high, and is unusual in that the rustication extends up the entire elevation. At the top of the façade, beneath the stone cornice, is a pair of Florentine-arched windows with balustrades; a stringcourse separates these windows from a pair of scroll-framed blank windows with metal grills directly below, that flank a central cartouche. A large metal frame picture window is set between stringcourses on the second floor, the lower of which features a wave motif. The second and third floor windows appear to be original. This façade has many similarities with the lower floors of the Berger Building at 514 Main Street, also a 1928 work of Hudson & Hudson. The present façade was originally twice as wide, with the existing elements duplicated at 379, the whole capped by a high hip roof of ceramic tile. In 1949, perhaps as the result of a fire, the southern end of the building at 379 was replaced by the present one-story building and a flat roof was installed at 383.

If known:

- Date of initial construction:* 1928 (present façade)
- Architect:* Hudson & Hudson (present façade)
- Original owner:* William H. Smith and others (present façade)

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 485-487 Main Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* Southeast corner of Main and Mohawk Streets
- 4. *Ownership:* Private
- 5. *Present Owner:* Steven Carmina, 487 Main St., Buffalo, NY 14203
- 6. *Present Occupant(s):* None
- 7. *Present Use:* Vacant, under renovation

8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

Occupying a prominent corner site, the Nellany Building is a six-story buff brick structure with light stone trim. This is a traditional building that restricted the decorative elements to the base and cornice, and well reflects the architectural trends of the early 1920s. At the top the cornice is interrupted by broken swan's neck pediment topped by a flaming urn; just below are diamond-in-circle patterns flanking an oval blank which once contained the name of the building. The side elevation features a whimsical double cornice. The stone faced first floor is a contemporary design from a recent renovation. The building was named for Michael Nellany (1840-1916), an Irish immigrant who founded the Buffalo Shirt Co. in 1886 and invested heavily in real estate; he owned the previous building on the site, also named the Nellany Building. The present building was built in 1922 for the Childs Co. of New York City, to house their latest Buffalo restaurant on the ground floor, with offices for rental income above. Among the earliest tenants was the broadcasting station of WKBW. The architects were Dennison & Hirons, a major firm that also designed other Childs restaurants. One of the earliest chain restaurants in the nation, Childs had opened their first Buffalo restaurant shortly after 1900, and by 1925 had four locations in the city; their restaurant in the Nellany Building lasted until World War II.

If known:

- Date of initial construction:* 1922
- Architect:* Dennison & Hirons (New York)
- Original owner:* [Nellany family]

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 495-499 Main Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* Northeast corner of Main and Mohawk Streets
- 4. *Ownership:* Private
- 5. *Present Owner:* William James Handy, 6500 Main St., Suite 5, Williamsville, NY 14221
- 6. *Present Occupant(s):* None
- 7. *Present Use:* Vacant
- 8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This two-story brick faced building was constructed in 1977 as a Burger King restaurant. It is a non-contributing building in the district.

If known:

- Date of initial construction:* 1977
- Architect:*
- Original owner:* Burger King Corporation

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ (Signature) Date: _____

Yes _____ No _____ _____ (Signature) Date: _____

HISTORIC DISTRICT FACT SHEET

Main-Genesec Historic District

Identification

- 1. *Address:* 501 Main Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* East side of Main Street north of Mohawk Street
- 4. *Ownership:* Private
- 5. *Present Owner:* Naseem Malik, 472 Main St., Buffalo, NY 14202
- 6. *Present Occupant(s):* None
- 7. *Present Use:* Vacant

8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

The most notable feature of this three-story building is the façade of buff-colored, iron-spotted Roman brick, which was very popular during the period from 1890 to 1915. The windows are in a solid band of five on the upper floors. A recessed spandrel panel separates the second and third story fenestration, and the third story window band features a stone sill course. Stone also appears in small blocks at the top of the piers, just beneath the cornice. The present cornice is a recent addition, as are the windows and storefront.

If known:

Date of initial construction: Circa 1910

Architect:

Original owner:

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
(Signature)

Yes _____ No _____ _____ Date: _____
(Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 505-509 Main Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* East side of Main Street north of Mohawk Street
- 4. *Ownership:* Private
- 5. *Present Owner:* Young Nu Park, Young Soon Park, 505 Main St., Buffalo, NY 14203
- 6. *Present Occupant(s):* J. P. Fashion
- 7. *Present Use:* Clothing store
- 8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This one-story store building was originally two nineteenth century, three-story store buildings that were significantly remodeled during the twentieth century. Cast iron pilasters still exist behind the present metal façade. In 1979 the upper two stories were removed from both buildings. It is a non-contributing building in the district.

If known:

Date of initial construction: Nineteenth century

Architect:

Original owner:

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
(Signature)

Yes _____ No _____ _____ Date: _____
(Signature)

Identification

- 1. *Address:* 515-517 Main Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* East side of Main Street, south of Genesee Street
- 4. *Ownership:* Private
- 5. *Present Owner:* Alan and Michael Giangreco, 411 Robin Rd., Amherst, NY 14228
- 6. *Present Occupant(s):* 515 – Fashion Corner; 517 and upper floors – None
- 7. *Present Use:* 515 – Clothing store; 517 and upper floors – Vacant
- 8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This three-story building boasts the most elaborately detailed façade in the proposed district. The second and third floor fenestration is contained within a terra cotta frame decorated with a tongue and groove border with raised discs. Above is a band of Greek key fretwork, topped by a row of dentils and a metal cornice. The windows, which may be original, are flanked by slender piers topped by ancones; spandrels beneath the third-floor windows contain palm fronds flanking a now-missing element. The *circa* 1960 storefront at 517 is notable for the use of blue and white mosaic tile; the storefront at 515 is recent. The building was designed by Colson & Hudson as an investment property for John H. Smith, who would commission the same architects for the building at 523 Main Street five years later.

If known:

Date of initial construction: 1911
Architect: Colson & Hudson
Original owner: John H. Smith

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 521 Main Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* East side of Main Street, south of Genesee Street
- 4. *Ownership:* Private
- 5. *Present Owner:* Charles Battle, 141 South Lane, Orchard Park, NY 14127
- 6. *Present Occupant(s):* None
- 7. *Present Use:* Vacant
- 8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This building may be an early twentieth century remodeling of a nineteenth century building. The remodeled design featured a simple brick façade with a large window opening on each floor; those opening had been filled with concrete block. The present drivet façade is a recent application. It is a non-contributing building in the district. The building originally extended through to 498 Washington St.; that section of the building was inventoried in 1979, but has since been demolished (with the exception of a section of the north outer wall and a cast iron pilaster).

If known:

Date of initial construction:

Architect:

Original owner:

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 523 Main Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* East side of Main Street, south of Genesee Street
- 4. *Ownership:* Private
- 5. *Present Owner:* Veronica Kim, 160 Glen Oak St., East Amherst, NY 14051
- 6. *Present Occupant(s):* None
- 7. *Present Use:* Vacant

8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This building is a fine example of the Renaissance style as applied to a small building. The upper floors of the façade of this three-story, three-bay building is faced in terra cotta, and features four pilasters supporting a heavily molded entablature, cornice and parapet. Spandrel panels below the third floor windows contain richly molded festoons of fruit. The original windows are in place on the upper floors; those on the second floor feature textured glass transoms. A circa 1955 storefront features polished green marble panels and stainless steel framed display windows. The building was designed by Colson & Hudson as an investment property for John H. Smith, who had commissioned the same architects for the building at 515-519 Main Street five years earlier. In 1917 the building was extended back to 500 Washington Street; this section, also in the nominated district, now has a separate owner.

If known:

- Date of initial construction:* 1916
- Architect:* Colson & Hudson
- Original owner:* John H. Smith

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

Identification

- 1. *Address:* 525-527 Main Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* East side of Main Street, south of Genesee Street
- 4. *Ownership:* Private
- 5. *Present Owner:* Xiao Lu, P.O. Box 214, Getzville, NY 14068
- 6. *Present Occupant(s):* Dragon Express Chinese Buffet
- 7. *Present Use:* Restaurant
- 8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This notable three-story brick building, constructed in 1881 as an investment by Francis J. Handel, was originally one story higher. As originally constructed it featured a cast iron storefront on the first floor, while the rest of the façade was composed of a contrasting red brick body and light stone trim that was very popular during the post Civil War period. The stone trim was located at the top and bottom of the fenestration, with bands of stone along the bases, solid rectangular lintels above the second and fourth floor lintels, and stone springers with incised rosettes at the segmental lintels of the third floor. At the top was a very prominent projecting cornice. This building's façade was identical in detail to the original appearance of the adjacent building at 529-533, both designed in 1881 by George J. Metzger. The original exterior appearance of both buildings was very similar to those still standing at 844-852 Main Street and 461 Ellicott Street. The fourth floor was removed in the 1960s, and the façade coated in plaster. This building is also notable as the location of one of the earliest movie theaters in Buffalo, which operated on the first floor from 1909 until about 1953. Originally named the Vendome, it became the Happy Hour in 1912, and later the Embassy; as the Telenews Theatre during World War II, it screened only newsreels.

If known:

- Date of initial construction:* 1881
- Architect:* George J. Metzger
- Original owner:* Francis J. Handel

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 529-533 Main Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* East side of Main Street, south of Genesee Street
- 4. *Ownership:* Private
- 5. *Present Owner:* James Sandoro, 25 Myrtle Ave., Buffalo, NY 14204
- 6. *Present Occupant(s):* None
- 7. *Present Use:* Vacant

8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

The exceptional terra cotta façade of this building is a later application. As originally constructed there was a cast iron storefront on the first floor, while the rest of the façade was composed of a contrasting red brick body and light stone trim that was very popular during the post Civil War period. The stone trim was located at the top and bottom of the fenestration, with bands of stone along the bases, solid rectangular lintels above the second and fourth floor lintels, and stone springers with incised rosettes at the segmental lintels of the third floor. At the top was a very prominent projecting cornice. This building's Main Street façade was identical in detail to the original appearance of the adjacent building at 525-527; both were designed in 1881 by George J. Metzger. As constructed, 529-533 Main Street extended through the block to 504-508 Main Street; also in the proposed district, the later now has a separate owner. The entire building was built for the plumbing firm of Irlbacker & Davis, which was founded in 1861 and moved into their new building in 1883. The present façade dates to the early twentieth century, perhaps to 1912, when a \$15,000 remodeling of the building was undertaken. It features windows with original sash divided by slender metal piers decorated with rosettes and topped by capitals composed of female faces with suspended pendants, Art Nouveau details that are unique in Buffalo. The metal spandrels contain raised blank panels with guttae at the lower corners. The front fenestration is contained within a frame of white glazed terra cotta, the entablature of which features discs above the pier capitals, a projecting cornice with dental band, and a parapet capped with additional Art Nouveau elements. The first floor storefront is a recent remodeling.

If known:

- Date of initial construction:* 1881
- Architect:* George J. Metzger
- Original owner:* Irlbacker & Davis

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 535 Main Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* East side of Main Street, south of Genesee Street
- 4. *Ownership:* Private
- 5. *Present Owner:* Alexander Vorhand, Seymour Investments
P. O. Box 1271, Lakewood, NJ 08701
- 6. *Present Occupant(s):* None
- 7. *Present Use:* Vacant

8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This four-story brick Italianate style building is among the earliest of that style remaining in Buffalo. It is also one of the earliest remaining applications of the flat roof to a commercial building; earlier buildings utilized the side gable roof, as seen in 5-7-9 Genesee Street, also in the proposed district. This building originally contained the variety store of Anthony Schmidt on the first floor, and dwelling space above for his family and possibly others. The windows on the upper three floors featured cast iron sills and lintels, the later pediments supported by leaf brackets. Large picture windows were installed on the second floor *circa* 1919 when that space became a dining area for Louis' Restaurant. The cornice is not original.

If known:

Date of initial construction: Circa 1851

Architect:

Original owner: Anthony Schmidt

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
(Signature)

Yes _____ No _____ _____ Date: _____
(Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 537-539 Main Street, 3 Genesee Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* Southeast corner of Main and Genesee Streets
- 4. *Ownership:* Private
- 5. *Present Owner:* Greg and Sheri Rehwoldt, 475 Ellicott St., Buffalo, NY 14203
- 6. *Present Occupant(s):* None
- 7. *Present Use:* Vacant
- 8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This three-story brick Italianate style building presents an unusual angled façade, fronting on both Main and Genesee Streets. It originally contained stores on the first floor and dwelling space above. The names of both streets are carved into a small stone block at the second floor corner, a common treatment used on corner buildings in pre-Civil War Buffalo. As originally built, there were round arched windows on both the second and third floors, each composed of a smaller arch recessed within a larger one; larger windows were installed on the second floor *circa* 1930 when that space was converted to commercial use. The present window keystones on the third floor and cornice were evidently installed in the 1980s.

If known:

Date of initial construction: Circa 1860

Architect:

Original owner: Mrs. H. Colton in 1866

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 500 Washington Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* West side of Washington Street, south of Huron Street
- 4. *Ownership:* Private
- 5. *Present Owner:* Roger Trettel, 10 Lafayette Square, Suite 1601, Buffalo, NY 14203
- 6. *Present Occupant(s):* None
- 7. *Present Use:* Vacant
- 8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This simply designed two-story brick building was built in 1917 as an addition to 523 Main Street, built the previous year with the same owner and architects. (Also in the proposed district, the later now has a separate owner.) The most notable exterior feature are the three large second floor windows, which still contain the original twelve-over-twelve frame sash. The *circa* 1955 storefront below features stainless steel trim and enameled metal panels. The yellow brick wall and cast iron columns on the south side of this building are the remains of 498 Washington Street, evidently demolished in the 1990s.

If known:

- Date of initial construction:* 1917
- Architect:* Colson & Hudson
- Original owner:* John H. Smith

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 504-508 Washington Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* West side of Washington Street, south of Huron Street
- 4. *Ownership:* Private
- 5. *Present Owner:* Eran Epstein, E Square Capital, LLC
950 Delaware Ave., Buffalo, NY 14209
- 6. *Present Occupant(s):* None
- 7. *Present Use:* Vacant

8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This three-story brick building features first floor storefronts framed by cast iron columns, manufactured locally by the Washington Iron Works, which support the upper floors. The windows of the upper floors have segmental arch lintels; the wood framing beneath the lintels on the second floor contain incised decoration. There is a stone stringcourse at the sill level of the third floor, and a projecting frame cornice supported by corbelling at the top of the façade. Designed in 1881, this building was constructed as the rear section of the building at 529-533 Main Street; also in the proposed district, the later now has a separate owner. The entire building was built for the plumbing firm of Irlbacker & Davis, which was founded in 1861 and moved into their new building in 1883. The interior still retains the original cast iron columns and tin ceilings.

If known:

- Date of initial construction:* 1881
- Architect:* George J. Metzger
- Original owner:* Irlbacker & Davis

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
(Signature)

Yes _____ No _____ _____ Date: _____
(Signature)

HISTORIC DISTRICT FACT SHEET

Main-Genesee Historic District

Identification

- 1. *Address:* 510 Washington Street
- 2. *County:* Erie *City:* Buffalo
- 3. *Street Location:* West side of Washington Street, south of Huron Street
- 4. *Ownership:* Private
- 5. *Present Owner:* John Barry, 163 Meadow Brook Road, Orchard Park, NY 14127
- 6. *Present Occupant(s):* None
- 7. *Present Use:* Vacant

8. *Statement of Architectural, Historical, Geographical or Cultural Significance:*

This building, at seven stories, is the tallest in the proposed district. Built of fireproof construction, all structural elements are of reinforced concrete, including the piers, walls, and floors. The façade is simply detailed, with segmental arches above the sixth-floor windows, with a stringcourse above, and a slight pediment at the parapet. The original steel sash windows, organized in groups of three, have brick infill below. There is a steel rolling garage door and small storefront at the first floor. The building was built in 1920 as a warehouse for Loew's Buffalo Theatres, Inc., who built the Loew's State Theater the following year at the northwest corner of Washington and East Mohawk Streets; prominent theater architect Thomas W. Lamb designed both buildings. In 1928, the theater was renamed the Century, and operated into the 1970s; it is now the site of a parking lot.

If known:

- Date of initial construction:* 1920
- Architect:* Thomas W. Lamb (New York)
- Original owner:* Loew's Buffalo Theatres, Inc.

I, the owner, or we, the owners, favor the inclusion of this property in the Historic District.

Yes _____ No _____ _____ Date: _____
 (Signature)

Yes _____ No _____ _____ Date: _____
 (Signature)

James T. Sandoro
24 Myrtle Avenue
Buffalo, New York 14204

September 24, 2007

Preservation Board
City of Buffalo
920 City Hall
Buffalo, New York 14202

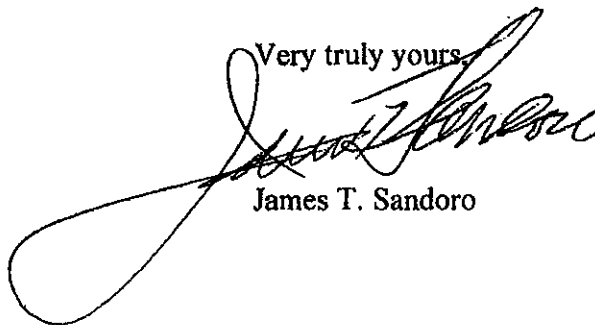
RE: Historic District Designation 500 Block of Main Street

Dear Members:

I am the owner of 529 Main Street. I am aware there is a request to designate the 500 block as a historic district in the City of Buffalo, with 529 Main Street being listed as a contributing structure..

As the owner of 529 Main Street, I am in support of the designation of the 500 block of Main Street as a historic district with 529 Main Street being listed as a contributing structure..

Very truly yours,

A handwritten signature in black ink, appearing to read 'James T. Sandoro', with a large, looping flourish extending to the left.

James T. Sandoro

The undersigned ALEJANDRO VORHAND

agree to have their properties at 535 MAIN ST

listed on an application to have the 500 block become a local historic district.

[Signature]

Notary Public

The undersigned John Roger Pettel

agree to have their properties at 500 Washington Street

listed on an application to have the 500 block become a local historic district.

John Roger Pettel

Guy R. Marlette
Notary Public
Comm of Deeds

GUY R. MARLETTE
COMMISSIONER OF DEEDS
In and for the City of Buffalo, County of Erie
My Commission Expires 12/31/08

The undersigned NASEEM MALIK

agree to have their properties at 501 MAIN ST.

BUFFALO, N.Y. 14201

listed on an application to have the 500 block become a local historic district.

Malik M. Naseem

Guy R. Marlette
Notary Public
Comm of Deeds

GUY R. MARLETTE
COMMISSIONER OF DEEDS
in and for the City of Buffalo, County of Erie
My Commission Expires 12/31/98

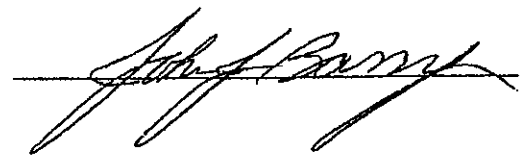
The undersigned JOHN BARRY

agree to have their properties at 510 WASHINGTON ST
BUFFALO, N.Y.

listed on an application to have the 500 block become a local historic district.

GUY R. MARLETTE
COMMISSIONER OF DEEDS
In and for the City of Buffalo, County of Erie
My Commission Expires 12-31-08


Comm of Deeds



Notary Public

The undersigned Greg Rehwoldt

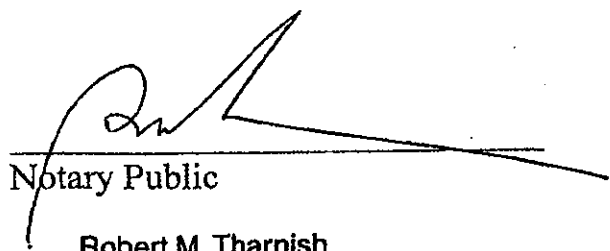
agree to have their properties at 537 MAIN ST

listed on an application to have the 500 block become a local historic district.

Greg Rehwoldt

Greg Rehwoldt

537 MAIN ST, BUFFALO, NY 14203

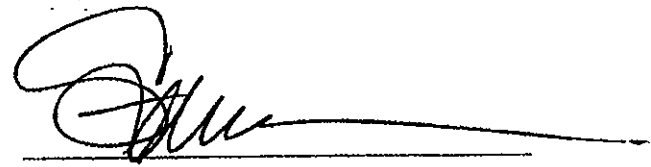

Notary Public

Robert M. Tharnish
Notary Public - State of New York
No. 01TH6000621
Qualified in Erie County
My Commission Expires Dec. 22, 2009

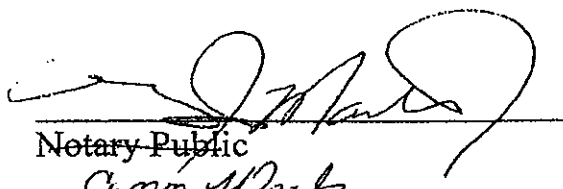
The undersigned STEVEN J. CARMINA

agree to have their properties at 487 Main St.

listed on an application to have the 500 block become a local historic district.



A handwritten signature in black ink, appearing to read 'S. Carmina', written over a horizontal line.



A handwritten signature in black ink, appearing to read 'Guy R. Marlette', written over a horizontal line.

Notary Public
Guy R. Marlette
GUY R. MARLETTE
COMMISSIONER OF DEEDS
In and for the City of Buffalo, County of Erie
My Commission Expires 12/31/08

The undersigned Alan Giangreco + Michael Giangreco

agree to have their properties at 521 Main Street Buffalo NY.

listed on an application to have the 500 block become a local historic district.

Alan Giangreco

Michael Giangreco

Michael A. Bolas 8-26-07
Notary Public


MICHAEL A. BOLAS
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
MY COMMISSION EXPIRES February 4, 2010

The undersigned Young Hwi Park and Young Soon Park

agree to have their properties at 505 Main Street Buffalo N.Y. 14203

listed on an application to have the 500 block become a local historic district.

Young Hwi Park
Young Soon Park


Notary Public - *Comm of Deeds*

GUY R. MARLETTE
COMMISSIONER OF DEEDS
in and for the City of Buffalo, County of Erie
My Commission Expires 12/31/08

The undersigned SPA LOFTS LLC.

agree to have their properties at 4 GENESEE STREET

listed on an application to have the 500 block become a local historic district.

Brian Mahoney

Brian Mahoney
Managing Member

716.308.9115

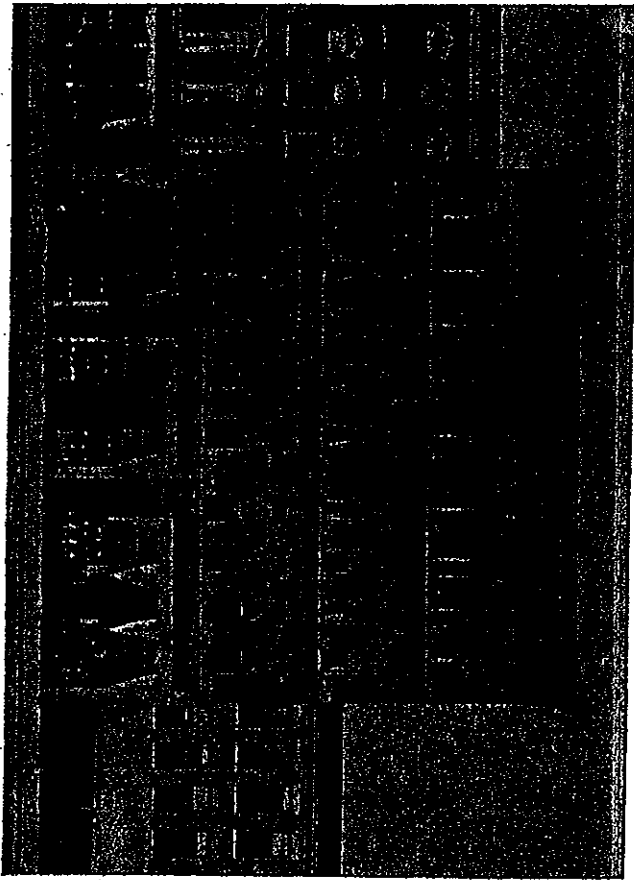
Guy R. Marlette
Notary Public
Comm of Deeds

GUY R. MARLETTE
COMMISSIONER OF DEEDS
In and for the City of Buffalo, County of Erie
My Commission Expires 12-31-08

CITY OF BUFFALO ILLUSTRATED.

IRLBACKER & DAVIS, 539 to 533 Main Street, and 504 to 508 Washington Street. The extensive plumbing, gas, steam, and hot water heating business conducted by this firm constitutes it one of the most important of the many great industries of Buffalo. The firm was organized and began business in this city in 1861, on a scale proportioned to the needs of Buffalo through to No. 504 to 508 Washington Street, where, with facilities unsurpassed by any competing house, they are conducting a business of most important proportions. During the past thirty years this house has executed some of the finest work in their line here or elsewhere. The contract made by the firm for the work just finished in the Ingotons Hotel, which amounted to \$73,000 represents the most extensive work of this kind between New York City and Chicago, the work on the State Capitol Building at Albany only excepted. This contract left the plumbing, gas fitting and steam heating of this magnificent hotel entirely in the hands of Messrs. Irbacker & Davis, and was executed in accordance with the most approved principles of sanitation. Pierce's Palace Hotel, the City and County Hall, Erie County Jail, German Insurance Building, Buffalo Library, Music Hall, the Young Men's Christian Association Building and numerous other extensive buildings in this city and section furnish evidence of the skill and ability of this firm in sanitary work. C. MacGovern, the celebrated sanitary engineer and expert of 22 Courtland Street, New York City, who tested the work on the Ingotons Hotel pronounced it "the most perfect working system ever constructed." A large force of skilled workmen are employed by the firm, the weekly payroll aggregating \$1,700. The house also deal extensively in chandeliers, gas fixtures, globes, brackets and everything in that branch of the business. Their line of closets and hardware and fittings are unsurpassed by that of any house in the country in quality or variety. Messrs. John Irbacker and Jacob Davis comprise this successful firm. They are both practical sanitary experts and masters of every branch of their important work throughout its wide range. They are recognized as responsible leaders in this line of industry as is attested by their work

in hundreds of the finest and largest public buildings and private residences in the city. In addition to this large business Messrs. Irbacker & Davis have the full control and management of the important interest of the Kasz Copper & Sheet Iron Company of 89-93 and 95 Main, and 11-19 Scott Streets. The above firm, with Mr. Joseph Kasz, constitute the company which was (steam and fire) stills, worms, sink bottoms, all of copper, iron and steel, valves, copper, steel, cast-iron, pumps, faucets and all kinds of brewers' and distillers' machinery of the latest improved patterns. Specimens of their work are to be found in all parts of the country, but more particularly in New York, Ohio, Pennsylvania, Michigan, Illinois and Montana. The whole of the large plant of the Bartholomay Brewery at Rochester, N. Y., celebrated for the superiority of its appointments and the admiration of experts is the production of this concern. One of the more recent manufactures of the Kasz Company is the patent hop apparatus for obtaining the aroma and other qualities of the hops in the process of brewing. This apparatus is the invention of Mr. Irbacker and is of the greatest value to the brewing industry. By the use of this invention a much better quality of beer is obtained from a given quantity of malt and hops, and a saving from 25 to 30 per cent of the latter is made. By giving to every branch of the business their personal supervision and the benefit of their practical experience the management of this concern have made it one of the most important industries of Buffalo, and the firm are recognized leaders of that



IRBACKER & DAVIS.

enterprise which has made this city a great commercial and manufacturing center, the growth of which has been almost phenomenal during the past quarter of a century. The importance attaching to such enterprise as this is recognized in trade and manufacturing circles in Buffalo, as meeting requirements which, if not found here, might divert new industries in other channels, and the reflection that Messrs. Irbacker & Davis are equal to all demands in their line, and are always abreast of improvements in their art, is a most satisfactory one to all who are interested in the growth and prosperity of the Queen City of the Lakes.

535

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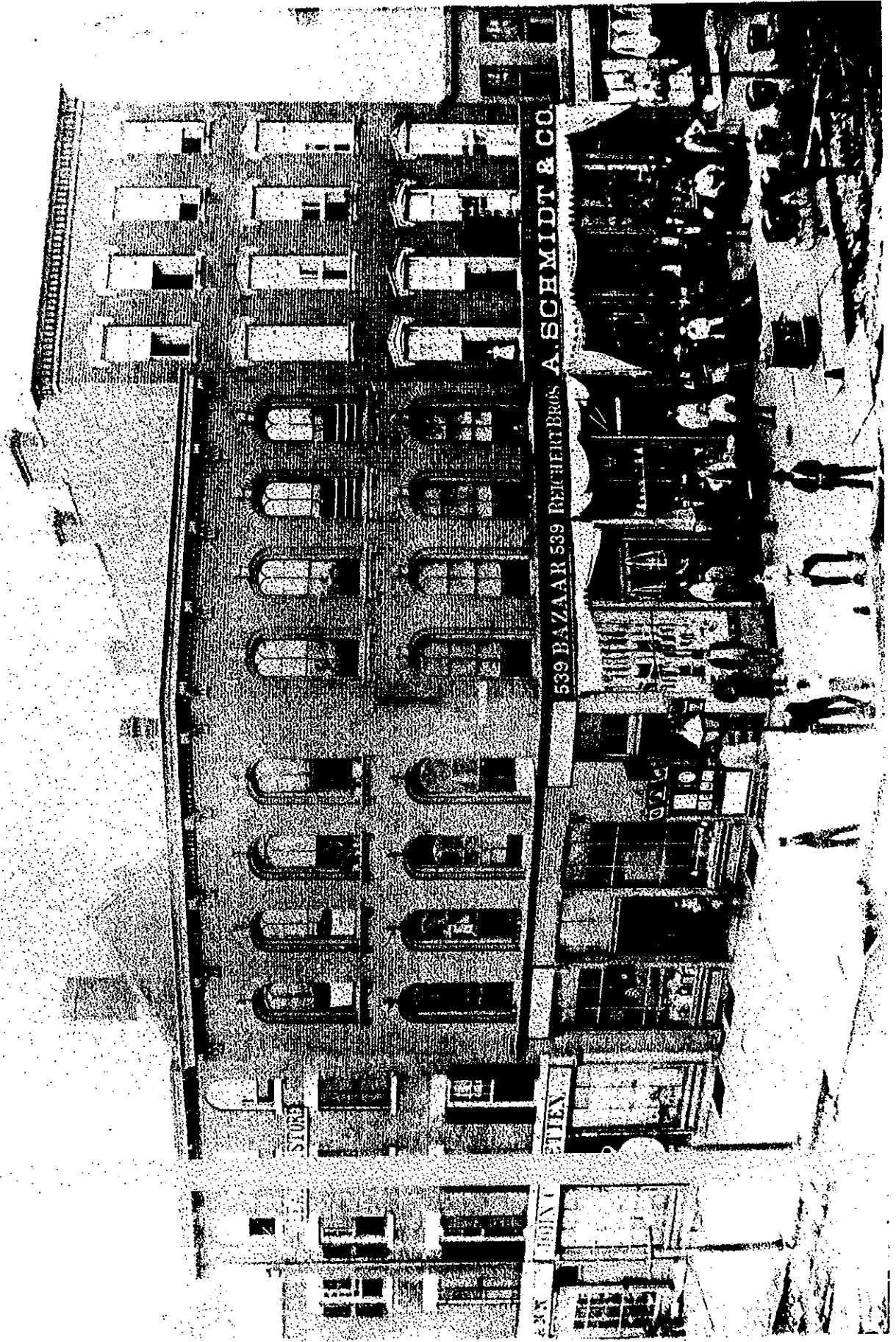
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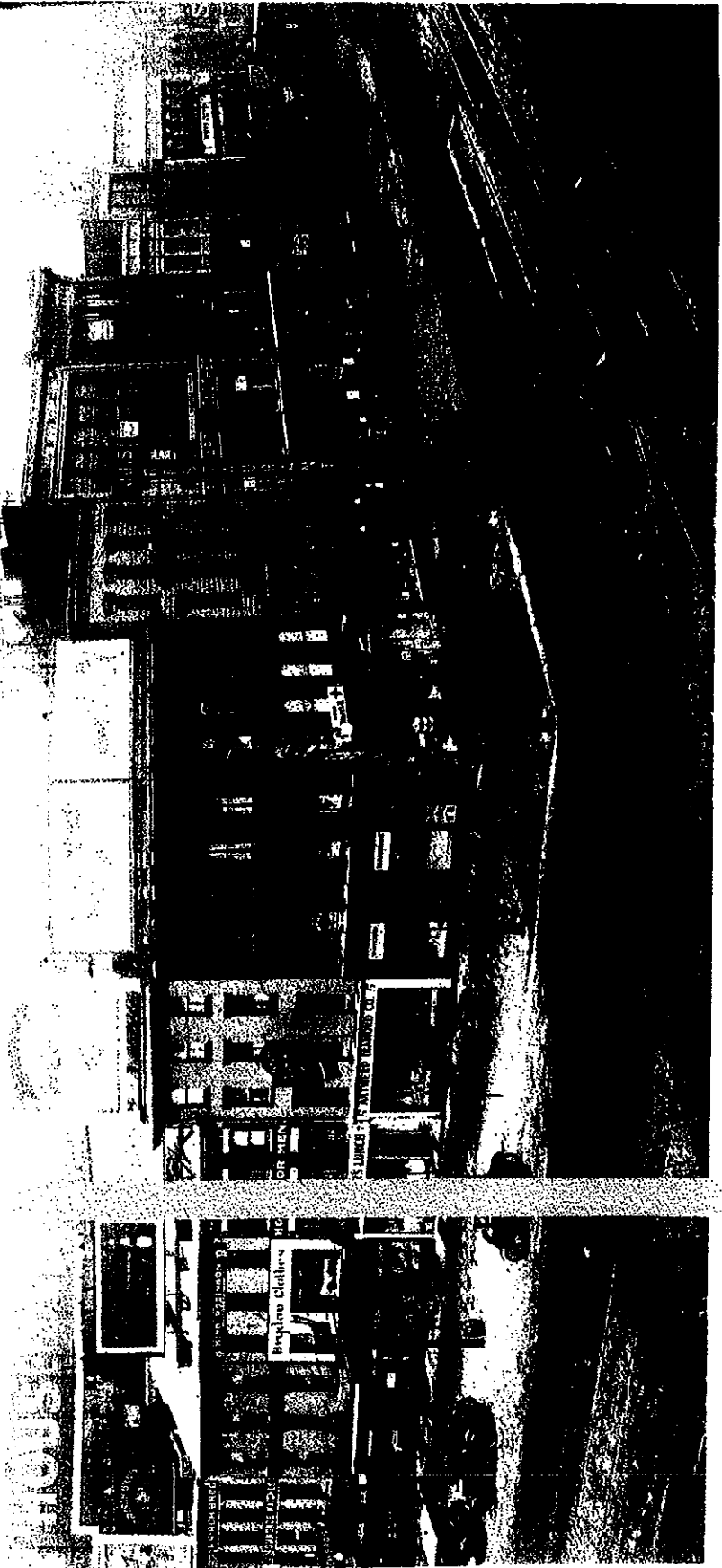
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MAIN ST.

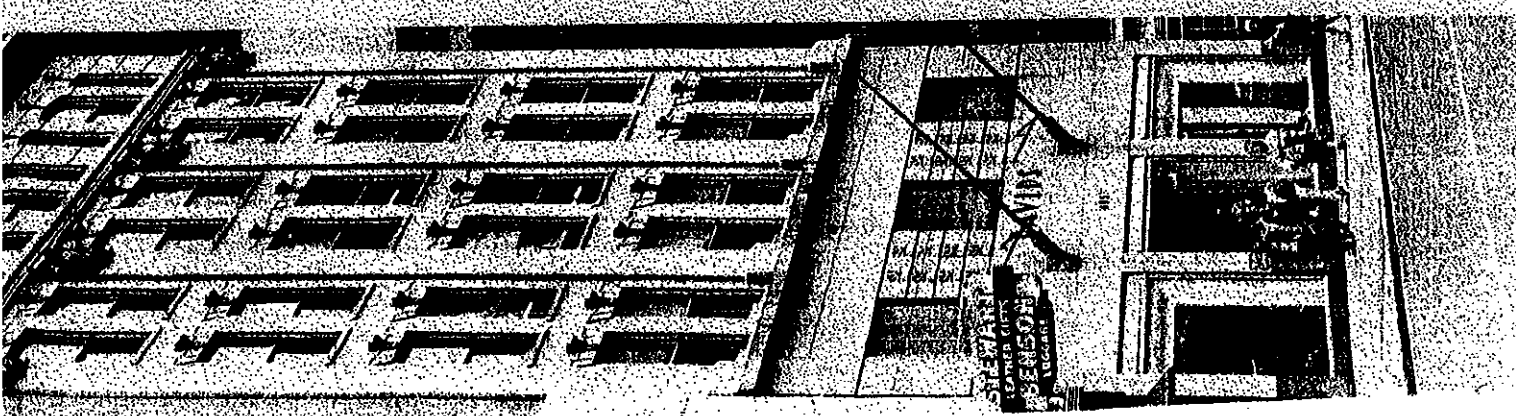
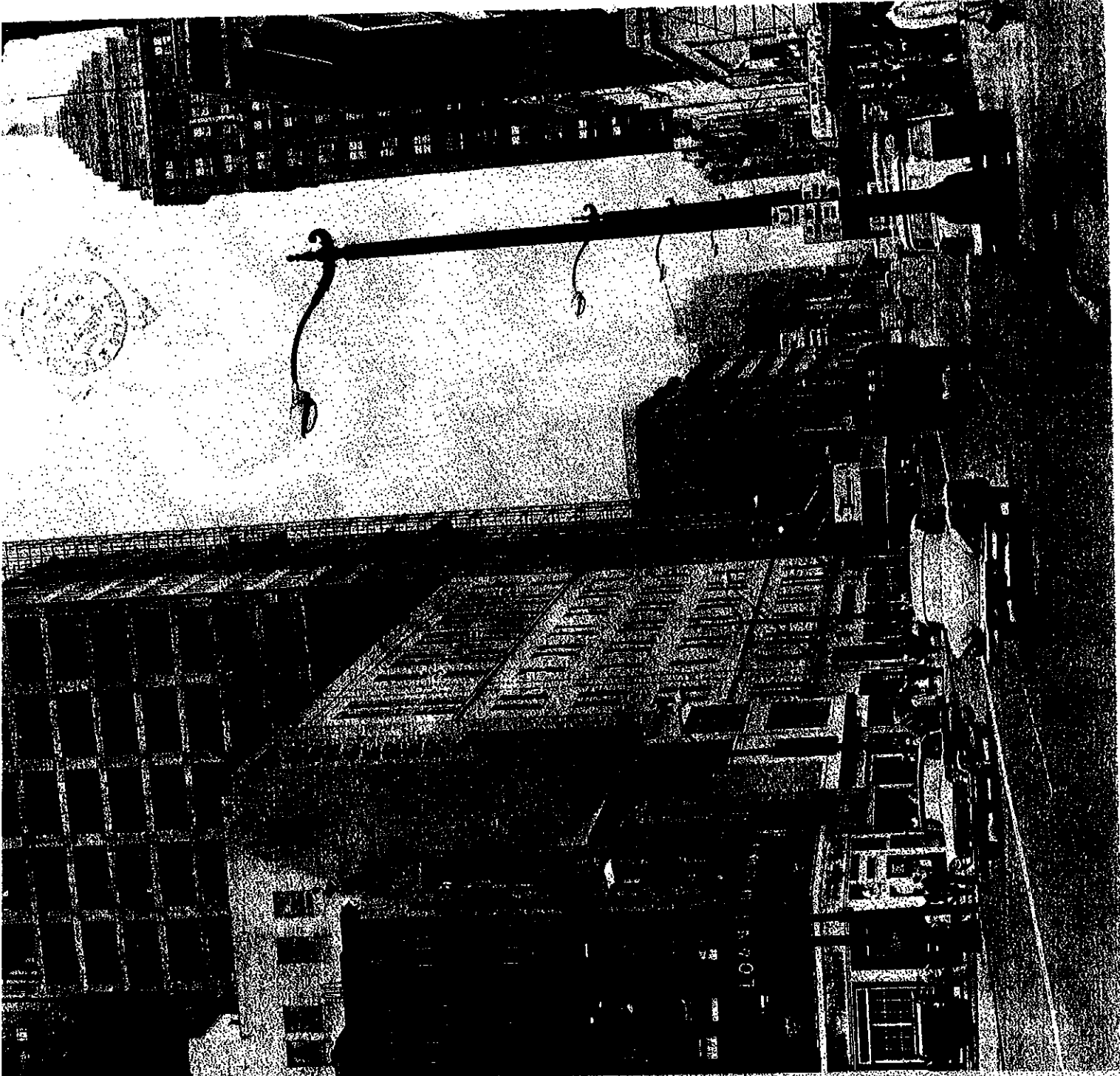
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REICHERT BROS. & CO. BAZAR



1. E. COR. MAIN & SEABOARD, 1942



2541
MAY 1952

"500 Block of Main" Street – Local Historic District Designation
(Item No. 3, C.C.P., Oct. 30, 2007)

That after the public hearing held before the Committee on Legislation on January 3, 2008, the "500 Block of Main" be designated as a local historical preservation district, pursuant to Article III, Section 337-7 through 8 of the Preservation Standards of the Buffalo City Code; and

That this designation is made upon due consideration of the reports and for the reasons set forth in the reports of the Buffalo Preservation Board; and

That the Secretary of the Preservation Board be, and hereby is directed to file a description of the historic district with the City Clerk, the Planning Board, the Director of the Division of Planning and with the Department of Public Works; and

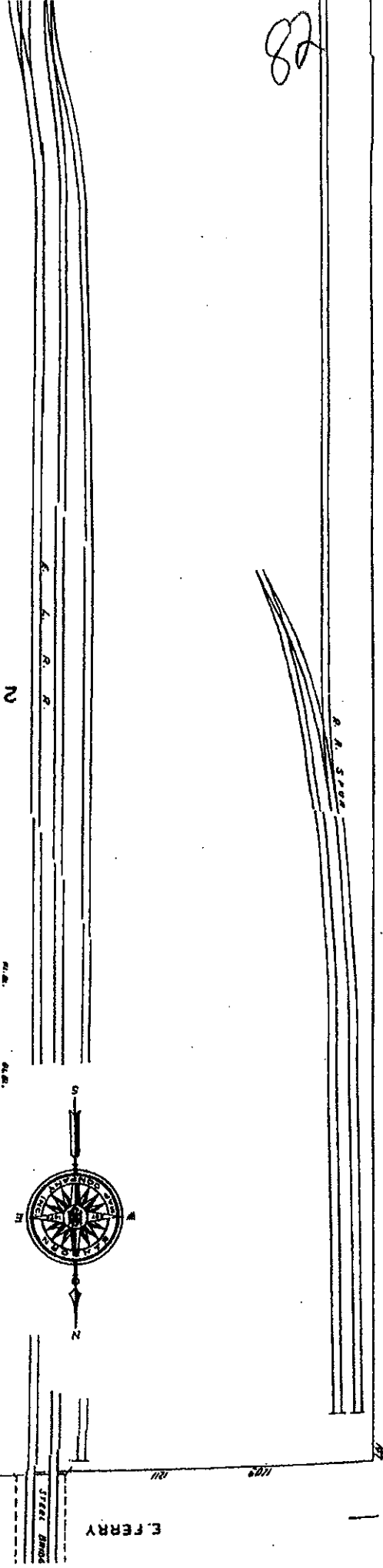
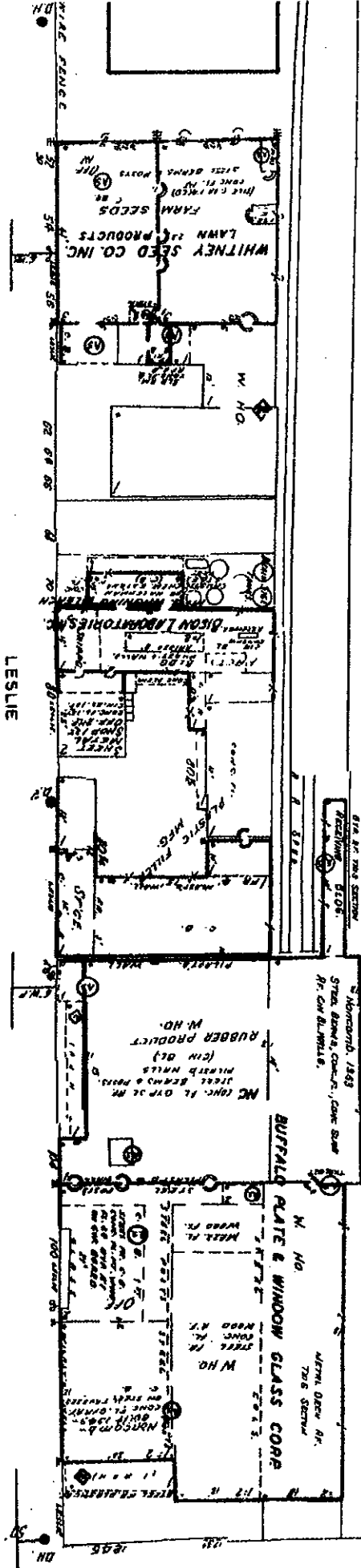
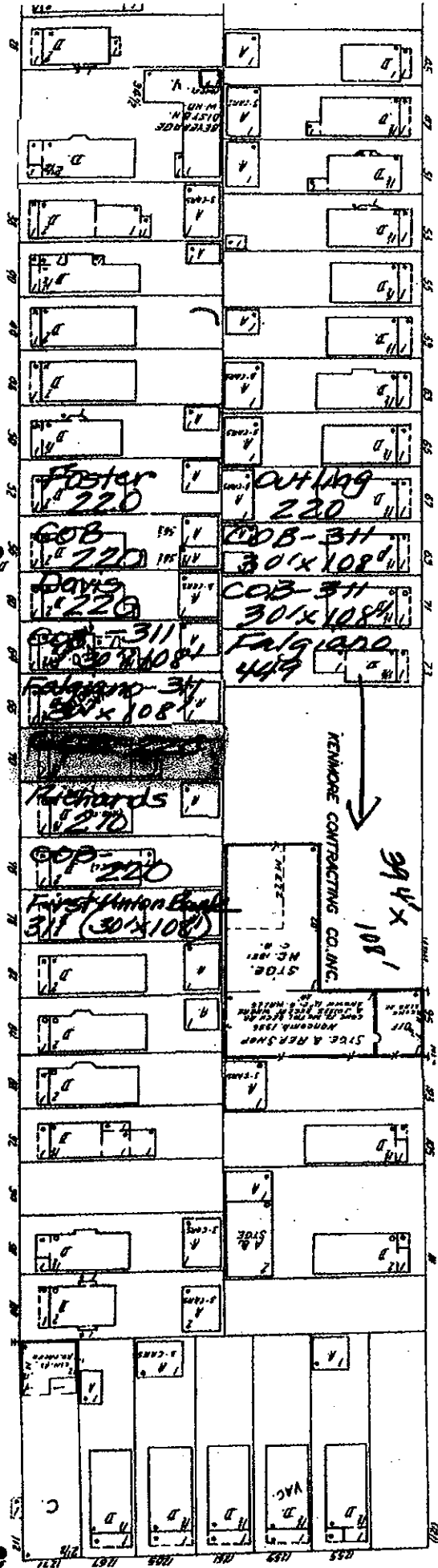
That the Petitioner is directed to file a description or map of the property with the Erie County Clerk's Office.

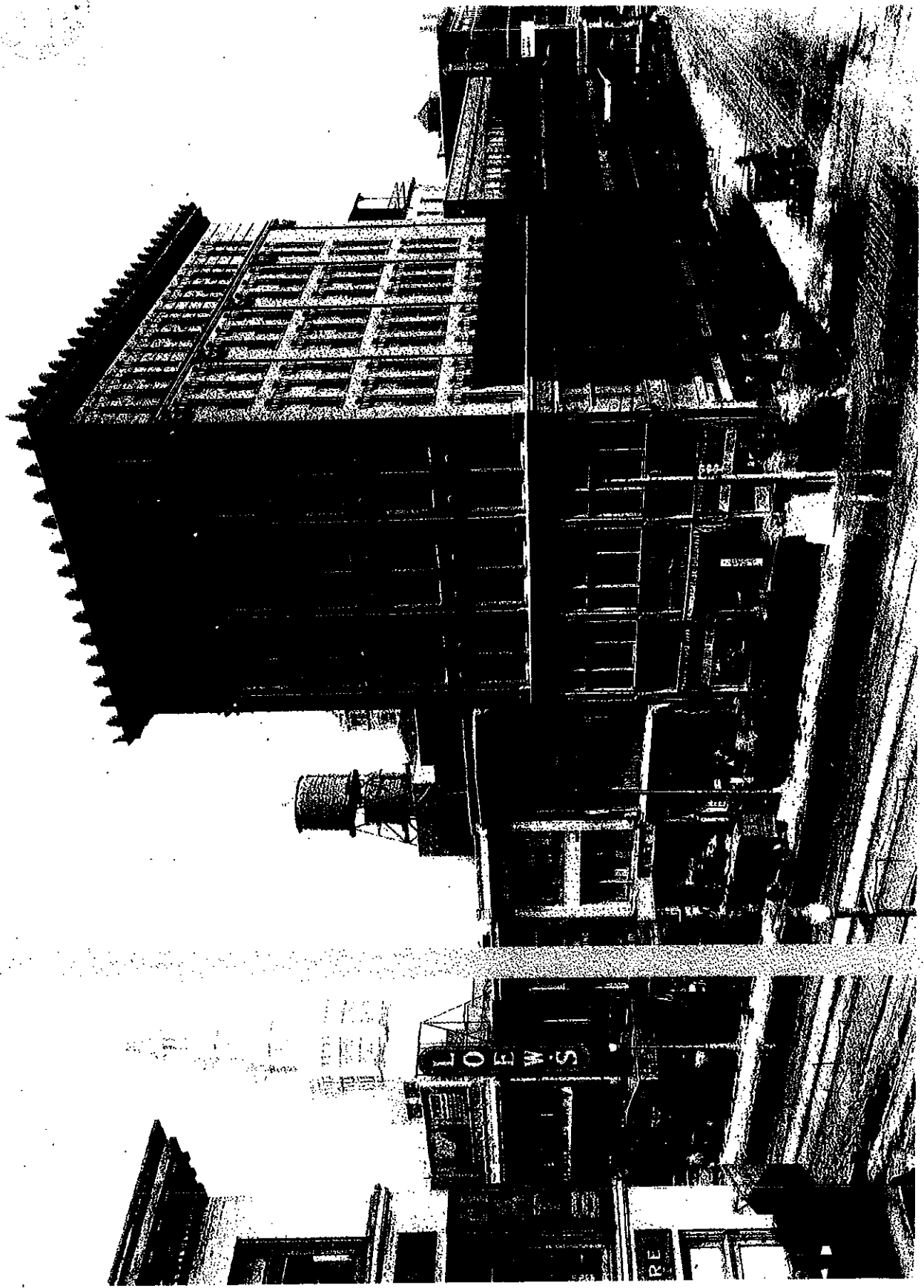
Passed.

Recommended by the Committee on Legislation


Chairman

KILHOFFER





N.E. COR. MAIN & E. 10th ST. C. 1925

JOE'S

RE



#18