



Northampton Street

Artspace Buffalo

Parcel Inventory

Address	Type	Condition	Comments	Recommendations
29 Northampton	Garage	Good	City of Buffalo, character brickwork	possibly retain in Artspace
38 Northampton	Double	Fair/Good	brilliant Victorian details	
43 Northampton	Double	Good	Beyond Childcare	
51 Northampton	Single	Excellent	maintains lots on 45-49 Northampton	
61 Northampton	Single	Excellent	1993 suburban home, inappropriate	
69 Northampton	Single	Excellent	palatial home	
73 Northampton	Single	Good		
74 Northampton	Single	Good/Exc		
77 Northampton	Single	Excellent		
78 Northampton	Single	Good/Exc		
80 Northampton	Single	Good/Exc		
82 Northampton	Single	Good/Exc	palatial home	
85 Northampton	Single	Good	vinyl siding inappropriate	
87 Northampton	VACANT	Good	City of Buffalo, maintained by 85	sell to 85 Northampton
91 Northampton	Single	Poor	ABANDONED, looks like unfinished rehab	code enforcement/rehab
94 Northampton	Single	Poor/Fair	ABANDONED	code enforcement/rehab
95 Northampton	VACANT	Poor	City of Buffalo	sell, perhaps to 97 and 91
96 Northampton	VACANT	Good	private lawn for 102 Northampton	
97 Northampton	Double	Fair/Good		
99 Northampton	Double	Good		
102 Northampton	Single	Good	vinyl siding inappropriate	
103 Northampton	Double	Good	good maint but unsympathetic updates	
104 Northampton	Single	Good	stained glass windows	
106 Northampton	Double	Fair	stained glass, quality craftsmanship	
107 Northampton	Double	Good	beautiful stained glass	
108 Northampton	VACANT	Fair	City of Buffalo	sell to 106 Northampton
109 Northampton	Double	Fair/Good		
110 Northampton	VACANT	Fair	private, aligns vacant 1260 Michigan	
115 Northampton	Double	Fair	ABANDONED, Owner to Vacate notice	code enforcement/rehab
117 Northampton	VACANT	Poor	City of Buffalo	retail/residential infill

Northampton Street

Observations, Conditions, Opportunities

Northampton Street was the most prestigious address of the old German neighborhood, attracting its upwardly mobile middle class and many of its wealthiest business families as residents. The intersection of Ellicott and Northampton streets is the architectural focus of its often-palatial late nineteenth century homes, many recently renovated. The intersection is also the visual (though not actual) terminus of Ellicott Street viewed from the rolling hills of the Buffalo Niagara Medical Campus. In the process of being "rediscovered," this node in the Midtown district is already on the receiving end of private reinvestment activity that will certainly be enlarged as the Artspace project moves forward.

Northampton Street will be the site of the primary vehicular entrance into the Artspace project area, where a sloping entryway already leads from Northampton into the rear area where a series of artist rowhouse-type units are planned. Nearby, an architectural milieu, including the gorgeously renovated house 51 Northampton, will lure investment further inward toward the East Side. It is precisely this area east of Ellicott Street where investment activity is most needed.

As soon as Northampton crosses east of Holland Place, the integrity of the original housing declines rapidly. In what should be a showcase of a stabilized East Side neighborhood strengthened by its unique character, Northampton ebbs in the stretches beyond the focus of its largest and most elaborately detailed homes. Houses like 91 and 94 Northampton sit abandoned, awaiting rescue. Vacant lots have already begun their intrusion onto the street, although in most instances have been revived as well-maintained gardens and side yards. In one



Northampton Street contains Midtown's most opulent homes.

particular instance, it's obvious that several homes were demolished to make way for a "plain Jane" suburban-style home on a nearly half-acre lot at 61 Northampton, right in the mix on the corner with Ellicott, intruding upon an architecturally sensitive environment. It will be crucial to stabilize at-risk properties on the block to prevent its further degradation or replacement by ahistoric development.

The pedestrian right-of-way of Northampton is, in a word, unspectacular. The lack of a consistent tree canopy, the street's unhappy marriage with wooden utility poles and cobrahead lamps, and the lack of "something" useful as a centering devise for the street, is all the more noticeable in a place like Northampton Street with its amazing landscape of landmark structures. Nothing about the street trumpets its one-of-a-kind position in an East Side that desperately needs places in which to take pride. This unspectacular, nondescript public realm only underlines the need for investment, public and private, in parts of the street that have yet to be reclaimed.

Recommendations, Strategies, Suggested Improvements

Install mini-traffic circle at the corner of Northampton and Ellicott streets

The intersection of Northampton and Ellicott streets is really a center of gravity for Midtown. It is a terminating vista for Ellicott Street that could be enhanced by:

- The installation of a landscaped traffic circle, the corner could act as a centering device for the block. It would also calm traffic at an intersection where very few drivers come to a full stop anyway. In what would be the first traffic circle to be installed in the city in recent memory, it would beautify the area and set it apart.



The houses of Northampton, closer to Michigan Avenue, remain at risk of demolition or further degradation. They are important to save.

Bury utility lines, install new Olmstedian street lamps

Northampton Street was always viewed as a parkway, a residential reserve connecting Main Street to Humboldt Park, now Martin Luther King Park. Highlighting the nineteenth century character of the blocks between Main and Michigan would take:

- Burying the wooden utility poles that do little to exemplify its new Olmstedian street lamps that should be installed in their place

Reinstall tree canopy

The City should strongly consider:

- Planting a consistent row of disease-resistant Elm trees along the stretch between Main and Michigan streets since no other tree fully embodies the characteristics of Buffalo's historic streetscapes, and no other could do more to embolden Northampton Street as part of that historic milieu.



It's easy to foresee a mini-traffic circle being installed at this intersection.