



# Edna Place

## Artspace Buffalo

### Parcel Inventory

Address	Type	Condition	Comments	Recommendations
4 Edna	Double	Good		
9 Edna	Double	Poor	maintains lot on 979 Ellicott, architectural value	
11 Edna	Single	Poor	ABANDONED, architectural value	code enforcement/rehab
15 Edna	VACANT	Fair/Good	City of Buffalo	driveway/lawn for 11 Edna
17 Edna	Single	Poor	character workman's cottage, occupied	renovation
18 Edna	Single	Poor	ABANDONED, poorly sealed, arch value	code enforcement/rehab
19/21/25 Edna	VACANT	Poor/Fair	City of Buffalo	residential infill
26 Edna	Double	Fair/Good	paint job would make good	
27 Edna	VACANT	Poor/Fair	owned by 33 Edna next door	
30 Edna	Single	Good/Exc	owns lot at 28 Edna, garden excellent	
32 Edna	VACANT	Fair/Good	grass cut neatly, privately owned	
33 Edna	Single	Fair/Good		
35 Edna	VACANT	Fair/Good	privately owned	
36 Edna	Double	Fair	good condition but collapsing porch	
37/39 Edna	VACANT	Fair	City of Buffalo	residential infill
40 Edna	Single	Excellent		
42 Edna	VACANT	Excellent	private lawn	
45 Edna	Single	Excellent	lot beside taken for 3-car parking	
46 Edna	Single	Excellent		
50 Edna	Single	Fair		
51 Edna	Single	Fair/Good		
52/54/56/58 Edna	VACANT	Poor/Fair	City of Buffalo	esidential infill
53 Edna	Single	Poor/Fair	occupied	
55 Edna	Single	Poor	stained glass windows, arch character	code enforcement/rehab
59 Edna	Double	Good		
60 Edna	Single	Poor	character woodframe residence	
69 Edna	VACANT	Poor	City of Buffalo, aligns vacant 1152 Michigan	residential/mixed-use infill

## Edna Place

### Observations, Conditions, Opportunities

Edna Place, without a direct connection to Main Street, has the advantage of being a quiet residential reserve within walking distance of a busy Main Street and two transit stations. The street's introduction at Ellicott Street shields residents from the noise and danger of through-traffic, retaining the street for mostly local traffic and making it friendly for children's play.

The block between Michigan and Ellicott is framed on both ends by distinctive commercial buildings, giving it a greater sense of place and enclosure. The attractively maintained offices of Osmose, located in renovated historic buildings along Ellicott Street, define a distinctive view corridor down Edna from the east. At the other end, Michigan Avenue between Dodge and Edna contains a small but vital cluster of underutilized mixed-use buildings that, if adaptively reused, have the potential to make Edna one of the few blocks in Midtown within a minute's walk of a corner store.

The prevalence of single-family homes on Edna makes it ideal for investment by starting families who would prefer to own their own homes but would like to avoid also being landlords, which is typical of owners of the mostly double houses in Midtown. Edna contains several excellently maintained homes, like 40 Edna and 46 Edna, whose existence confirm the prospect that the street can be revitalized. The beautiful gardens and historic charm of the many well-maintained cottages often coincide with more discouraging scenes of homes in desperate states of disrepair. Abandoned houses like the poorly-sealed 18 Edna often exhibit those qualities of craftsmanship that would have made them beautiful homes at one time, and would indeed make them beautiful again. Renovated, they could arrest the block's steady



*Edna Place is a street of many well-maintained homes and gardens.*

but certain decline.

There are also a disproportionately large number of vacant lots on Edna, though not necessarily in the sense that entire chunks of the block have been wiped out en masse. Where vacant parcels are an exception, rather than the rule, they have frequently been taken over as private lawns, often in wonderful states of upkeep. The object now is to halt the preponderance of vacant parcels, as occupied homes generally contribute more to the health and vitality of a block than even the best-maintained side yards. Adding more people and greater density to this block of Edna will be more effective in reversing its decline than a greenspace-focused strategy, a policy that evokes surrender to decline rather than the opposite of it.

### **Recommendations, Strategies, Suggested Improvements**

#### *Work with private and public partners to renovate two of the block's worst properties*

Keeping in mind the notion that a block's worst houses would contribute more to a street if renovated than demolished since a vacant lot is, after all, merely another form of blight this plan urges:

- Immediate and concerted action be taken on two of the most at-risk, high-potential properties on the block (seeding-in a few targeted renovations would create momentum and "fertilize" sustained restoration activities nearby)
- The identification of two abandoned single-family homes anchoring each side of the street, such as 11 Edna or 55 Edna, for renovation either with HUD or through assistance to a private homeowner



*Edna Place is also the site of some truly discouraging properties. Imagine them completely restored.*

Complete damaged treewall and repair public right-of-way

Private investment in cities is always led and supported by commensurate public investment. It will be important to attend to the details of Edna's public right-of-way by:

- Removing the stumps from trees that are cut down (Edna Place can be a perfect example of where the City, can start rewarding responsible homeowners who maintain their properties)
- Removing stumps near Ellicott and Michigan, completing the treewall through a new planting initiative
- Repairing damaged sidewalks
- Installing a series of new pedestrian-oriented street lamps, each no more than 75 feet separated from the next one

Promote residential infill on 19 -25 Edna, 37-39 Edna, and 52-58 Edna

On both sides of Edna, what a passerby will first notice is the blight of empty and underkempt parcels. In order to highlight the quality of an otherwise mostly intact streetscape of single-family homes the City must:

- Target the seven City-owned vacant lots at 19-25 Edna and 52-58 Edna for residential development that fills discouraging gaps in the urbanscape and puts more bodies onto the block



*Weed strewn empty lots benefit no one. Further degradation of the historic housing stock of Edna Place must be arrested, and quality infill development promoted where houses have already been taken down.*