

enjoyed restorations in recent years, the continued ability to sustain this landmark building is tied to:

- the health of the Buffalo Philharmonic Orchestra and
- the health of the surrounding residential community.

The music hall was designed to be the home of the Buffalo Philharmonic Orchestra. Therefore, the viability of Kleinhans Music Hall is tied to the viability of the Buffalo Philharmonic Orchestra.

The music hall, in addition to being the home of the BPO, is a place for people to come and experience the mystery and wonder of music. Audiences must have a pleasant experience when they go to Kleinhans Music Hall. As Eliel Saarinen was quick to point out, Kleinhans Music Hall does not exist in a vacuum, but rather in the context of its park and residential setting. It is important that the Kleinhans neighborhood, surrounding the music hall, stay healthy so that visitors to the music hall have a safe and positive experience.

Just as the surrounding community has had an influence on the music hall, so too has the music hall had a major impact on the surrounding community.

Nearly all the houses on Normal Avenue between Pennsylvania Street and Porter Avenue were demolished either for use of the construction of the Kleinhans Music Hall or for an enlarged parking area in the late 1950s.¹⁴¹ From time to time, other schemes to increase parking spaces were floated, including obliterating homes on Pennsylvania Street from Symphony Circle to Orton Place, St. Johns Place and Orton Place.

At the same time as the loss of houses occurred, Kleinhans Music Hall had a positive effect on the block of Plymouth Avenue between Pennsylvania Street and Jersey Street, filled with Victorian homes built between circa 1865-1890. Most of the houses on the east side of the street are adjacent to the music hall site and have a beautiful vista of the hall and Symphony Circle from the backs of their houses. Although the houses' architectural and historical significance alone should warrant historic preservation, their location makes it even more important that the houses are preserved for the integrity of the entire block. There has often been discussion concerning the demolition of several



Kleinhans Music Hall postcard.

homes on the east side of Plymouth Avenue between Pennsylvania and Jersey Streets to create an egress from the Kleinhans Music Hall Normal Avenue parking lot. To do so would cause irreparable harm to the block and neighborhood. The delicate balance between a strong community and the needs of Kleinhans Music Hall's patrons must be maintained for future generations.

There can be no doubt that Kleinhans Music Hall has impacted not only the surrounding residential housing, but also the residents who lived in those homes. During the 1940s and 1950s, Kleinhans Music Hall captured the musical imagination of many neighborhood residents. Angelo Bruno, the Italian opera singer, operated his vocal studio at **55 Plymouth Ave.** during the 1950s and early 1960s. During the 1950s, creative teenage boys sang jazz and "bee bop" in quartets on the street corner and in the coves of Kleinhans Music Hall, (even during performances where there was a captive audience for them and they hoped they could be heard through the metal doors and perhaps discovered by a talent scout!). The Angelo family at **312 Pennsylvania St.** at the corner of Plymouth Ave. had a recording studio, and a son, Donald, had a jazz group that made records. Donald's daughter, Samantha Angelo, who grew up a few doors down at **302 Pennsylvania St.** was inspired by her grandfather to have a musical career. She joined "The President's Own" United States Marine Band in July 2006. Samantha began her musical training on the clarinet at age 12 and earned a bachelor's degree in clarinet performance in 2006 from the Eastman School of Music (University of Rochester). On Oct. 7, 2007, Samantha performed on the stage of Kleinhans Music Hall.

In 2004, the Kleinhans Community Association worked in cooperation with Kleinhans Music Hall Management, Inc. to create an exterior and interior architectural historical walking tour to add to the cultural tourism attractions in the Buffalo area. Each year, at least two tours are scheduled and many people from all over the United States attend.



Arial photograph of Plymouth Avenue neighborhood taken in 2005.

Plymouth Avenue Abandonment and Reclamation

Neighborhood Challenges

After nearly 170 years as a street that was called home by some of Western New York’s wealthiest and most impoverished residents, Plymouth Avenue is virtually as physically intact as it appeared when most of its major development was completed by the turn of the twentieth century. However, by the late 1970s, the nature of the street had changed significantly.

By that time, Plymouth Avenue had a very different character from Arlington Park, Orton Place and Days Park, affluent neighborhoods just a block to the east and south. Plymouth Avenue had suffered from decades of disinvestment and the first block, between Hudson St. and Pennsylvania St., was home to many of the disenfranchised: the poor, the mentally ill/chemically addicted, prostitutes and those who struggled with illegal drugs. University of Pennsylvania sociology professor and author Elijah Anderson calls such a community “the edge” and defined as “a place where two communities meet ... one inhabited primarily by the poor ... where housing often is crumbling.”¹⁴²

Although adjacent to Buffalo’s Allentown Historic Preservation District, the first block of Plymouth Avenue exhibits characteristics more typical of Buffalo’s Lower West Side neighborhood where most of Buffalo’s immigrant population settled. Today, it is Buffalo’s most ethnically and economically diverse neighborhood, where the impoverished and the upwardly mobile live side-by-side. Even so, the Lower West Side has generally deteriorated since 1970 due to a high percentage of absentee landlords, the relative poverty of residents, and the neighborhood’s housing stock, comprised primarily of wood-frame construction.

While most of the homes on Historic Plymouth Avenue are manageable single-family or two-family dwellings, on the first block of Plymouth Avenue, there are three large former mansions that have been converted to apartment buildings: **306 Hudson Street** (the former Dr. Charles Wall home) has nine units, **22 Plymouth Avenue** (the former Charles Shepard home) has 11 units and **24-30 Plymouth Avenue** (former Franklin Sidway manse) has 20 units. These buildings (often indirectly subsidized with public tax-dollars) house the poorest of the poor, the mentally ill/chemically addicted, or female-headed households with infants and small children.¹⁴³

The 2000 census profiled residents and living conditions of the Lower West Side as 41% Hispanic, 28%

White, 22% Black and 9% other. The median income was \$17,814, compared to \$30,614 for Buffalo overall. Forty-four percent of the Lower West Side population lives in poverty, compared to 23% for Buffalo as a whole and for female-headed households in the Lower West Side, the poverty rate rises to 72%. The unemployment rate was only 10%, indicating that many are either underemployed or working in the growing low-wage service sector.¹⁴⁴ Thus, the Lower West Side is a multi-cultural neighborhood with a decided Latino flavor that is generally poorer and more tenant-occupied than the city of Buffalo as a whole.

The first block of Plymouth Avenue has also suffered from a significant share of vacant buildings. There are 31 housing structures located on the first block of Plymouth Avenue. At its worst, the block had a 20% vacancy rate. This is about the same for the Lower West Side in general, as the vacancy rate was 5% in 1970 and by 2000, that number had quadrupled to 22% (Homefront 2002).

The challenge of dilapidated housing conditions are compounded by some area residents and visitors' "street norm" behaviors that can be found in any economically depressed urban area in the United States. These behaviors may manifest themselves in the following ways:

- Loud music blaring from passing vehicles throughout the day and evening hours.
- Vehicles beeping their horns to announce their arrival in lieu of ringing a doorbell throughout the day and night.
- Vehicles speeding down the street with specially modified mufflers that emit a very loud and unpleasant noise.
- Large amounts of litter and trash dumping (tires, abandoned vehicles, etc.)
- Thievery of valuable architectural elements such as porch columns and fireplace mantles from vacant and occupied houses. Other forms of opportunistic thievery also occur, presumably to support drug use habits.
- Residents and visitors engaging in loud behavior, shouting, whistling or swearing as they walk down the street.
- Graffiti spray painted and applied using permanent markers to buildings and street signs.
- Incidences of drug dealers, drug runners and prostitutes roaming streets and street corners, plying their trade.
- Public alcohol consumption and illegal drug use in public view such as people injecting heroin under street lights or in parked cars on the street.
- Aggressive attack/watch dogs.
- Tobacco and alcohol advertisements on corner delicatessens.
- Vehicles speeding out of control, causing property damage and risk of personal injury.

These challenges led the Kleinhans Community Association to focus its resources on improving the housing and living conditions for residents of the first block of Plymouth Avenue. The Association encourages all residents to participate in the creation of a crime-free and safe community regardless of ethnic, cultural or economic background.

Kleinhans Community Association Addresses Neighborhood Issues

In the late 1970s, a concerted effort was made to form the Allentown Preservation District to preserve and enhance the historic housing stock found in Allentown. The district boundaries extend from Main Street on the east and extend westerly to the first block of Plymouth Avenue. The district surrounds the block but does not include it. The impact of not being in the preservation district has been dramatic over the last 25 years compared to adjacent Days Park and Orton Place. Those streets included in the preservation district during the late 1970s have fared much better over the last 25 years than those that have not been included in the preservation district.

Although not included in the Allentown Preservation District, significant efforts have been undertaken to improve Historic Plymouth Avenue over the last 20 years. Just like the neighborhood residents of the 1870s who renamed Twelfth Street to Plymouth Avenue to invoke the spirit of the Pilgrims' perseverance, modern-day residents were inspired by the efforts of the Sidways, St. Johns and other residents who were visionaries for the neighborhood nearly 175 years ago.

As early as 1967, neighborhood residents headed by Charles F. Cordone of 303 Pennsylvania Street and Kenneth H. Fawcett of 298 Pennsylvania Street formed the Symphony Area Neighborhood Association. One of its first initiatives was to improve Plymouth Avenue between Hudson Street and Pennsylvania Street. In addition to working with residents and city officials to improve general property code compliance, the group focused its resources on three vacant and abandoned properties: **29, 32 and 46 Plymouth Avenue**. Due to these early efforts, **32 and 46 Plymouth Avenue** were preserved. An attempt to repair the fire-damaged property at **29 Plymouth**

Avenue was made from the efforts put forth by this group, however, a year later, in 1968, the attempt failed and the house was demolished.¹⁴⁵

Nearly two decades later, in about 1984, community residents again banded together to form the current Kleinhans Community Association block club, spearheaded by Ann Angelo and Donna Angelo of Pennsylvania Street. The organization grew and the neighborhood began the long process of reclamation after decades of disinvestment. Fortunately, much of the historic street fabric was intact.

Initially, the Kleinhans Community Association focused its improvement efforts on the stretch of Plymouth Avenue between Pennsylvania Street and Porter Avenue directly behind Kleinhans Music Hall, building on the area's strength. By the mid-1980s the effort was in full swing and the group undertook various beautification projects and encouraged owner-occupied home ownership. Many people, like Plymouth Avenue resident Larry Bartz, purchased homes that were covered with unattractive twentieth century siding and had the siding removed, revealing the home's original clapboard beauty and integrity of craftsmanship. Larry Bartz undertook the renovations of **95, 100, and 104 Plymouth Avenue** along with the former Plymouth M. E. Church parsonage at **443 Porter Avenue**.

Through the efforts of the Kleinhans Community Association and the Preservation Coalition of Erie County, the former Plymouth M. E. Church (**453 Porter Ave.**) was designated a city of Buffalo historic landmark as was the former Firehouse Engine #2 (**310 Jersey St.**).

Members of the Kleinhans Community Association were instrumental in the formation of three public gardens: the creation of **Life Memorial Park** on Porter Avenue, a park that serves as a memorial to those lost to AIDS; the recreation of the original gardens at **Symphony Circle** and creation of gardens on the grounds of **Kleinhans Music Hall**; and creation of a community garden at **20 Orton Place**. In 1999 through the efforts of Ann Angelo, the Kleinhans community was added to the Buffalo GardenWalk and it has since become one of the most popular destinations of the annual July event. Through these efforts, many visitors have seen first hand the potential of the Kleinhans community and as a result, many people have purchased homes in the neighborhood and renovated them.

Bolstered by these successes, the community turned its attention toward reclaiming the first block of Plymouth Avenue, between Hudson Street and Pennsylvania Street in 1997 by formulating the Plymouth Avenue Reclamation Project. While presenting more challenges than the second block of Plymouth Avenue, the first block of Plymouth Avenue between Hudson Street and Pennsylvania Street has tremendous potential.

The block is far more economically diverse than the section of Plymouth Avenue between Pennsylvania Street and Porter Avenue, but its diversity is also seen as its strength. Gentrification is avoided where it displaces impoverished residents and replaces them with wealthier residents. A more challenging concept, not without precedent, is to create an egalitarian pluralistic community that attacks neighborhood symptomatic challenges along with the root cause issues of lack of jobs, education and health care. The KCA's objective is to make the first block of Plymouth Avenue a better place for all residents to live.



Neighborhood efforts as early as 1967 helped to save abandoned homes, as this photo of 46 Plymouth Ave. from that year shows.



U. B. Students work to install new plantings at the bus shelter on Plymouth Avenue at Pennsylvania Street. Courtesy of Dan Greenway.

The key to Plymouth Avenue's successful revitalization (as well as similar neighborhoods across the U.S.), is to find common ground among all of its diverse residents - and there is much common ground to be found. Author William Julius Wilson points out, "the total culture of the inner-city... includes [street norm] elements, but it also includes a predominance of mainstream elements."¹⁴⁶ The Kleinhans community believes that those who subscribe to "mainstream" and "street" norms can find common ground to build a healthier community.

In addition to identifying social needs, the community evaluated the block's housing and infrastructure. Although there have been very few demolitions on the first block of Plymouth Avenue, some structures have been lost. **47 Plymouth Avenue** was demolished in 1978, although a house that was moved to the rear of the lot, a very common occurrence in Buffalo, still exists.

No. **38 Plymouth Avenue**, built on the west side of the first block of Plymouth Avenue on the original Shadrake property in 1889, suffered a fire in 1984 and was demolished. In 1987, Atkin Construction Co., through West Side Neighborhood Housing Services, built a new house on the site. Although it does not match the grandeur of the original house, it, nonetheless, fits nicely into the character of the street.

Fortunately, the home that Franklin and Charlotte Sidway built for themselves at **30 Plymouth Avenue** has been preserved and was the subject of a newsworthy renovation in 1989. In the late 1980s, \$120,000 in private funds were invested to renovate the house, while the city of Buffalo pitched in \$112,000 through a HUD program. In June 1989, a ribbon-cutting ceremony was performed with Buffalo Mayor James D. Griffin presiding. While the house has been converted to a large apartment building, communication and outreach to the owner and manager of the complex has yielded improvements for the neighborhood and fewer tenant-related problems for the owner.



Bus shelter on Plymouth Avenue at Pennsylvania Street.

Courtesy of David F. Granville

One of the most significant improvements on the first block of Plymouth Ave. occurred over the last several years through the privately-funded efforts of neighborhood residents Dinah Gamin and Candace Church. They purchased dilapidated houses in the middle of the block and redeveloped them. Longtime residents of the area living first at **335 Pennsylvania St.** and then later at **42 Orton Pl.**, they purchased **43 Plymouth Ave.** at a tax auction in 2000. The house, built by John Cook, Jr. in 1872, was in terrible condition and had been abandoned for years. A structural study was performed and the house was determined to be unsound, so it was demolished and a beautiful garden was created in its place. Since 2001, the garden has been opened to the public on Buffalo's annual GardenWalk held during the last weekend each July. The garden, with pond and putting green, quickly became one of the most popular designations on the event.

In 2003, Gamin and Church purchased the house directly across the street at **42 Plymouth Ave.**, one of the oldest on the block, built in 1855 by Joseph Howe. They renovated the structure and breathed new life into it. It has become a community center of sorts, and has become the home of Heart of the City Neighborhoods, Inc., a not-for-profit community development corporation that renovated several of the homes on the first block of Plymouth Avenue. Church, who passed away unexpectedly in 2003, did not live to see the dedication of **42 Plymouth Avenue** in July 2004. But like many of those who worked on Plymouth Avenue through the decades, her spirit continues to inspire others' renewal efforts on the street. Church believed in hands-on redevelopment and the future of the Kleinhans neighborhood. She wanted the neighborhood to be a safe, attractive and healthy place to live and through her efforts, the community was improved in countless ways.



Street sign pole installed as part of beautification efforts performed on Plymouth Avenue in 2006.

Another house that barely escaped the wrecking ball was **39 Plymouth Avenue**. In 1989, the house was sold at a city of Buffalo tax auction after having been vacant and abandoned for several years. It had suffered extensive vandalism and was in an advanced state of deterioration. It was purchased by Don Johnson, who had a vision to restore the property. He restored its original antique porch, original staircase, windows and put on a new roof.

In Spring 2003, **11 Plymouth Avenue**, one of the several homes designed and built by Richard Caudell on the corner of Plymouth Avenue, was designated a local historic landmark in the city of Buffalo. Caudell built **11 Plymouth Avenue** along with **314 Hudson Street** and **318 Hudson Street** on the former Lamphier estate in 1887 and it was the only house in the group not included in the Allentown Historic Preservation District. The home is a wonderful example of Caudell's artistry. By making **11 Plymouth Avenue** a local landmark, it effectively includes all of Caudell's 1887 Plymouth Ave./Hudson St. corner houses in the Allentown Historic Preservation District. Later in 2003, Richard Caudell's great-granddaughter, Janet Morgan, toured the house and shared her collection of tools and family documentation with the community, providing a living connection with the distant past.



Outreach by KCA and good management by the landlord of 30 Plymouth Avenue has resulted in a healthier street.

In 2004 and 2005 several other notable positive changes took place on the first block of Plymouth Avenue. The home at **314 Hudson Street** on the northeast corner of Plymouth Avenue, was purchased in 2005 by an owner/occupant. The new owner undertook an initiative to completely restore and renovate the structure from the inside out, gutting the house to the studs, yet retaining significant architectural elements and restoring exterior elements such as tearing off the entire roof and putting on a new one. The house is a significant property both because of its corner location and also because of its beautiful architectural features that include a corner turret, seven gables and a bowed exterior wall.

The homes at **23 Plymouth Avenue** and **44 Plymouth Avenue** were renovated by Heart of the City Neighborhoods, Inc. No. **23 Plymouth Avenue**, one of the homes built by John Cook in 1872, had been abandoned for many years, yet still retained many significant original architectural features.

The house at **44 Plymouth Avenue** is an historically significant home, being one of the first built on Plymouth Avenue about 1853 for Mr. Bath. The home had fallen on difficult times and became the base of a small time drug dealing operation. The home was seized by the federal government in 2002 and turned over to the community for redevelopment. Residents raised nearly \$2,500 to stabilize and secure the home and other grant funding was secured. The home was completely renovated with new mechanicals and was resold, with marketing targeted to a low-to-moderate income homeowner. It's a big victory that both **23 and 44 Plymouth Avenue** were spared from the wrecking ball and it is hoped that these efforts ensure that they will be preserved for another century.

Another home that is in the process of being restored is the house at **34 Plymouth Avenue**. The home, a once beautiful example of the Queen Anne/Shingle style of architecture has a large turret and veranda designed as part of the main body of the house. The home suffered a fire in the early summer of 2001 and the damage was severe enough that the city of Buffalo fought to have it demolished. In 2005 concerned neighbors obtained ownership of the building and are working to have it restored to its former glory. It is an architecturally significant and beautifully designed building that lends important continuity and integrity to the Plymouth Avenue streetscape.

An exciting project that brought attention to the first block of Plymouth Avenue is the unique and artistic bus shelter that was created over a two-year period in 2001-2002. It can be found on the east side of Plymouth Avenue at the intersection of Pennsylvania Street, a project driven by area residents. Brad



Volunteers plant a tree in 2007 in front of 315 Jersey St. at the corner of Plymouth Ave. Courtesy of David F. Granville.

Wales, a registered architect and professor of architecture at the University at Buffalo, along with his students produced the design. Then the students, in collaboration with community residents, donated hundreds of labor hours to create and maintain the bus shelter. Tile artist Nancy Gabriel created art tiles by hand and used them to decorate the exterior concrete surfaces of the bus shelter. In 2004, *ArtVoice* readers voted the bus shelter, along with a sister project on Porter Avenue, as one of their favorite public art projects. In 2005, Brad Wales' efforts to make the Plymouth Avenue neighborhood a more attractive place were nationally recognized. The University at Buffalo Architecture department won a grand prize of \$25,000 from The National Council of Architectural Registration Boards for the "West Side Streetscape/Small Built Works Project," which included the bus shelter on Porter Avenue adjacent to Kleinhans Music Hall, inspired by the curves found in Saarinen's design of Kleinhans Music Hall as well as the bus shelter on Plymouth Avenue at Pennsylvania St. ¹⁴⁷

Each success inspires another endeavor at neighborhood improvement not only on a public-private partnership level but also by encouraging direct private investment. A dramatic private investment made in the Historic Plymouth Avenue neighborhood can be observed at the group of buildings at **136-144 Cottage Street** at Hudson Street. Architect and area resident Joe Delaney purchased the buildings and rescued them from decades of neglect: **136 Cottage Street** was vacant and abandoned for many years and **142 and 144 Cottage Street** were two run-down apartment buildings. The solidly-constructed brick Italianate style homes, built circa 1875, were redeveloped into high-quality rental apartments.

In 2006 the intersection of Pennsylvania Street and Plymouth Avenue was improved through the construction and installation of unique and historically-appropriate street sign posts and other beautification efforts.

In 2007-2008 Historic Plymouth Avenue was reforested by neighborhood volunteers with more than a dozen oak, elm, crabapple and ornamental pear trees planted that will help to preserve the historic tree-lined streetscape for decades to come. New trees were planted at: **15, 17, 18, 30, 47, 55, 56, 95, 96, 100 and 117 Plymouth Avenue** and **303 and 315 Jersey Street**, at the corner of Plymouth Avenue.

In 2008, a historic marker commemorating War of 1812 hero Job Hoisington will be erected on the corner of Plymouth and Porter Avenues.

Sidway Mansion Barn

In the 1980s, the original Sidway mansion barn narrowly escaped demolition. John Gulick, a local contractor and restoration expert, was combing Buffalo's west side looking for salvageable building materials during a bulk trash day. One day, while driving down West Avenue in the middle of the block between Pennsylvania and Hudson Streets, he spotted a set of wooden storm doors that interested him. Gulick stopped his truck to examine the doors and when he looked up, he was confronted with a ghost from the past - the stunning, but badly deteriorated, red brick Sidway barn. He was intrigued, so he went around the block to Plymouth Avenue to find the barn's secret entrance (hidden behind **34 Plymouth Avenue**). The roof had collapsed into the floor and the walls were falling down. Despite its poor state of repair, he was fascinated by the ancient barn and instantly fell in love with it. The barn, even in its advanced state of decay, glowed with the warmth of human spirit, from the footprint of the old structure to the fingerprints that were still visible on the surface of the handmade bricks. He learned that the barn was scheduled to be sold at a tax auction later that year and was slated for demolition. He purchased the barn at a city of Buffalo tax auction, but had to fight with building inspectors who insisted that the Sidway barn was structurally unsound and had to be demolished. Mr. Gulick worked with an engineer who produced a letter stating that the building could be made stable and provided a stabilization and rehabilitation plan that was reluctantly accepted by the city of Buffalo officials. Since that time, Mr. Gulick has lovingly restored the barn, rebuilding walls, putting on a new roof and custom-mixing mortar to match the original formula. He now operates his window restoration



Stefanie Stevens, Ernest and Gabrielle Kimmel in front of the Sidway Barn. The Barn was built by Stefanie and Gabrielle's great-great grandparents Jonathan and Parnell Sidway in the 1840s.
Courtesy of David F. Granville.

business out of the barn and is currently renovating a portion of the structure for use as his primary residence.

In 2005, the Kleinhans Community Association partnered with Buffalo State College's Sociology Department to record Plymouth Avenue's residents oral history. Short and long-term street residents were interviewed by students of Dr. Gary Welborn's class. Most of the interviewees shared their stories of love for the Historic Plymouth Avenue neighborhood, despite its challenges. A majority of the residents were attracted to the neighborhood because of its location, engaging architecture and history. They believe that crime has decreased and safety has increased over the past 10 years. Most also felt confident that the Historic Plymouth Avenue neighborhood will continue to improve over the years and the street is on the right track for improvement.

These projects show the hope and opportunities for the first block of Plymouth Avenue despite the adverse environmental and social impact resulting from decades of abandonment and disinvestment. Its strength is its diversity.

Conclusion

Plymouth Avenue, while in some ways similar to many other Buffalo neighborhoods that were built during the last quarter of the nineteenth century, is nonetheless distinguished by its early development by visionary Buffalonians. The street retains structures from long-ago builders such as Benjamin Rathbun and Western New York pioneers who made Plymouth Avenue their home in the 1830s and 1840s. While Plymouth Avenue was home to Buffalo's greatest dynasty - the St. John, Sidway and Spaulding family - it was also home to those who lived simpler lives with whom they shared the street. The structures on Plymouth Avenue provide a tangible link not only with the past and present, but also with the neighborhood's future. Many of the historic structures that give the street its unique character have been preserved: the home that Franklin and Charlotte Sidway built for their family in 1889; the original Sidway family barn that likely dates from about 1845; and the extant humble frame cottages built between 1850-1855 by other pioneers of the block at 42-46 Plymouth Avenue provide a tangible connection to both Buffalo's Victorian working class and gentry. Yet these are not static museum homes; they continue to change and evolve, providing shelter for the street's residents in a comforting pedestrian-based historic context, all within the shadow of Kleinhans Music Hall, a national treasure.

With the current efforts to enhance Historic Plymouth Avenue, time will show the results of focused initiatives to preserve the historic housing on the street. The drive, dedication and diversity shown by residents well over a century ago can still be found on the street today.

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Edward L. Kleinhans



Mary Seaton Kleinhans



1920s photograph of 18 Plymouth Ave., when it was used as a catering business by the Clark family who operated businesses in the area for decades. *Courtesy of Joe Dallos, Jr.*



Painting of 96, 100 and 104 Plymouth Avenue, circa 1957 by artist Ross J. Drago who lived at 101 Plymouth Ave. *Courtesy of Pat Vine.*

Appendix A - Architectural and Historical Assessment

Existing Structures at a Glance

<u>Pg.</u>	<u>Address</u>	<u>Year Built</u>	<u>Type of Construction</u>	<u>Style</u>	<u>Initial Use Type</u>	<u>Preservation Designation</u>	<u>Architect/Builder</u>
94	136 Cottage St.	1875 Ca.	Brick	Italianate	Residence	Allentown Dist.*	
94	142 Cottage St.	1875 Ca.	Brick	Italianate	Residence	Allentown Dist.*	
95	144 Cottage St.	1875 Ca.	Brick	Italianate	Residence	Allentown Dist.*	
96	288 Hudson St.	1893	Wood-frame	Shingle	Residence	None	
95	293 Hudson St.	1865 Ca.	Wood-frame	Worker's Cottage	Residence	National Reg.*	
95	295 Hudson St.	1865 Ca.	Wood-frame	Worker's Cottage	Residence	National Reg.*	
97	306 Hudson St.	1889	Brick & Frame	Queen Anne	Res. & Dr. off.	National Reg.*	
106	314 Hudson St.	1887	Wood-frame	Queen Anne	Residence	Allentown Dist.*	R. Caudell
120	303 Jersey St.	1890 Ca.	Brick	Queen Anne	Residence	None+	
127	310 Jersey St.	1875	Brick	Second Empire	Firehouse	Local Landmark	Porter&Watkins
127	315 Jersey St.	1880	Wood-frame	Second Empire	Residence	None	
129	Kleinhans Hall	1939	Brick & Stone	International	Music Hall	Nat'l Landmark*	E&E Saarinen
105	293 Pennsylvania St.	1881	Frame	Queen Anne	Residence	None	
105	295 Pennsylvania St.	1880 Ca.	Brick	Queen Anne	Residence	None	
104	299 Pennsylvania St.	1878	Wood-frame	Italianate	Residence	None	J. W. Byers
104	301 Pennsylvania St.	1868	Wood-frame	Italianate	Residence	None	J. W. Byers
103	303 Pennsylvania St.	1855 Ca.	Wood-frame	Italianate	Residence	None	
103	307 Pennsylvania St.	1881	Wood-frame	Queen Anne	Residence	None	R. Caudell
115	312 Pennsylvania St.	1890	Brick & Frame	Queen Anne	Residence	None	H. Howell
102	313 Pennsylvania St.	1882	Wood-frame	Queen Anne	Residence	None	R. Caudell
102	315 Pennsylvania St.	1880 Ca.	Wood-frame	Queen Anne	Residence/store	None	
114	321 Pennsylvania St.	1865 Ca.	Wood-frame	Italianate	Residence	Allentown Dist.*	
120	322 Pennsylvania St.	1882	Wood-frame	Queen Anne	Residence	Allentown Dist.*	R. Caudell
114	325 Pennsylvania St.	1885	Wood-frame	Queen Anne	Residence	Allentown Dist.*	G. Metzger
106	11 Plymouth Ave.	1887	Brick	Queen Anne "L"	Residence	Local Landmark	R. Caudell
107	15 Plymouth Ave.	1879	Wood-frame	Italianate "L"	Residence	None	G. Chadeayne
107	17 Plymouth Ave.	1872	Wood-frame	Italianate	Residence	None	J. Cook
97	18 Plymouth Ave.	1892	Wood-frame	Queen Anne	Residence	None	
97	20 Plymouth Ave.	1892	Wood-frame	Queen Anne	Carriage House	None	
108	21 Plymouth Ave.	1872	Wood-frame	Italianate	Residence	None	J. Cook
97	22 Plymouth Ave.	1892	Brick & Frame	Shingle	Residence	None	
108	23 Plymouth Ave.	1872	Wood-frame	Italianate "L"	Residence	None	J. Cook
98	24 Plymouth Ave.	1908	Wood-frame	Gable	Residence	None	
109	25 Plymouth Ave.	1872	Wood-frame	Italianate "L"	Residence	None	J. Cook
98	30 Plymouth Ave.	1889	Wood-frame	Shingle	Residence	None	
110	31 Plymouth Ave.	1872	Wood-frame	Italianate	Residence	None	J. Cook
98	32 Plymouth Ave.	1845 Ca.	Brick	Barn	Barn	None	
111	33 Plymouth Ave.	1872	Wood-frame	Italianate	Residence	None	J. Cook
99	34 Plymouth Ave.	1889	Wood-frame	Queen Anne	Residence	None	
111	35 Plymouth Ave.	1872	Wood-frame	Italianate "L"	Residence	None	J. Cook
100	38 Plymouth Ave.	1987	Wood-frame	Italianate "L"	Residence	None	Atkin Const.
112	39 Plymouth Ave.	1872	Wood-frame	Italianate	Residence	None	
100	42 Plymouth Ave.	1855/72	Wood-frame	Italianate	Residence	None	
100	44 Plymouth Ave.	1853	Wood-frame	Worker's Cottage	Residence	None	
101	46 Plymouth Ave.	1854	Wood-frame	Worker's Cottage	Residence	None	
112	47 Plymouth Ave.	Unk.	Wood-frame	Vernacular	Residence	None	
113	49 Plymouth Ave.	1872/93	Wood-frame	Colonial Revival	Residence	None	J. Cook
101	50 Plymouth Ave.	1874	Wood-frame	Italianate "L"	Residence	None	J. Allison
113	51 Plymouth Ave.	1875 Ca.	Wood-frame	Italianate	Residence	None	
102	54 Plymouth Ave.	1875 Ca.	Wood-frame	Worker's Cottage	Residence	None	
114	55 Plymouth Ave.	1875 Ca.	Wood-frame	Italianate	Residence	None	
121	81 Plymouth Ave.	1887	Wood-frame	Queen Anne	Residence	Allentown Dist.	