



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

December 11, 2020

Erie County Legislature
92 Franklin Street, 4th Floor
Buffalo, New York 14202

Re: 110 Franklin St. Renaming to Lincoln Building
IMMEDIATE CONSIDERATION REQUESTED

Dear Honorable Members:

Please find enclosed a resolution from the Department of Public Works seeking legislative authorization to officially rename 110 Franklin Street to the Lincoln Building. The resolution includes an Exhibit that provides a synopsis on the unique history of the building.

Should your Honorable Body require further information, please contact Commissioner William E. Geary, Jr. at the Department of Public Works. Thank you for your consideration on this matter.

Sincerely yours,

A handwritten signature in blue ink, reading "Mark C. Poloncarz".

Mark C. Poloncarz, Esq.
Erie County Executive

MCP/jr

cc: William Geary Jr., Commissioner of Public Works

MEMORANDUM

To: Honorable Members of the Erie County Legislature
From: Department of Public Works
Re: 110 Franklin St. Renaming to Lincoln Building
Date: December 11, 2020

SUMMARY

The original building located at 110 Franklin dates back to 1833, is the oldest remaining structure in the downtown Buffalo core, the lone surviving Benjamin Rathbun designed building in the Niagara Frontier and one of the last Greek Revival structures within the Joseph Ellicott Historic Preservation District. Attached to this resolution is a thorough report documenting the many uses, names, occupants and visitors the building has had in its 187-year history. In the interest of ensuring consistency for our own record keeping while simultaneously recognizing the unique legacy of the structure the Department of Public Works would like to designate the structure with a single name; the Lincoln Building.

FISCAL IMPLICATIONS

None

REASONS FOR RECOMMENDATION

Given the multiple uses the building has had over its long history, as well as the multiple changes in ownership it's had before becoming a County owned building, it is our prerogative to bring a clear and consistent name to this very unique building that adequately puts its historic nature in the forefront.

BACKGROUND INFORMATION

In more recent years, the Buffalo Abstract & Title company became the Ticor Title Guarantee Company which led to the structure being referred to more commonly as the Ticor Building. In 2001, Erie County purchased the building but the building continued to be known anecdotally as the Ticor Building.

CONSEQUENCES OF NEGATIVE ACTION

None

STEPS FOLLOWING APPROVAL

Upon Legislative approval, the County Executive will rename the building the Lincoln Building.

**RESOLUTION SUBMITTED BY
DEPARTMENT OF PUBLIC WORKS**

Re: 110 Franklin St. Renaming to Lincoln Building

WHEREAS, in 1833 the building currently known as the Ticor Building located at 110 Franklin Street was designed and eventually erected; and be it further

WHEREAS, the building boasts countless unique facts such as being the second oldest religious building remaining within the City of Buffalo, that it housed a free school for underprivileged children, which was the first of its kind within the City of Buffalo, and was home to the Buffalo Fine Arts Academy, the parent organization of the Albright Knox Art Gallery; and be it further

WHEREAS, originally constructed as a church, the building held many gatherings and played host to many of the nation's historical figures, most notably its most prestigious Chartered Member Millard Fillmore (13th President 1850-1853) hosted many dignitaries of his day including in 1843 when he welcomed John Quincy Adams (6th President 1825-1829) and in 1861 when he welcomed Abraham Lincoln (13th President 1850-1853); and be it further

WHEREAS, over the years the building had been reconfigured from its above mentioned uses to eventually becoming an office building where perhaps its most well-known tenant was the architectural firm of Green & Wicks, the original firm co-founded by E.B. Green. E.B Green served as one of Buffalo's most prolific architects whose works included, the Buffalo Athletic Club, the Electric Tower, Albright-Knox Art Gallery and the Buffalo Savings Bank building; and be it further

WHEREAS, the County of Erie acquired the Ticor Building (named after its previous owner the Ticor Title Company) in 2001 where it has served as an office space for various County departments; and be it further

NOW, THEREFORE, BE IT

RESOLVED, that the Erie County Legislature hereby authorizes the County Executive to execute all necessary documentation to change/amend the official and documented name of the property located at 110 Franklin Street from all previous names and that it would forever be known as the Lincoln Building; and be it further

RESOLVED, that certified copies of this resolution be sent to the Department of Public Works, Office of the Commissioner, Office of the County Executive, and Office of the County Attorney.



EI Team

TICOR BUILDING WORKBOOK



January 4, 2005

EI Team, Inc.
Architecture, Engineering, Planning & Construction Related Services
2060 Sheridan Drive
Buffalo, New York 14223
PH: (716) 876-4669 FAX: (716) 876-8004

FIRST UNITARIAN CHURCH/ TICOR BUILDING
110 Franklin Street
Buffalo
Erie County
New York

Written Historical and Descriptive Data
Bibliography of Sources

UNITARIAN CHURCH/ TICOR BUILDING

Location: 110 Franklin Avenue, Buffalo, Erie County, New York

Dates of Construction: Original -1833
Additions -1845, 1880
Rehabilitations -1842, 1849, 1859, 1928, 1952, 1989, 2001

Builder: Benjamin Rathbun

Present Owners: Erie County

Status: Active

Statement of Significance: The First Unitarian Church/Ticor Building is an architecturally significant property as it is the oldest building in the downtown core of the City of Buffalo. The Greek Revival building is a contributing structure within the local Joseph Ellicott Historic Preservation District in Buffalo. Most of Buffalo's Greek Revival structures were destroyed when its business district expanded in the second half of the 19th century.

The First Unitarian Congregation Society of the Village of Buffalo commissioned builder Benjamin Rathbun to construct the church at 110 Franklin Street in 1833. This was the first house of worship in Buffalo for the First Unitarian Church. The Unitarian Church occupied the building for forty-seven years, during which time three United States presidents worshiped there. Millard Fillmore was a charter member of the congregation and aided in the financial undertaking of the church. In 1843 and 1861 respectively, John Quincy Adams and Abraham Lincoln both attended services with their host Millard Fillmore.

In 1835, a \$12,000 donation was given to the First Unitarian Church by one of its parishioners to be used in furthering the cause of education. The church used the monetary gift to start the first free school for Buffalo children in the basement of 110 Franklin Street. Five years later, the "Palmer School", named after its benefactor, would be replaced by the present Buffalo public school system.

The "old" First Unitarian Church, at 110 Franklin Street is the lone surviving Benjamin Rathbun designed building in the Niagara Frontier. Rathbun built over one hundred structures that significantly shaped the Niagara Frontier during his short career as a developer and builder in the 1830's.

Around 1895, the local architecture firm of Green & Wicks occupied the offices on the third and fourth floor mezzanine of 110 Franklin Street for several years. Green and Wicks, and then E.B. Green and Sons had such an impact on the Buffalo landscape, designing many of Buffalo's significant civic, educational, religious, and residential buildings. The sheer volume of important buildings they produced was remarkable by standards of any architectural firm's output. More than 160 of their Buffalo buildings survive intact today.

Project Information: The photographic and historical documentation of the First Unitarian Church/ Ticor Building was prepared by EI Team in 2004.

Historical Summary

The "old" First Unitarian Church, a prime example of a Greek Revival building from the 19th century with local and cultural significance, occupies an inland site at the corner of Franklin and West Eagle Streets. The structure is the oldest standing building in the core of downtown Buffalo. It is also the second oldest religious building remaining within the City of Buffalo. (The oldest being the Breckenridge Street Church.) The First Unitarian Church was built just after the City of Buffalo was incorporated, during a time when the city's population was just over 10,000 people. In 1831, Noah Sprague established an interest to set up a Unitarian Society in the Village of Buffalo. In 1833, the Society purchased lot no. 133 on the corner of Franklin and Eagle Streets for \$2,000 and contracted the prolific local builder Benjamin Rathbun to construct their \$6,000 house of worship. (LaChuisa.)

In 1835, very soon after the building of the Unitarian Church, its congregation wished to make an impact upon the city through its benevolence after a generous parishioner donated \$12,000 to be used by the trustees of the church to further the cause of education. The church used the monetary gift to start the first free school, for children in the basement of 110 Franklin Street. Known as a free school and open to all children of the poor of the city, it became the first such institution of its kind within the city boundaries. Five years later, the "Palmer School", named after its benefactor Alanson Palmer, would be replaced by the present Buffalo public school system. (Hosmer, 20.)

During his thirty year tenure as the minister at the First Unitarian Church, from 1836 to 1866, Rev. George Washington Hosmer enlarged and altered the building several times. The first alteration occurred in 1842. The alterations included the removal of an interior wall behind the pulpit to create additional pulpit space and eight to ten additional pews that were very much needed as the congregation had out grown the church seating. The back mezzanine gallery, that protruded about twelve feet over the pews at the end of the church was removed back about five feet. Other general improvements included the re-painting of the church, a new stucco ceiling, and scriptural tablets were painted on each side of the pulpit. In 1845, an addition to the Church was purchased on Eagle Street and the church was lengthened to the extent of the lot allowing four square or family pews to be added at the rear of the church. The back mezzanine gallery was again removed back about four feet. Then in 1849, the back mezzanine gallery was removed altogether, and the heating stoves were removed and four new family or square pews were placed where the stoves previous stood. (Hosmer, 16.)

The congregation remained active in the building through 1880, except for a short period in 1859 after a fire. Although a relatively small portion of the building was actually burned, the heat, smoke and water combined, produced almost complete destruction. (Hosmer, 18.)

Throughout the early years of the Unitarian Church many notable politicians, including three presidents, worshipped there primarily as guests of Millard Fillmore. Millard Fillmore was a charter member of the Church, paying \$8.75 quarterly for pew number 69. (Courier Express, 8/24/52.) John Quincy Adams' diary for October 29, 1843 noted that he attended church with Fillmore, hearing a sermon by Rev. Hosmer. One of the children of Rev. Hosmer recalled, "In 1861, a noteworthy scene was held in the church at Buffalo. Mr. Fillmore stood in his usual place ... By his side stood a man, gaunt, sallow, who, with melancholy face, bent reverently at the sound of prayer. The minister

spoke with solemn words; then coming from his pulpit, looked for a moment into the serious eyes of the visitor, while he pressed his hand. It was Abraham Lincoln passing on to the fulfillment of his stormy destiny." (LaChuisa.)

In 1880, the First Unitarian Congregational Society sold 110 Franklin Street to the Stephen G. Austin estate. At the same time, property directly west of the church was purchased by Austin for \$5,500. In the same year, Austin employed architect F. W. Caulkins to convert the church to offices by building a westerly addition to 110 Franklin Street on the newly acquired adjacent property. Caulkins was paid \$36,000 to design and build the addition. (Walchadlo.) This addition lengthened the Eagle Street façade, as well as lengthened the west façade by fourteen feet to the north. The building was also added to vertically. The one-story building became a three-plus story building, by the addition of a third floor which was a two story space, cut at one end by a fourth floor mezzanine, with a gabled ceiling with two skylights.

In 1881, Austin's first tenant of the Austin Fireproof Building was the Buffalo Fine Arts Academy, the parent organization of the Albright Knox Art Gallery in Buffalo. The Academy occupied the building until 1886 when it moved to the present day Liberty Building on Main Street. Upon the vacancy, longtime tenants and future owners of the building, the Buffalo Abstract and Title Company immediately occupied the building along with several other tenants.

Around 1895, the local architecture firm of Green & Wicks became tenants of the Austin Fireproof Building. They occupied the third floor and fourth floor mezzanine for several years. Later from 1927 until 1933, Wicks and Hopkins Architects occupied part of the building. Concurrently, Hopkins was a listed an associate at E.B. Green and Sons, Incorporated located around the corner at One Niagara Square. The firm consisted of E.B. Green, E.B. Green Jr. (Son), and Albert Hart Hopkins. William Sydney Wicks died in 1919, two years after his retirement from his partnership with E.B. Green. It is not exactly clear why the Franklin Street office used Wicks' name in conjunction with the lesser-known Hopkins, but a theory would be that the firm used Wicks' name due to its recognition in the Buffalo area. It is also suspected that E.B. Green had some control of the Franklin Street office, as he and Hopkins were business partners. The early 1930's were at the height of Green's career. A second office to aid in the work load seems credible. To further support this theory, in 1933, E.B. Green Jr. died of a cerebral hemorrhage, ending the partnership of Green & Sons. At the same time, Wicks and Hopkins occupation of 110 Franklin Street ended. After he left the Franklin Street office in 1933, Hopkins continued as an associate at Green's One Niagara Square office.

In 1911, the Abstract Title Insurance Corporation purchased 110 Franklin Street from local lawyer Charles B. Hill and his wife Julia for \$22,500. The Title Corporation and future owner such as the Washington Corporation, and Jemsed Inc, completed many repairs to the interior and exterior of the building over their ownership and tenancy of 110 Franklin Street. For instance, in 1952, a major renovation to the interior would make the office a "super modern office building." The architectural firm Backus and Crane was hired to complete non-structural renovations included air conditioning, acoustical ceilings, fluorescent lighting, and a new modern interior decorating scheme.

Although no longer owners of 110 Franklin Street, the Ticor Title Guarantee Company bought the local Buffalo Abstract and Title Guarantee Company in 1985. The building

had housed multiple title companies that researched abstracts for property in Erie County throughout its life as office space. Around 1989, during the ownership of Robert J. Bradley, Sr, a \$1.1 million renovation of the building included the conversion of the fourth floor to office space, new windows, and a new mechanical system for the building. A decade later, Fred Hanania, Sr. and Roger Pasquarella purchased the building. One year later the Ticor Building, as it was now known after its previous owners, would sit vacant after the Ticor Title Company moved its offices to the Liberty Building on Main Street.

In 2001, the County of Erie purchased 110 Franklin Street from Fred Hanania, Sr. and Roger Pasquarella for \$1.39 million. Because of its proximity to the other three Erie County buildings on the corners of Franklin and West Eagle Streets, 110 Franklin was the ideal office space for County employees. The Ticor Building provided Erie County government with a campus-like atmosphere because they already owned the buildings on the other three corners, the Family Court Building, Erie County Hall, and old County Hall. (Buffalo News, 7/13/01.)

Builder: Benjamin Rathbun

Born in Connecticut in 1790, Benjamin Rathbun drifted to various parts of the country before settling in Buffalo in 1821. In Buffalo, Rathbun was the proprietor of the Eagle Tavern on Main Street. During the 1830's "Buffalo was a boom town, transformed from a sleepy outpost near the Erie Canal. People and cargo of America's great westward migration jammed its hotels, warehouses and banks. Land was rapidly becoming gold and a ground swell of real estate speculation was underway." (Spoka, 20.) In 1833, Rathbun sold the Eagle Tavern and plunged into real estate and construction business. In 1835 alone, he put up 99 buildings, 52 of them stores and 33 of them dwellings. In 1836 Rathbun construction contracts totaled \$1 million. It was in that year that Rathbun's development career came to a screeching halt after it was discovered that he was financing his operations with forged promissory notes. Although Rathbun did not forge the documents himself, Buffalos' first millionaire was convicted of forgery and after a prison sentence left Buffalo for good. Before his fall, Rathbun employed one quarter of the population of Buffalo. Buffalo's businessmen were hit hard after Rathbun's incarceration, but the city recovered quickly. Even today, Rathbun is considered the man who had the greatest physical impact on Buffalo in the 1830's. (Brown.)

One of the most prominent of the structures Rathbun built, which remains in use more than one hundred and seventy years later, was one of his relatively smaller jobs. It was a building erected for the First Unitarian Church at Franklin and Eagle Streets. He participated in the laying of the cornerstone on July 11, 1833, and made sure that the silver plate telling of the event bore the self-important notation: "Benjamin Rathbun, Master Builder and Architect." (Whitman, 80-81.) The "old" First Unitarian Church at 110 Franklin Street stands as the lone remaining monument to the otherwise long-gone Rathbun empire.

Architectural Description of the Exterior

Located within the Joseph Ellicott Historic Preservation District within the core of downtown Buffalo, at the southeast corner of West Eagle and Franklin Streets, 110 Franklin Street has undergone multiple exterior changes which have significantly altered the building's appearance. Built in 1833 by Benjamin Rathbun of Buffalo, the original structure was forty-six feet along Franklin Street and seventy-five feet along West Eagle Street. The Franklin Street façade was divided into three bays and an estimated ten

bays on the West Eagle Street façade. (The exact West Eagle Street dimensions are unknown, due to the suspected disappearance of the original plans during the church's 1859 fire and a lack of photographic evidence.) The building has undergone multiple renovations and additions during its long history, including the lengthening of the building along West Eagle Street and the heightening of the building from a tall one story structure to a three story structure with a finished fourth floor mezzanine, later to become a finished floor. The two main façades of the structure, the south and east facades have retained many of their Greek Revival characteristics through these multiple building alterations.

The Franklin Street façade was a typical two-story Greek temple front with a pedimented gable and a plain unembellished wood cornice just below the edge of the roof. In fact, the entire entablature was free from any decorative features. The frieze and the architrave were simply plain pieces of wood running horizontally above the pilasters. In the agreement between Rathbun and the First Unitarian Church, it states that Rathbun built the roof structure with bonded Hemlock boards and a pine shingles.

The original east façade's main characteristic was its vertical proportions. Grade to pediment pilasters marked the corners of the building as they moved up the facade. In total, four pilasters proportionally split the building into three bays. The three bays provided symmetry in their order. At the center bay, a diminishing three-sided pyramidal stairway led to two side-by-side narrow, wooden panel doors that were slightly recessed from the plane of the facade. Proportionally split into two, an upper and a lower portion, each door's upper portion had two tall narrow lights which went from the middle to the top of the door. These four lights across the top of the doors were mirrored upward in a wood framed transom window above the doors. A stone sill above the door separated it from a recessed spandrel. The spandrel's decoration consisted of a rectangular border with concave semi-circular corners around a festoon placed horizontally at the center. The spandrel is capped by another stone sill. Above the sill, the stone of the façade finished the center bay as it moves upward, until a recessed rectangular stone with the two-lined text "The First UNITARIAN CHURCH" engraved in it, proportionally finish the symmetry of the building by ending at the same height as the windows on the first and third bays.

The first and third bays are identical and create a perfect symmetry framing the center bay. Two-story narrow operational windows, capped by stone sills at the top and the bottom, allowed light and ventilation into the church. These windows were each composed of three vertical sections of paned glass that were split down the middle, so that the left side could act independently from the right side. The top and bottom sections slid vertically around the stationary middle section.

The water table was separated from the upper portion of the façade by a stone sill running the perimeter of the south and east facades of the building six feet above grade. Below the water table sill, on the first and third bay of the east facade, there was a basement window below each of the two-story windows.

The south façade of the building topped off with the same unadorned entablature as the east façade. Bay "A" from the east façade (without the pilasters or the architrave) repeated about ten times along West Eagle Street.

It is unknown what the west and north facades looked like. From the contract to build the Church between Rathbun and the trustee of the First Unitarian Church, we can assume that the south façade's window opening pattern was mimicked on the north facade. The earliest picture of this structure shows the current building at 112 Franklin Street, with an appropriate late nineteenth century façade, located about three and half feet from the north wall of 110 Franklin Street. No conjecture can be made about the original west façade. The original west wall disappeared in the mid 1800's during the first addition to the west end of the building.

The building was significantly altered in 1880, when the double story space of the church was divided into two stories and a third level with a partial fourth floor attic space was added. The 1880 appearance of the building is similar to the building as it is today, with a few exceptions. The roof was originally designed by architect F.W. Caulkins as a medium pitched triangular gable roof with two hips, located at the southwest and southeast corners of the building. These hips appeared as mini-gables from the south, framing a symmetrical three bay façade with a center entrance. Unfortunately, the hip at the southwest corner of the building and the west end gable were destroyed in a fire and never replaced. The south façade now appears unsymmetrical, as the hip and the center entrance are gone.

All gables were adorned with scrolled modillions and decorative cornices including plain and dentil moldings that were added after the addition of the third story in 1880. The decorative cornice with scrolled modillions does not wrap the entire cornice line of the building. They are only present on the north, east, and south facades. The cornice abruptly ends as it wraps the west wall, where a fire severely damage cornice and it had to be removed.

Towards the west end of the building there are two skylights mirrored at the ridgeline of the pitched asphalt shingle roof. The skylights have been covered and are no longer operational. From a picture dated 1895 of the Green and Wicks drafting room on the third floor of the building, the skylights were put in prior to this time probably in 1880 when the roof was raised. Front pediment has scroll modillions and dentils under the eaves. The roof eaves have the same decoration. The front (Franklin Street) elevation has pilaster strips with stylized triglyph and patera motif on the capitols. The third floor has three over three light windows. Above the center third story window there is a rounded arch with a two half bullet eye motif. The flanking windows have rounded relieving arch with bullet's eye motif. There is a band of talon molding through the third floor on the south and east facades. The second floor windows have stone lintels and paneled aprons. The center bay of windows is tri-part with an engaged Corinthian column between the windows. The first floor windows have transoms above them. The current architrave framed entrance has a wooden double door with elongated lights and a transom. The former basement windows have been filled with matching stone on the Franklin façade. Most of the basement windows still exist on the West Eagle elevation, although they are barred.

Today, the building is a three story rectangular structure on a six foot raised basement measured approximately 46 feet by 109 feet. During one of the more recent alternations to the building, a small hipped roof over the northwest corner of the building was added over a fourteen feet bump-out addition housing a circulation stairway that protrudes north from the original rectangular plan.

During the 1880 renovation, the building was lengthened from 75 feet to the current 109 feet along West Eagle Street. The building has three bays on the east (Franklin Street) façade and three very different bays on the south (West Eagle Street) façade. The east façade's rhythm is currently "A,B,C." Bays "A" and "C" are the same in detail and proportion on the second and third stories. On the first story however, bay "A" has a transom window above a one over one double hung window. Bay "C" on the other hand has a spandrel above a recessed doorway consisting of a two glass panel door and a three part transom above the door. The proportions of bay "B" are one-third wider than bay "A" or "C". The doorway at bay "C" is the exception, following the proportions of bay "B". This creates an awkward transition at bay "C" from the first to second story. The main entrance (Franklin Street) was significantly altered during the 1880 renovation of the building, when the Franklin Street entrance was moved to the third bay. From 1880 to about 1928 a set of stone steps which could only be entered from the south side of the door, led one from grade to the first floor via six steps. A transom window above the wooden doors, created a close symmetry with bay "A's" window configuration. In about 1928 the stone steps were removed from the exterior of the building and a doorway was made at the sidewalk level. A short set of interior stairs were placed in a sunken vestibule to make up for the grade differential. In 2001, the building underwent another renovation to bring the government building up to Americans with Disabilities Act (ADA) guidelines. One of the renovations included the installation of a lift which resides to the south of the stairway at the Franklin Street entrance and the ramping of the concrete sidewalk to allow for wheeled objects to enter the building without barriers.

There is an egress stairway on the west side of the building which currently empties into a parking lot used by the tenants of the building.

The south façade's pattern rhythm is "A,B,A." Bay "A" is composed of a three-part window configuration at both the first and second levels linked by three spandrels linked horizontally between the first and second levels and capped by a stone lintel with a soft triangular shape. Bay "B" is composed of two window units, one at the first and one at the second level, linked by a spandrel, and capped by a flat stone lintel. Above the lintel, the same rounded relieving arch with bullet's eye motif that are present at the east façade are above the windows at the first and second stories. There is a band of talon molding through the third floor windows that link the arches. Former window openings on the west façade have been filled with brick, and show that the arched windows at the third story were also present on the west elevation. The only puncture at the west wall is a metal egress stairway from the first floor to grade. This puncture was made in 2001 to provide a second means of egress from the building. By examination of the foundation, it is evident that the building was altered at the west end. The foundation line is much lower on this façade and the rough cut stone of the foundation contrasts to the smooth stone used on the south and east façade. The entire Franklin Street façade is made of cut stone and painted natural gray." The same stone is present on the West Eagle Street façade of the building below the water table sill. Above the sill the façade is brick and painted "red brick." The west and north facades are unfinished red brick.

Architectural Description of the Interior

The interior floor plan of 110 Franklin is a large rectangular with circulation and toilets located along a corridor that links the west and east end walls. The circulation area consists of ADA compliant toilet facilities, a passenger elevator, two scissor stairways

from the first to fourth floors, one at the west end and one at the east end of the building, as well as, several storage and maintenance closets .

There are four interior bearing walls on the first and second floors which divide the levels into five parts parallel to Franklin Street. The third floor has interior columns and allows for a more flexible floor plan. Interior free-standing cubicles divide the open floor plan into work stations.

The interior floors of the 1880 building were originally concrete. Most of the office spaces are currently carpeted, while most of the building core areas are covered with a smooth glossy laminated tile. The fourth floor has a wooden plank floor, which has been carpeted over.

The interior of the building was virtually stripped from all of its original wood, plaster, and metal work. Only two special decorative features remain. A decorative interior archway to the door was found leading to a safe on the first floor at the west end of the building. The centerpiece of the rectangular doorframe is a compound circle with an arch above it that complete the doorframe. Four organic shapes symmetrically surround the circle. Also, an iron stairway surround with a repeating patera and complex curve design is present in the stairway leading from the first to the second floor.

Contextual Setting

The First Unitarian Church/ Ticor Building is located among the commercial and governmental buildings of downtown Buffalo. This section of the City is characterized by tall densely built-up buildings constructed close together, and intermittent parking garages and ramps. Niagara Square and Buffalo City Hall lie one block to the northwest. 112 Franklin Street resides on corner lot 113. The property to the west is an undeveloped parcel used for surface parking. There is an alley to the north side of the 110 Franklin Street for fire protection from the neighboring structure (112 Franklin Street). The building to the north has multiple uses including a restaurant and law office. Old County Hall resides on the neighboring property, at 92 Franklin Street. This building stands on the site of the Franklin Square Cemetery, Buffalo's second burial ground from 1804 to 1836, especially for soldiers of the War of 1812. In October, 1836, a brick wall was built around the cemetery, at a cost of \$2,000. The children of the Palmer school and Unitarian Sunday school would run around the flat wall of the cemetery as they played. (Jamieson, 26.) The streets surrounding 110 Franklin Street are two-way with on street parking. The First Unitarian Church/ Ticor Building is located within the City of Buffalo local Joseph Ellicott Historic District. The District is monitored by the Buffalo and Erie County Landmark Preservation Board. Under which [all exterior construction, reconstruction, demolition, or redevelopment work to be performed on any structure or site within the Joseph Ellicott Historic Preservation District must be undertaken in conformance with the Preservation Standards and Project Review Procedures, as defined in Chapter 337 of the Charter and Ordinance of the City of Buffalo, New York, as administered by the Buffalo Preservation Board.]

Timeline of First Unitarian Church/Ticor Building and its Occupants*

- 1831 - First Unitarian Congregational Society of Buffalo formed through the encouragement of Noah Sprague.
- 1833 - 110 Franklin purchased by the First Unitarian Congregational Society of Buffalo for \$2,000.
- 1833 - Contract made with Benjamin Rathbun to build the Church for \$6,000.
- 1835 - The "Palmer School" was created and operated in the basement of 110 Franklin.
- 1840 - The "Palmer School" closed and superseded by the public free school system.
- 1842 - Building was generally improved to create more pews and enlarge the pulpit.
- 1843 - John Quincy Adams attended services at the First Unitarian Church with his host Millard Fillmore.
- 1845 - An addition to the Church lot was purchased on Eagle Street, and the Church was lengthened to the extent of the lot.
- 1849 - Building heating system was updated from stoves to gas furnaces. During this time the Church was entirely re-painted and newly carpeted.
- 1859 - The structure was almost a complete loss after it was damaged from fire, heat, smoke, and water.
- 1859 - Building was restored from fire damage at a cost of \$5,000.
- 1861 - Abraham Lincoln attended services at the First Unitarian Church with his host Millard Fillmore.
- 1880 - The First Unitarian Congregational Society of Buffalo holds its last service at the church and moves to Delaware Avenue.
- 1880 - 110 Franklin purchased by Lavinia H. Austin for \$11,750 from the trustees of the First Unitarian Congregational Society of Buffalo. Stephen G. Austin hires architect F.W. Caulkins to convert the church into offices by adding a third floor for \$36,000.
- 1881 - The Buffalo Fine Arts Academy began occupancy of 110 Franklin Street.
- 1882 - Buffalo Consistory continually meets in building until 1892 after a fire at Masonic Hall at Washington and North Division Streets.
- 1886 - The Buffalo Fine Arts Academy vacates 110 Franklin Street and moves to the present day Liberty Building.
- 1886 - The Buffalo Abstract & Title Company occupies 110 Franklin Street.

- 1895 - During this time the architecture partnership of Green and Wicks had a drafting room and offices on the third floor and fourth floor mezzanine at 110 Franklin.
- 1911 - 110 Franklin purchased by The Buffalo Abstract & Title Company from lawyer Charles B. Hill and his wife Julia for \$22,500.
- 1927 - Wicks and Hopkins Architects (partner of E.B. Green) occupies 110 Franklin.
- 1928 - Alterations to the interior of the building.
- 1933 - Wicks and Hopkins Architects (partner of E.B. Green) vacates 110 Franklin.
- 1933 - Repairs to the building after fire damage.
- 1952 - Interior renovation including air conditioning, modern interior decorating, acoustical ceilings, and fluorescent lighting.
- 1953 - 110 Franklin purchased by Washington Corporation from The Abstract & Title Insurance Company.
- 1959 - 110 Franklin purchased by Jemsed, Inc. from the Washington Corporation.
- 1962 - Fire escape at west end of the 112 Franklin replaced.
- 1975 - Repairs to the cornice.
- 1985 - The Buffalo Abstract & Title Guarantee Company becomes the Ticor Title Guarantee Company.
- 1988 - 110 Franklin purchased by Robert J. Bradley, Sr. from Jemsed, Inc.
- 1989 - A \$1.1 million renovation of the building including the conversion of the fourth floor to office space, new windows, and a new mechanical system.
- 1999 - 110 Franklin purchased by Fred Hanania, Sr. and Roger Pasquarella from Robert J. Bradley.
- 2000 - The Ticor Title Guarantee Company vacates 110 Franklin.
- 2000 - 110 Franklin sits vacant.
- 2001 - General improvements including: sloped sidewalk installed at Franklin Street entrance, new opening for a steel frame stair landing for the north side of the building, all windows scraped, caulked and painted, the south and east facades scraped and re-painted, installation of lift at Franklin Street entrance, and the upgrading of the toilet rooms to meet ADA standards.
- 2001 - 110 Franklin purchased by the County of Erie from Fred Hanania for \$1.39 million.

*Interpolated for Sources of Information

SOURCES OF INFORMATION

Ballou, Charles A. "Rathbun- Buffalo's Kreuger of a Century Ago." Town Tidings July 1932: 14-16, 43.

Brown, Richard C, and Bob Watson. Buffalo: Lake City in Niagara Land. USA: Windsor Publications, 1981.

Buffalo Architecture and History. "First Unitarian Church / Title Guarantee Building Also known as the Austin Building or Ticor Building." Internet. December 2004. Available: <http://www.ah.bfn.org/a/franklin/110/index.html> .

Buffalo City Directories. New York: Buffalo, 1880-2002.

Buffalo Landmark and Preservation Board. Building Inventory Form, 110 Franklin Street. 1979.

Buffalo Landmark and Preservation Board. Preservation District Fact Sheet, 112 Franklin Street.

Buffalo Landmark and Preservation Board. Building Inventory Form, 58-62 Niagara Street. 1979.

Buffalo Landmark and Preservation Board. Building Inventory Form, 64-66 Niagara Street. 1979.

Buffalo Landmark and Preservation Board. Building Inventory Form, 110 Franklin Street. 1979.

Buffalo Preservation Board Collection, Buffalo City Hall, NY, Joseph Ellicott Preservation District Binder.

Cannon Planning and Development. Ticor Title Guarantee Feasibility Study. Cannon Design, Inc, October 1986.

City of Buffalo Department of Permits and Inspection Services. Packet to author. 09 Dec. 2004.

First Unitarian Church. Historical Outline of the First Unitarian Church of Buffalo, New York from 1831-1923. Buffalo, 1923.

Hosmer, Rev. Dr. George Washington. The First Unitarian Church of Buffalo: Its History and Progress. Buffalo: Franklin Steam Printing House, 1861.

Jamieson, Charles. "Brief Excerpts from the History of the Unitarian Universalist Church of Buffalo." Internet. Available: <http://members.bellatlantic.net/~vze2ghki/>.

Jamieson, Charles P. Heritage of Heresy: a history of the first 150 years of the Unitarian Universalist Church in Buffalo. Kenmore: Partners' Press, 1982.
Koepeczi-Deak, Bajan. Personal Interview. 10 December 2004.

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

Lotterer, Mark. Personal Interview. 10 December 2004.

McCartney, Susan. Application for Designation of Preservation District (Joseph Ellicott Preservation District.) Year unknown.

The Millennium Group of Western New York, Inc. *Walk Buffalo: A Self-Guided Walking Tour of Historic Downtown Buffalo*. Buffalo: Dual Printing, 2002.

Nagel, Roy W. Roy W. Nagel Photograph Collection. Buffalo and Erie County Historical Society, Buffalo.

Parke, Bill. E-mail to author. 09 Dec. 2004.

Parke, Bill. Personal Interview. 09 December 2004. (Church Historian, Unitarian Universalist Church of Buffalo.)

Reisem, Richard, Classic Buffalo. Buffalo: Canisius College Press, 1999.

Rogue Valley Unitarian Universalist Fellowship. "Four Presidents who were Unitarian." Internet. December 2004. Available: <http://www.mind.net/rvuuf/pages/4pres.htm>.

Sanborn Map 1881 corrected to 1888. v.1. p.13. Map. New York: Buffalo, 1881.

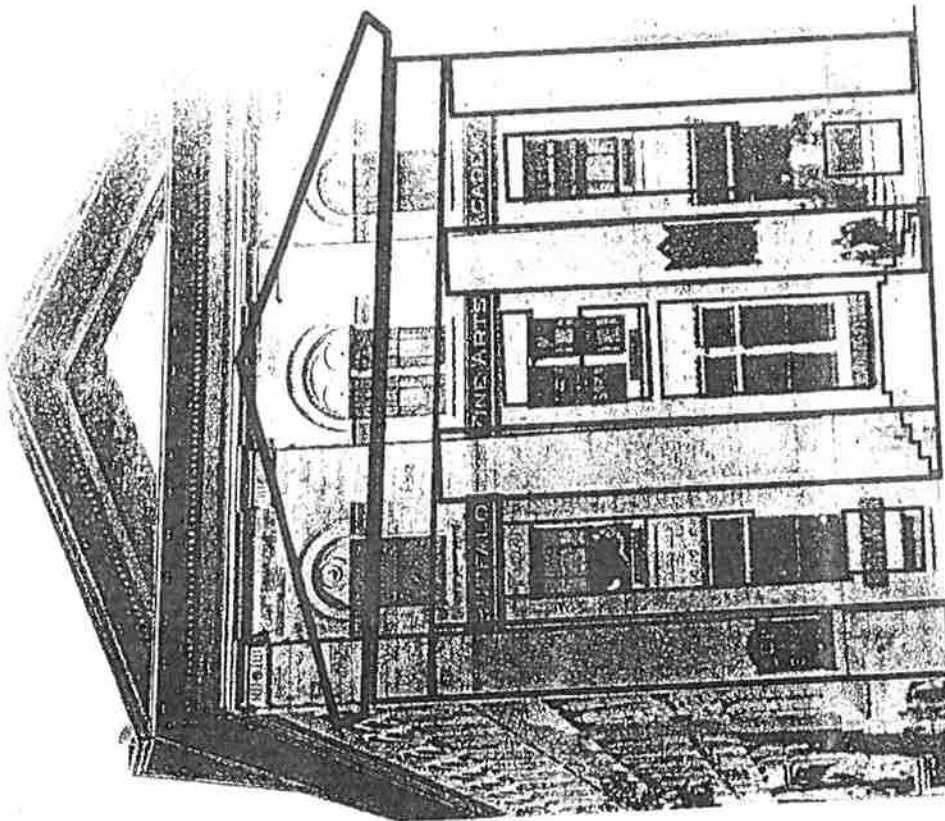
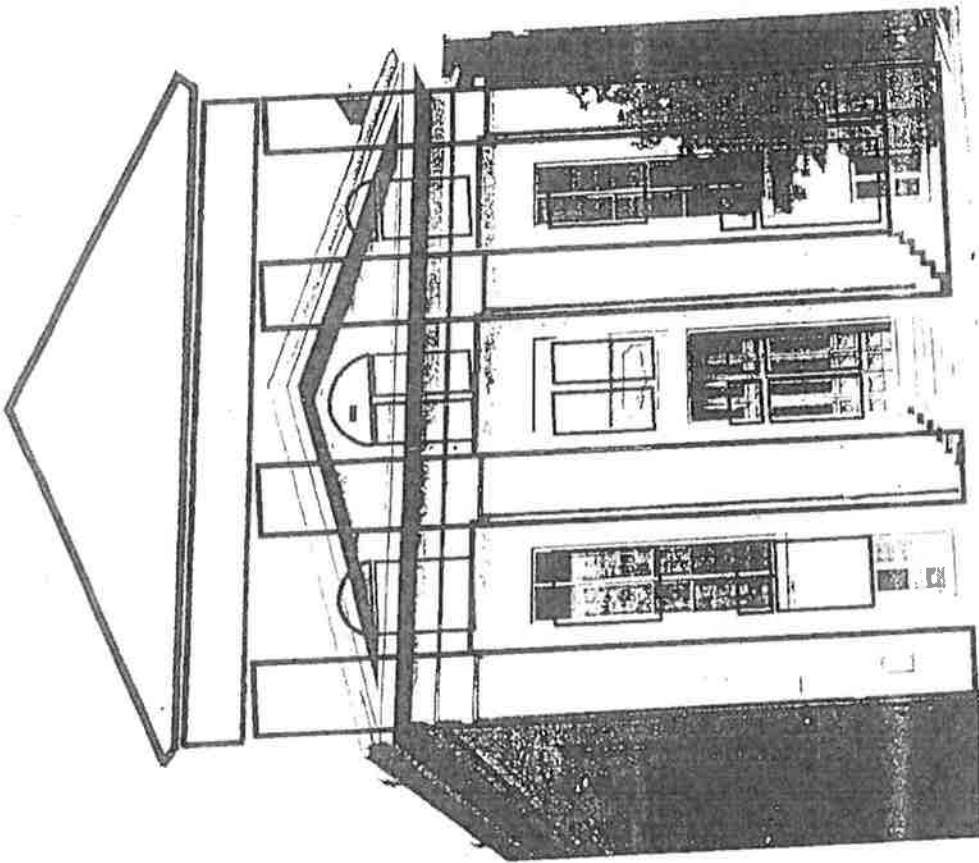
Sheridan, Jan. Buffalo Treasures: A Downtown Walking Guide. Buffalo: Petit Printing, 1995.

Sroka, Leonard. "The Man who Forged an Empire." *Buffalo Magazine* December 1969: 20-21.

"Unitarians Unveil Centennial Tablet." Buffalo Evening News 02 Dec. 1931: 1,3.

Walchado, Martin. Franklin W. Caulkins, Architect Buffalo, New York: Preliminary List of Work in Office 1880-81. Buffalo and Erie County Public Library Vertical File in the Grosvenor Rare Books Room, 1996.

Whitman, Roger. The Rise and Fall of a Frontier Entrepreneur. Syracuse: Syracuse University Press and Buffalo and Erie County Historical Society, 1996.



18 of 18