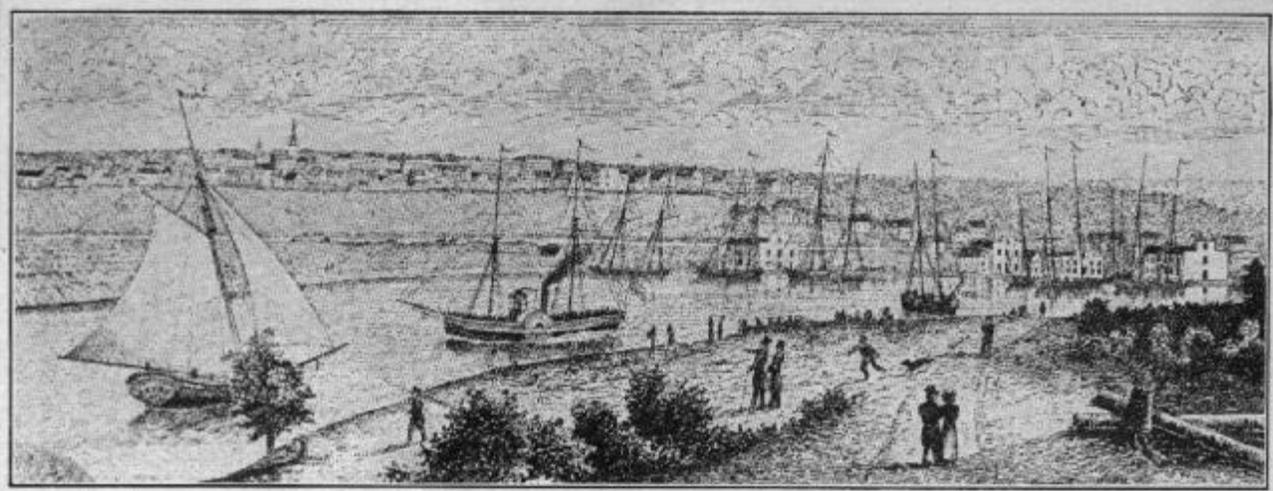
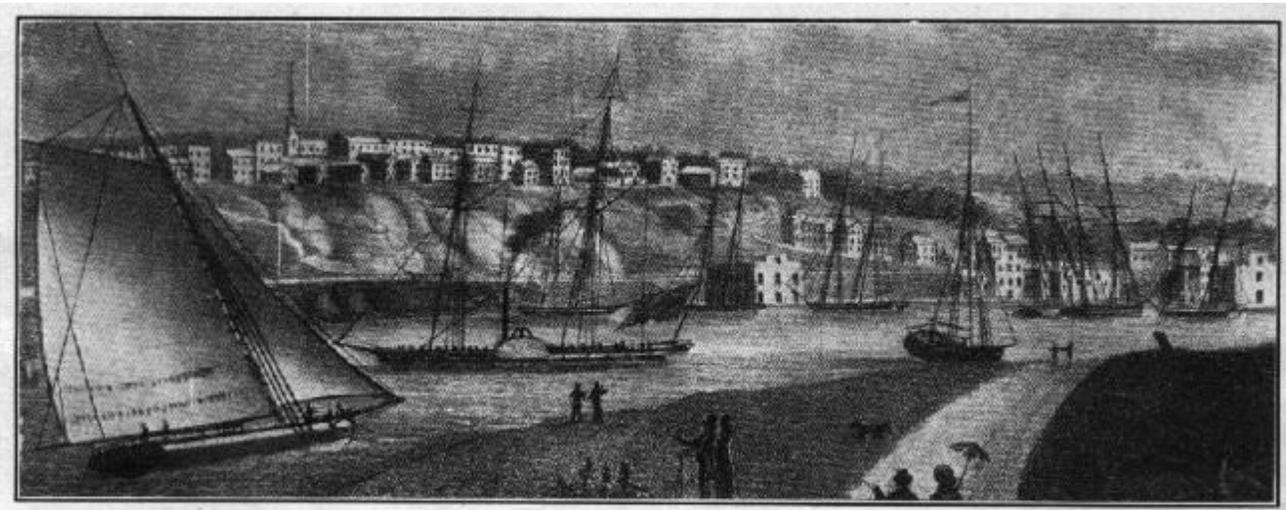


Palmer's Views



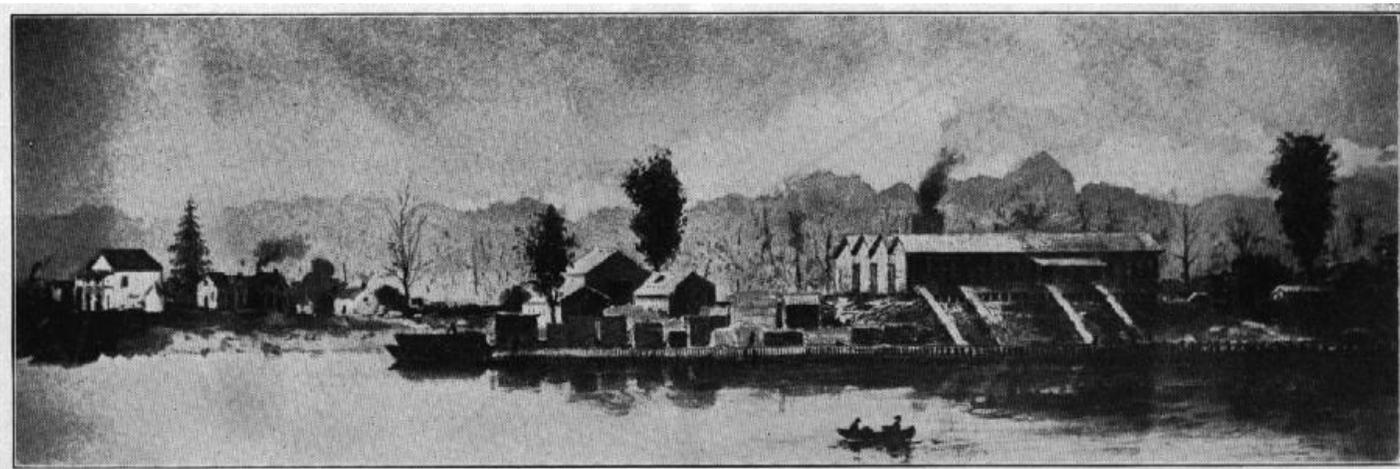
Buffalo Village from the Lighthouse. (From Golden's Memoirs, 1826.) This year Millard Fillmore was elected to Assembly, and Eben Carlton Sprague, then 4 years old, brought to Buffalo by his parents.



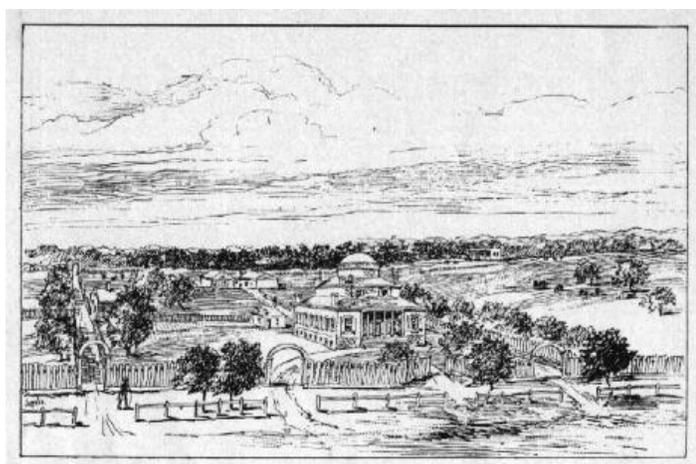
Buffalo from the Lighthouse in 1830. (From Buffalo Historical Society.) Population, 8,653. On May 16 of this year subscription books were opened for the sale of stock in the proposed Bank of Buffalo.



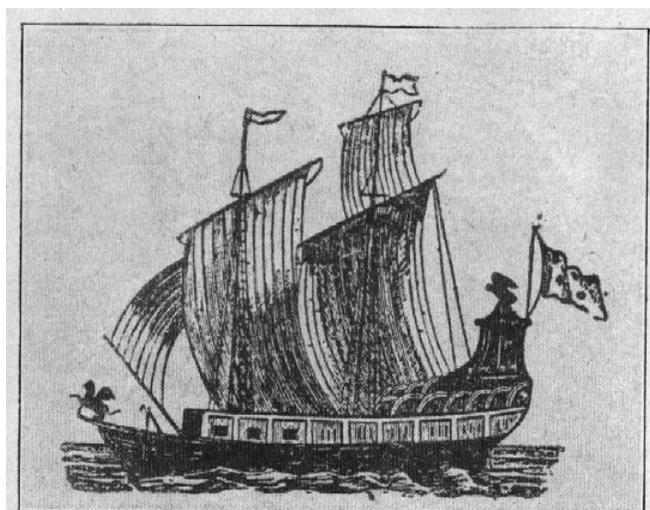
Bird's-eye view of Buffalo in 1855. At this date the late President Grover Cleveland came to Buffalo and the Republican Party, under that title, was organized.



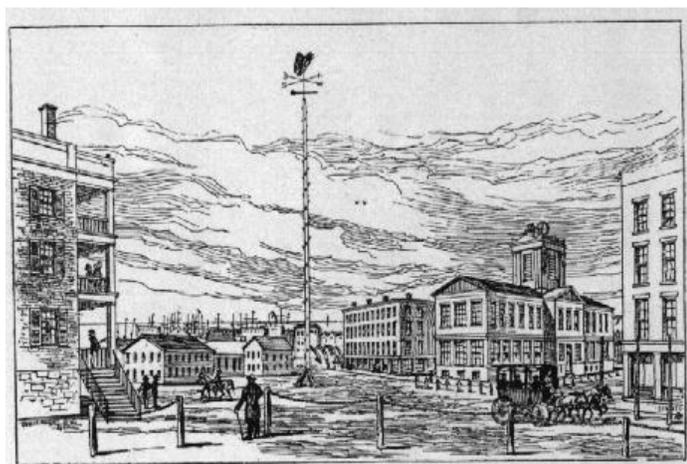
Ararat (now known as Grand Island) in 1825. Major Mordecai Manuel Noah, a prominent Hebrew, purchased 2,555 acres on Grand Island for \$10,000 and endeavored to establish a city of refuge for Jews of all nations who were subjected to oppression.



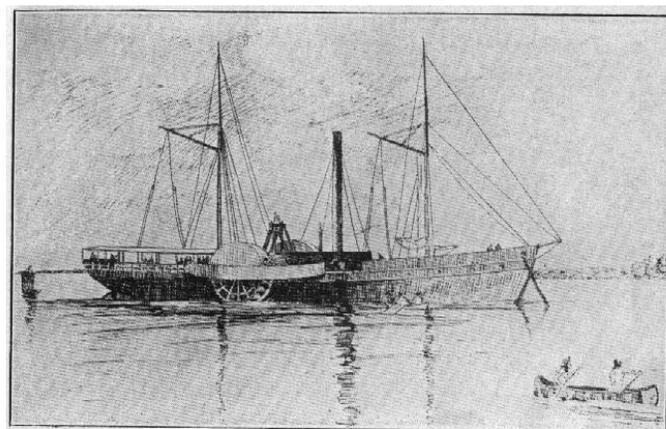
Johnson Cottage, Delaware Avenue, in 1834. Resembled an Italian villa. Was residence of Dr. Ebenezer Johnson, first mayor of Buffalo. Delaware Avenue at that time was a broad country road.



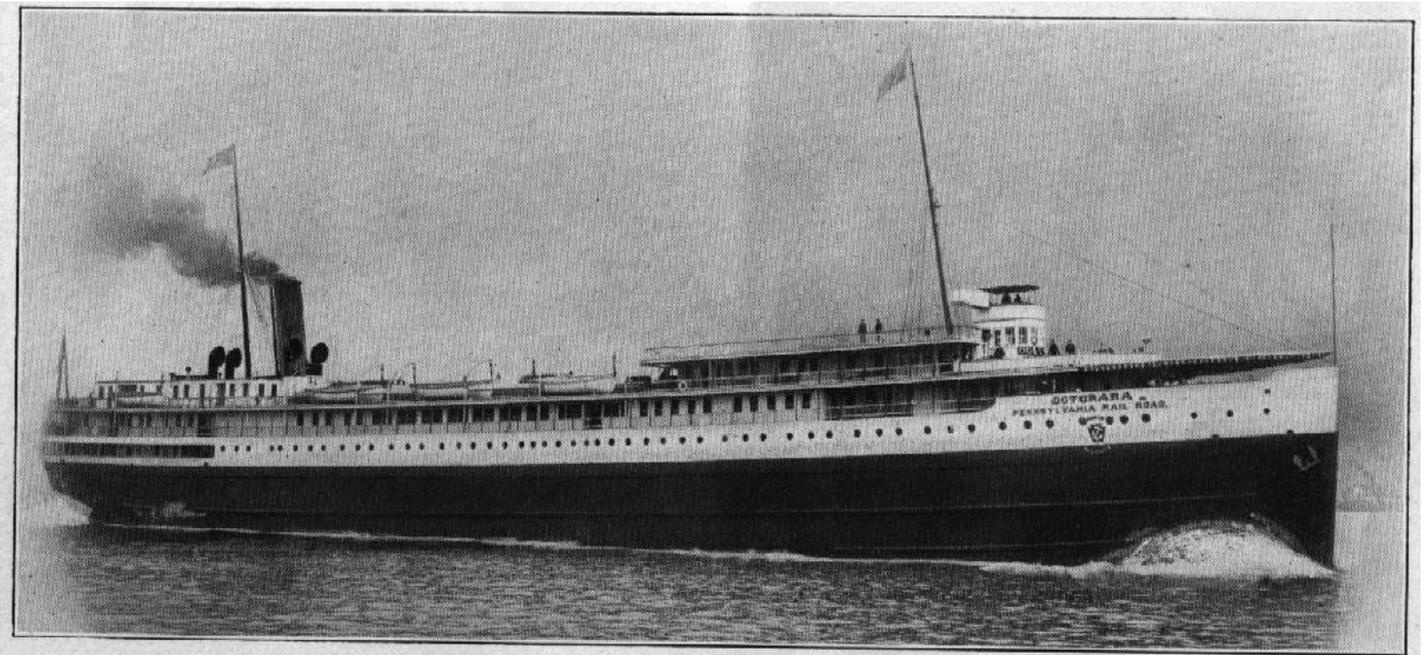
The "Griffon". First sailing vessel built by white men to sail the lakes. Built at mouth of Cayuga Creek by La Salle, Father Hennepin, and two score followers. Launched July, 1679.



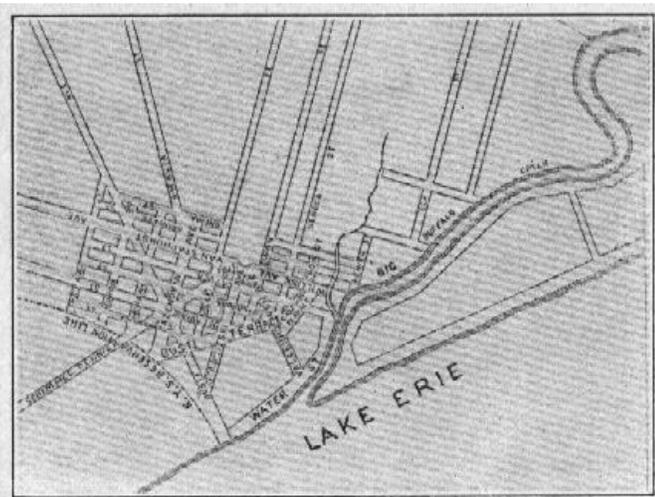
The Terrace in 1832. Old market house and first municipal building of importance on right. Wooden Liberty Pole in center and Mansion House on left. (From Buffalo Historical Society.)



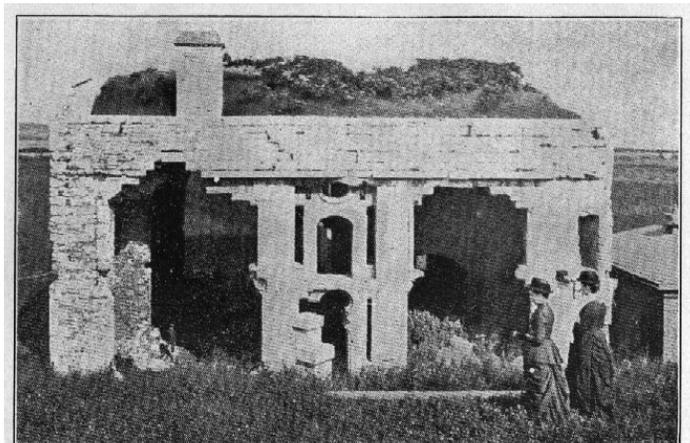
The "Walk-in-the-Water". First steamboat to navigate the lakes; named by Red Jacket after an Indian Chief. Launched at Black Rock, May 28, 1818, ran successfully until wrecked, November, 1821.



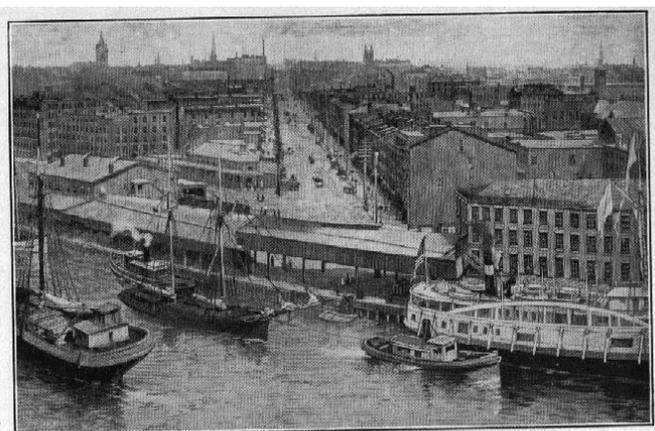
Steamship "Octorara", of the Erie and Western Transportation Company (Anchor Line). Length, 360 feet. Tonnage, 3500 tons. Passenger capacity, 350.



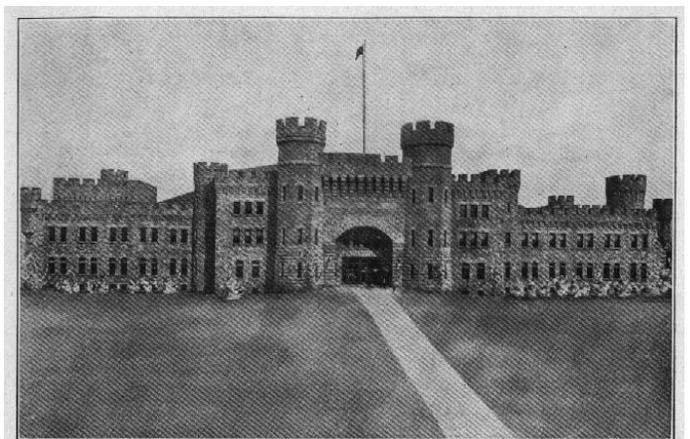
Map of Village of New Amsterdam (now City of Buffalo). Made for Holland Land Co. by Joseph Ellicott, Surveyor, in 1804. Buffalo Post Office established this date.



Ruins of Old Fort Porter. This bomb-proof blockhouse, 62 feet square, was surrounded by a redoubt 300 feet in diameter. Built 1841.



Main Street, Buffalo, 1912. The view is the heart of the city's business district, to which practically all trolley lines run.



Armory of 65th Regiment. Bounded by Masten, Best, and North Streets, covering 10.5 acres. 483 X 356 ft.; built at cost of \$550,000.

Building a New Suburb

Two years ago Delawanda did not exist.



Delawanda, October, 1910. As it looked before development.

To-day "the Delawanda district" is conceded to be the best located section from the point of view of rapid increase in Real Estate values.

Unlike any other section, Delaware Avenue is a law unto itself. It is Buffalo's best thoroughfare and Tonawanda's pride. It has a city growing at either end of it and both forging toward the middle.

Delawanda is on Delaware Avenue (conceded to be the finest residence street in the United States). It is in the north, between Buffalo and Tonawanda.

Over half a million dollars' worth of lots have already been sold there at prices averaging about

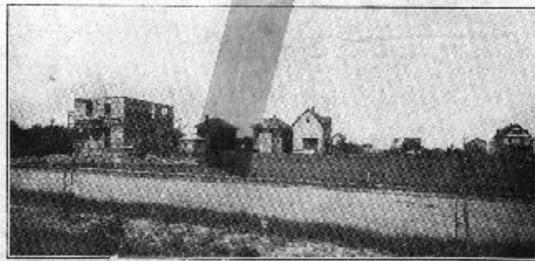
\$500 per lot. In ten years from now these lots will be cheap at \$2500.

This figure is based on the amount of available land compared to the expected increase in population.

The increase in value of Buffalo real estate in the next five years alone will be greater than than the increase in the past twenty years.

Delaware Avenue is far enough away from the enormous enterprises that are slowly but surely coming to the Niagara frontier between Buffalo and Tonawanda, to be unaffected by it from any undesirable standpoint, and close enough to it to be the logical residence section, not only for the best class of people engaged along the frontier, but for Tonawanda and Buffalo people as well.

Delawanda is on the line of direct growth.

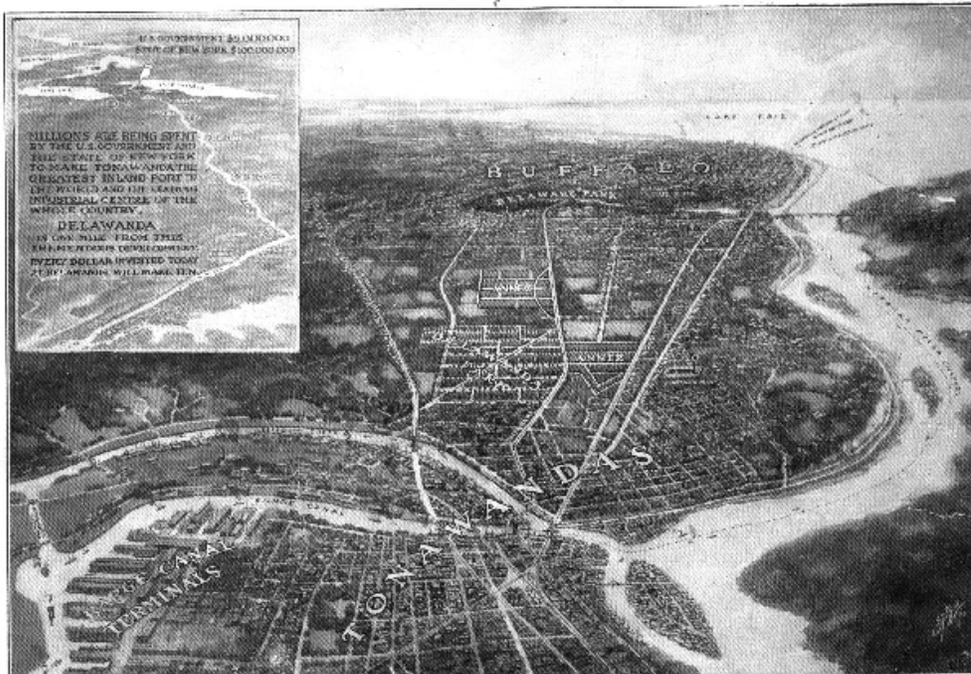


Delawanda, May, 1911. Showing six months' development.

Delawanda, 1910 - 1911. Development in Tonawanda on Delaware Avenue.

64-PAL '12'S

IV



Airplane View of Tonawanda and Buffalo—with Buffalo in the background—showing Delawanda's proximity to the tremendous growth of the future that will follow completion of the Barge Canal at Tonawanda.

Ice Mountains.

Airplane view of Delawanda, Buffalo and Tonawanda, and Barge Canal. Circa 1912.

Dares?

Who can be anything but an optimist regarding the wonderful growth of this city after looking at the two maps on this page?

The smaller of these two shows the city as it was in 1830. Chippewa Street was the northern limit and the territory between Mohawk and Chippewa was very thinly settled; it was almost all open territory.

See photo of Eagle Tavern on page 35 for appearance of territory at that period.



Buffalo in 1830

See relative size in 1910 map.

The small black outline on the lower part of large map indicates the relative size of this 1830 map compared to the Buffalo of to-day, which stretches out in an almost solid line of buildings and manufactures right to Tonawanda, nine miles away.

Try to realize this tremendous **past** growth and then think of the Real Estate possibilities of the **future**. Chippewa Street in 1840 looked like Delawanda does to-day. In fact Delawanda to-day looks better than Chippewa Street did then.

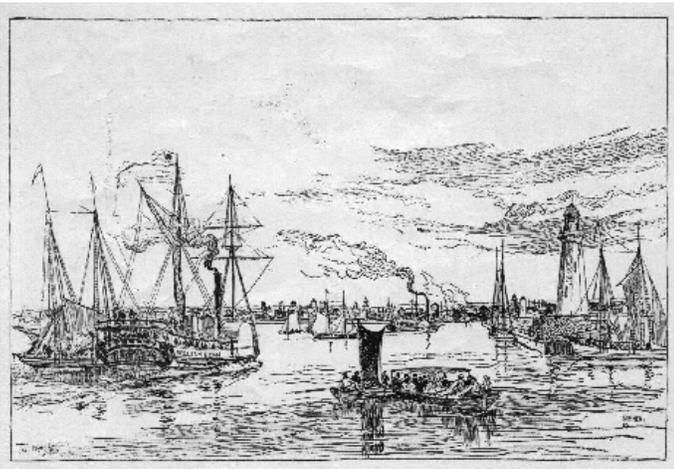


Buffalo in 1910

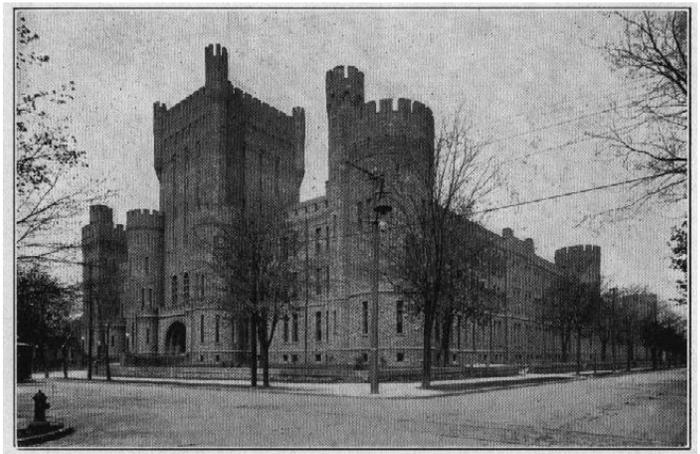
Note outline of Buffalo in 1830

*reproduced on
Historical Society.*

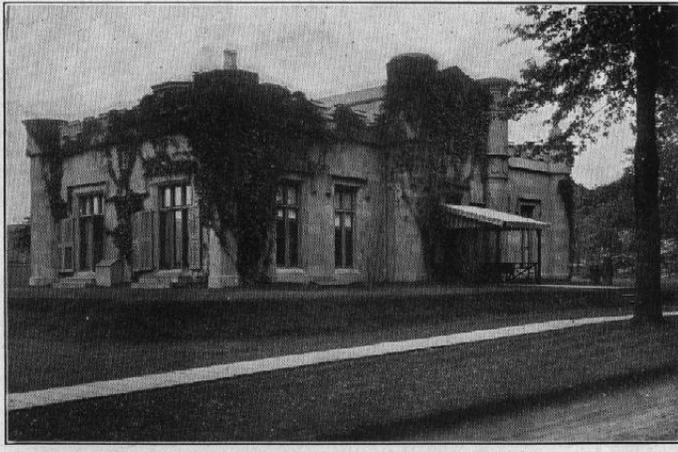
Maps comparing Buffalo in 1830 and 1910. Text discusses Mohawk and Chippewa Streets. Comparison made with Delawanda.



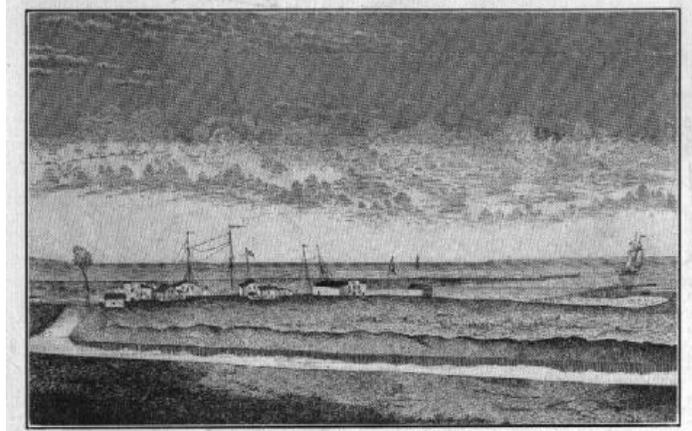
Buffalo Harbor showing lighthouse and water craft in 1822 when canal question was settled between Buffalo and Black Rock, the former receiving decision as more favorable for a safe harbor and having greater opportunities for trade.



Armory of 74th Regiment. Built 1898 on old Prospect Reservoir site bounded by Niagara, Connecticut, Vermont Streets, and Prospect Avenue. Cost \$400,000.



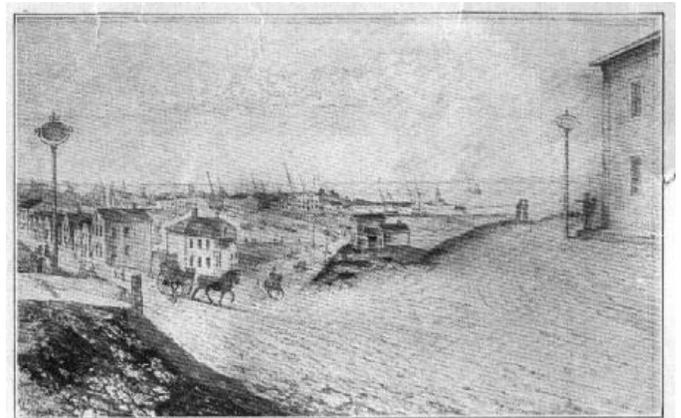
The Castle, Fort Porter. Originally built and owned by Col. James McKay. Now occupied by the commanding officer of the troops at the fort.



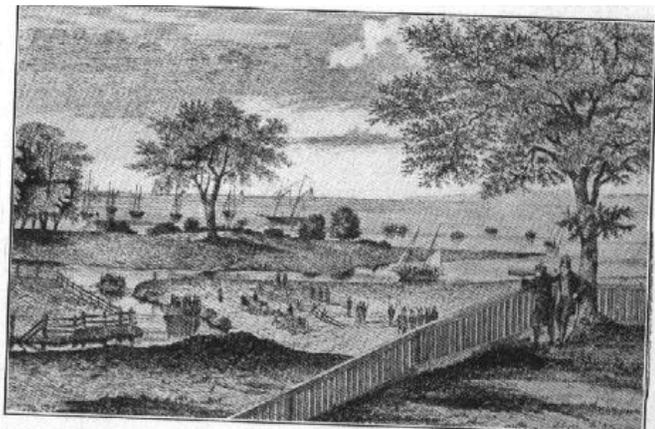
Buffalo Harbor in 1825. The Erie Canal was completed in this year and Tonawanda laid out afterward. Population of Buffalo, 2412, occupying about 400 houses and stores.



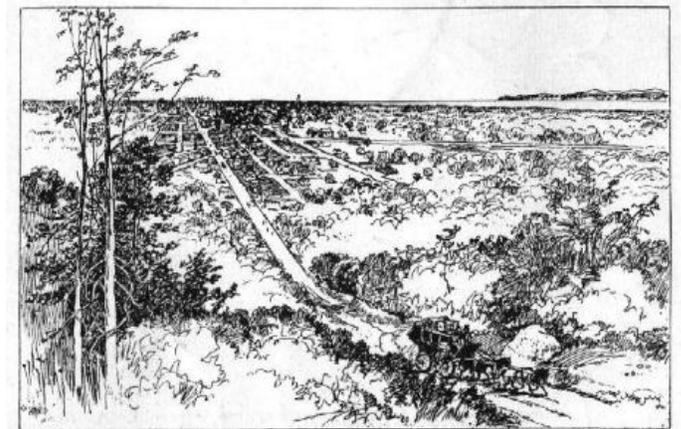
Cabin of "RED JACKET", most famous of Seneca chiefs, born in Canoga, 1730, died 1830, 100 years old. A brilliant orator and a believer in civilization.



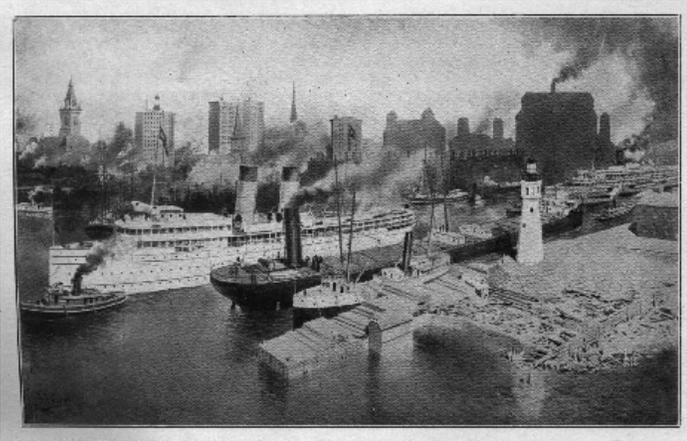
View of Buffalo Harbor (From Golden's Harbor, 1826) At this period intense rivalry existed between Black Rock and Buffalo, the former having grown very fast and reached the zenith of its prosperity.



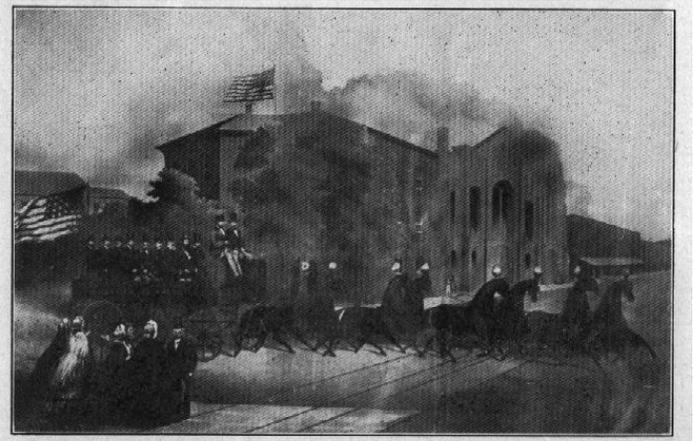
View of Lake Erie and Bay from Buffalo, 1815, at close of the war, when there was great rejoicing, peace having been declared on the Niagara Frontier.



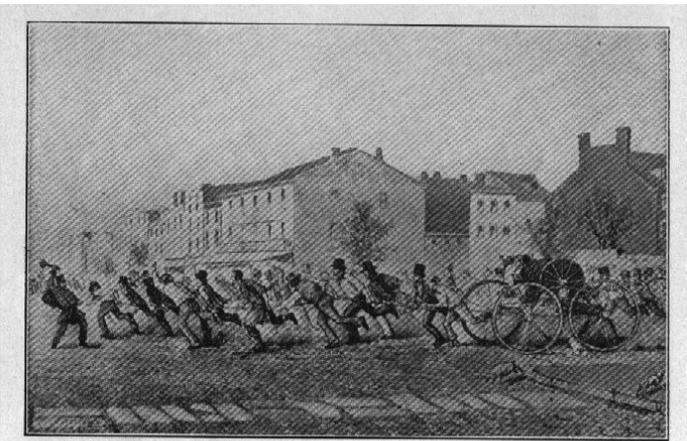
Old view of Buffalo from High Street in 1830. At that time High Street was considered "far off in the country."



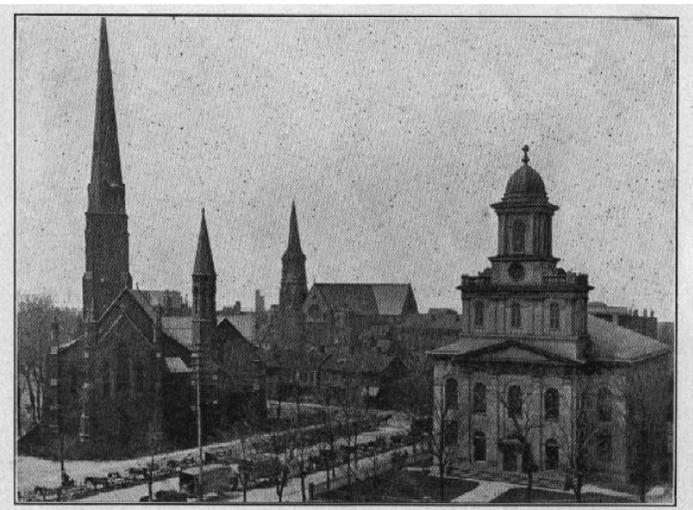
Buffalo Harbor and entrance to Buffalo River. Buffalo is the terminus of twelve or more steamship lines, with tonnage surpassing the foremost foreign ports.



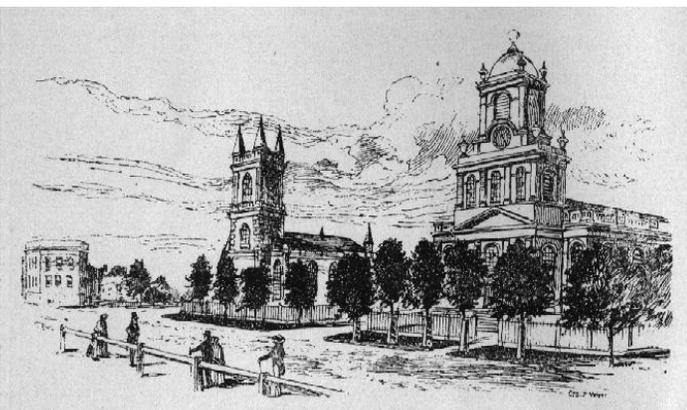
Turnout of the American Express Company in 1865. View is of Niagara St., corner Franklin. Shows old Methodist Church in background. (From Buffalo Historical Society)



"Going to the fire" in the good old days of the Volunteer Fireman, whose many heroic deeds will live long in the memory of the city.



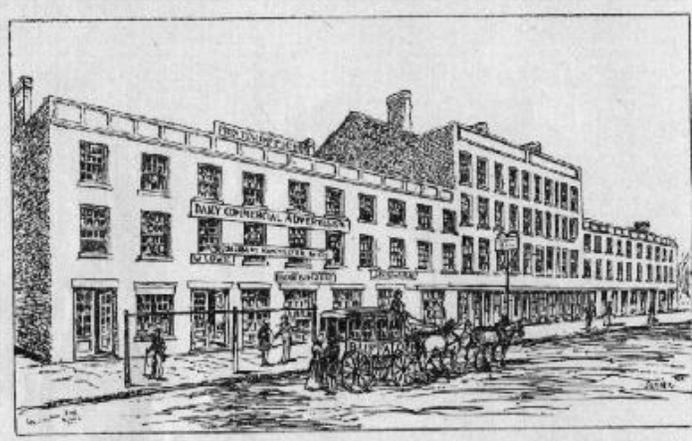
St. Paul's Episcopal Church on left, "Old First" on right, in 1833. New St. Paul's stands on site of old. "Old First" was sold around 1887 to Erie County Savings Bank.



Shelton Square in olden times, showing St. Paul's Church on left and "Old First" on right. Rev. William Shelton was St. Paul's rector for 50 years.



Shelton Square, named after Rev. William Shelton. In foreground on the right is Erie County Savings Bank, incorporated 1854. Also, Prudential Building, Court House and St. Paul's Church are visible.



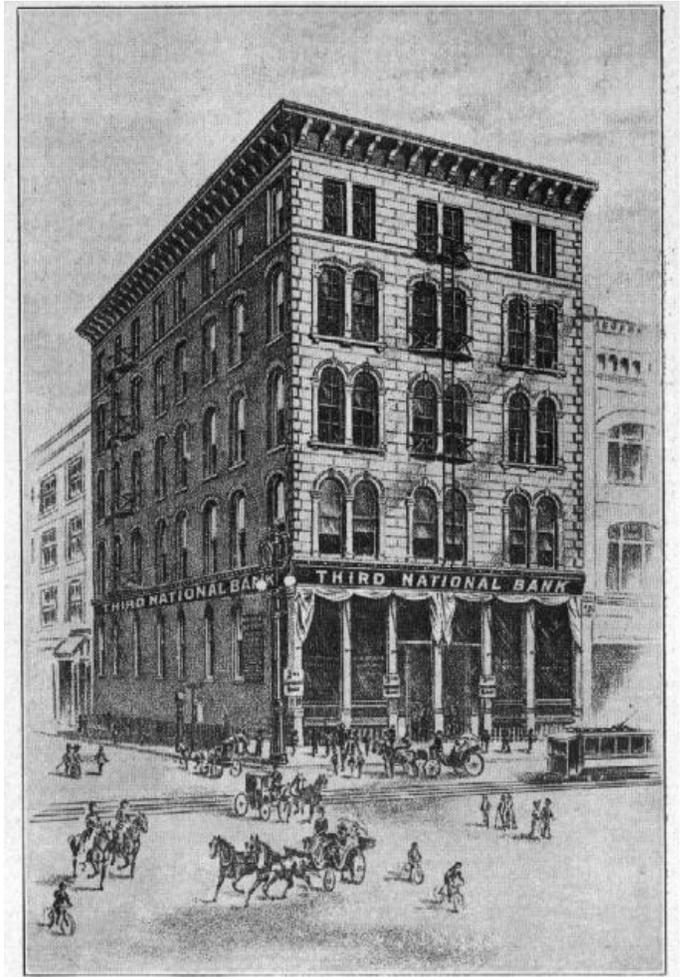
Main St., South Division to Swan Street. North corner was occupied by the United States branch Post Office. Now site of Ellicott Square.



Ellicott Square. Built 1890. Cost, with site, \$3,350,000; building alone, \$1,800,000. Frontage on Main St. Italian Renaissance architecture. Erected with 5,500 tons of steel.



Main St., Swan to S. Division Street (later view). King & Eisele's store stood on right-hand corner. Ellicott Square now on site.



Home of the Third National Bank, corner of Main and Swan Streets. John W. Robinson, President.



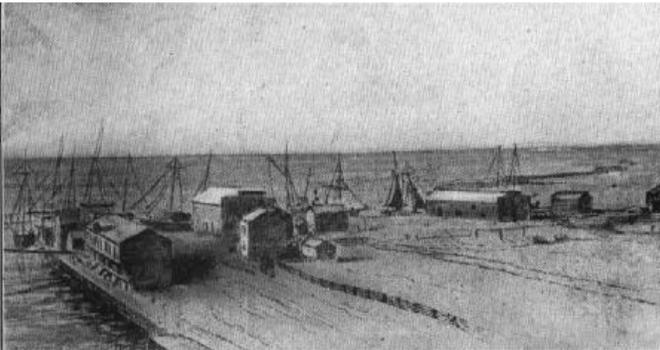
Swan Street looking toward Main from Washington Street (N.W. corner). Site now occupied by south side of Ellicott Square.



The Terrace at the junction of Main Street, showing the new Liberty Pole shortly after its erection, Spaulding's Exchange and the Old American Theatre.



Old view northeast corner Main and Broadway. Site now occupied by Buffalo German Insurance Building.



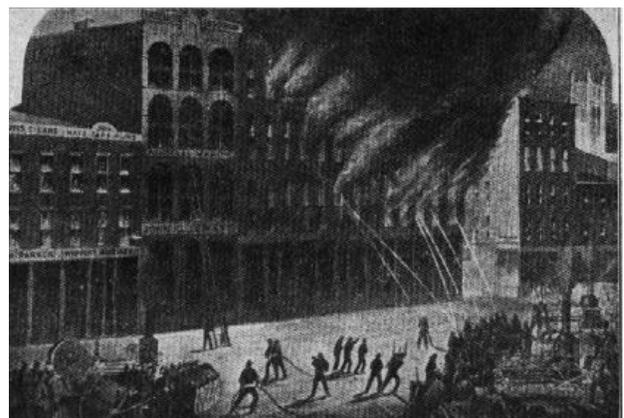
Buffalo Harbor, 1827. (From Buffalo Historical Society) Several important establishments began their career this year, among others Denton, Cottier, and Daniels, to-day one of the leading music houses in the country.



Home of the People's Bank, one of Buffalo's staunchest and most popular financial institutions, located in the heart of the business center. A. D. Bissell, President.



"Elephant Joe's". Paint shop of J. Joseph on Exchange Street; was on the site now occupied by the Matthews Building.



Clarendon Hotel Fire, Main and S. Division Streets, took place Nov. 9, 1860. A serious disaster, with great financial loss and several lives sacrificed.



Matthews Building, Washington and Exchange Streets. J.N. Matthews Company, owners of the Matthews-Northrup Works, the Complete Press and Buffalo Express



Sidway Block, corner Terrace and Main Streets, one of the best-known office and store buildings in the city. Franklin Sidway and Estate of Jonathon Sidway, owners.



Bank of Buffalo. Organized 1873. Corner Main and Seneca Streets. Building occupied since 1893. Elliott C. McDougal, President.



Home of Buffalo German Insurance Co. Established 1867. One of the country's strong, reliable, and popular insurance companies. John G. Wicker, President.



Seneca Street from Washington to Main Streets. Almost the entire view is owned by the Marine National Bank.



Main, corner Eagle St. Moving President Lincoln's body from the Catafalque to St. James Hall, April, 1865.



Main St. looking south from S. Division Street. Is a later view of site now occupied by Ellicott Square.



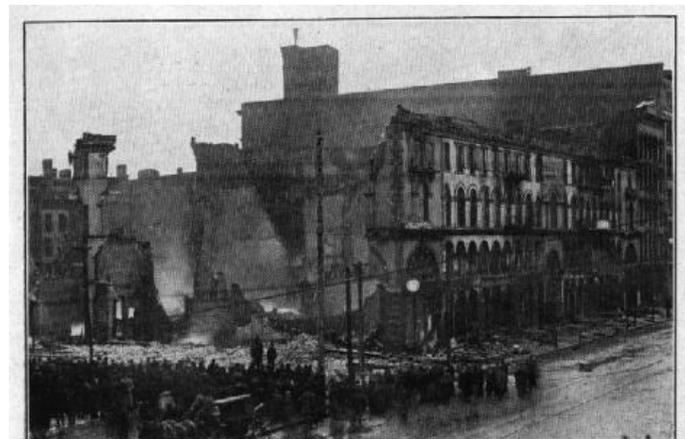
Pioneer office building of Buffalo, erected 1881 by Dr. James Platt White.



Manufacturers and Traders National Bank Building. Shows only Main Street entrance to an ideal bank building, extending back entire block to Pearl Street, and occupies half the block on Swan Street.



Brown Building, Main and Seneca Streets. Another view of site that will be occupied by the Marine National Bank Building.



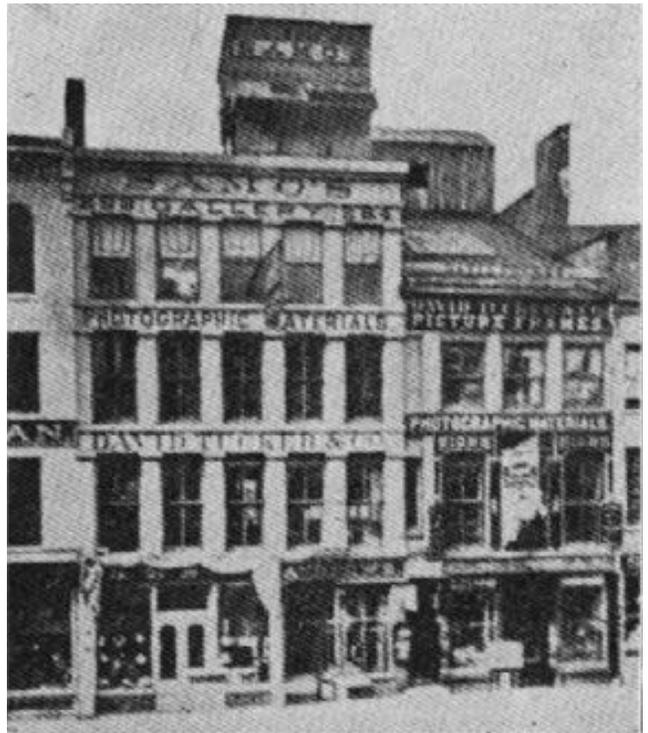
Ruins of old "Arcade Building" after fire on December 14, 1893, at which time Yerxa's grocery store also burned down; total loss, \$750,000.



Old "Arcade Building," Main, Clinton and Washington Streets. Built in the fifties [1850's] by Albert and George Brisbane, and in its day the finest office building in Buffalo.



First view of old buildings which stood on the site of the present magnificent office structure known as the White Building.



Second view of buildings on site occupied by White Building.



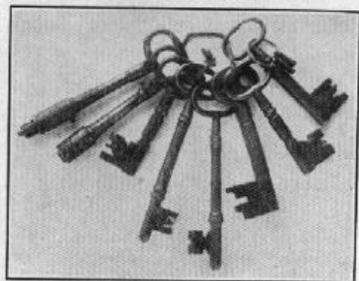
White Building, Main and Erie Streets. New modern building completed in 1906; erected by Mrs. Mary Anna White, now owned by messrs. S. P. and J. P. White. Contains 156 offices.



Brisbane Building, Lafayette Square, erected 1895 on site of the Old Arcade. Among the tenants is Hurst's Private School, specializing in commercial shorthand and typewriting.



First Home, 1850.



Keys to the first vaults.

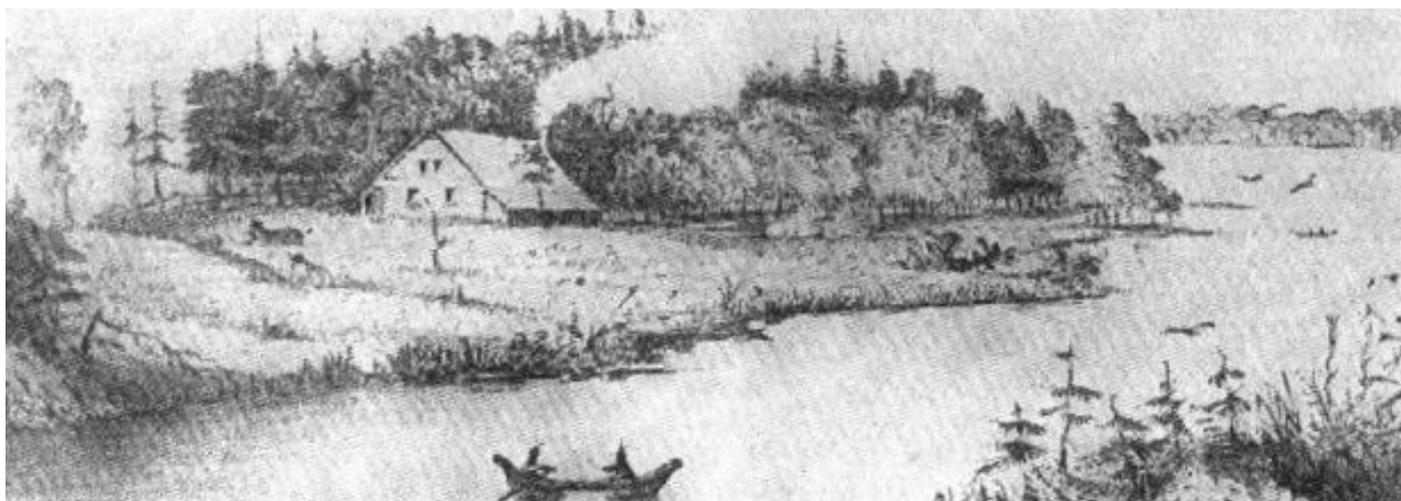


Second Home, 1855-1881.



Present Home of the Marine National Bank.

Marine National Bank, the oldest bank of discount in Buffalo. Founded in 1850 when Buffalo's population was 42,261.



First substantial house in Buffalo, built in 1794 by Martin Middaugh, a Dutch cooper, on the south side of Buffalo Creek, above the foot of Main Street. Middaugh died in this house in 1824. (From the Buffalo Historical Society)