

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Buffalo Lounge Company Building
other names/site number Craver Dickinson Seed Company Building
name of related multiple property listing Historic Resources of the Hydraulics-Larkin Neighborhood, Buffalo NY

2. Location

street & number 567 Exchange Street ☐ not for publication
city or town Buffalo ☐ vicinity
state New York code NY county Erie code 029 zip code 14210

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:) _____

Signature of the Keeper _____

Date of Action _____

Buffalo Lounge Company Building

Name of Property

Erie County, NY

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property

(Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

Hydraulic Resources of the Hydraulics-Larkin
Neighborhood

**Number of contributing resources previously
listed in the National Register**

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/manufacturing facility

COMMERCE/TRADE/warehouse

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/business

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

No Style

Materials

(Enter categories from instructions.)

foundation: Stone

walls: Brick

roof: Asphalt

other:

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Buffalo Lounge Company Building is a representative example of early twentieth-century mill construction that was originally designed to house furniture manufacturing and shipping. It retains architectural integrity of form, plan, and material to convey the historic context of industrial production and shipping in the context of the Hydraulics neighborhood of Buffalo. The four-story brick building has a rectangular massing, a flat roof, and regular fenestration including original wood sash windows on each floor. Inside, the building reflects its original use through its flexible open floor plan that accommodated manufacturing and, later, warehouse space. The building still maintains a significant portion of its exterior massing, form, and rhythm, interior plan, materials, original windows and doors to convey architectural integrity and historic meaning from the period of significance.

Narrative Description

The building historically known as the Buffalo Lounge Company Plant is located at 567 Exchange Street. It is a four-story brick building located on the south side of Exchange Street, at the southeast corner of Hamburg Street, within the boundaries of the Hydraulics/Larkin neighborhood identified in an MPDF. Buffalo's City Hall and the downtown business center are located less than two miles to the west.

The surrounding area is predominantly industrial with brick and concrete factory buildings, warehouses, and garages dating mostly from the early-to-mid-twentieth century. The significant industrial architecture of the Larkin Historic District (Certified 2019) is approximately one block to the east. The presence of railroad tracks within one block in all directions of the Buffalo Lounge Company plant underscores its historic relationship to rail shipping networks and the broader industrial context of the area.

The building is minimally setback from Exchange Street by a concrete sidewalk. An asphalt parking lot is located to the rear (south) of the building, accessed by a rough paved asphalt driveway from Exchange Street. A plot of grass separates the lot from the railroad tracks at the parcel's border to the east. Hamburg Street to the east of the building is an elevated road on concrete pylons, only accessible at grade by way of a metal staircase near the building.

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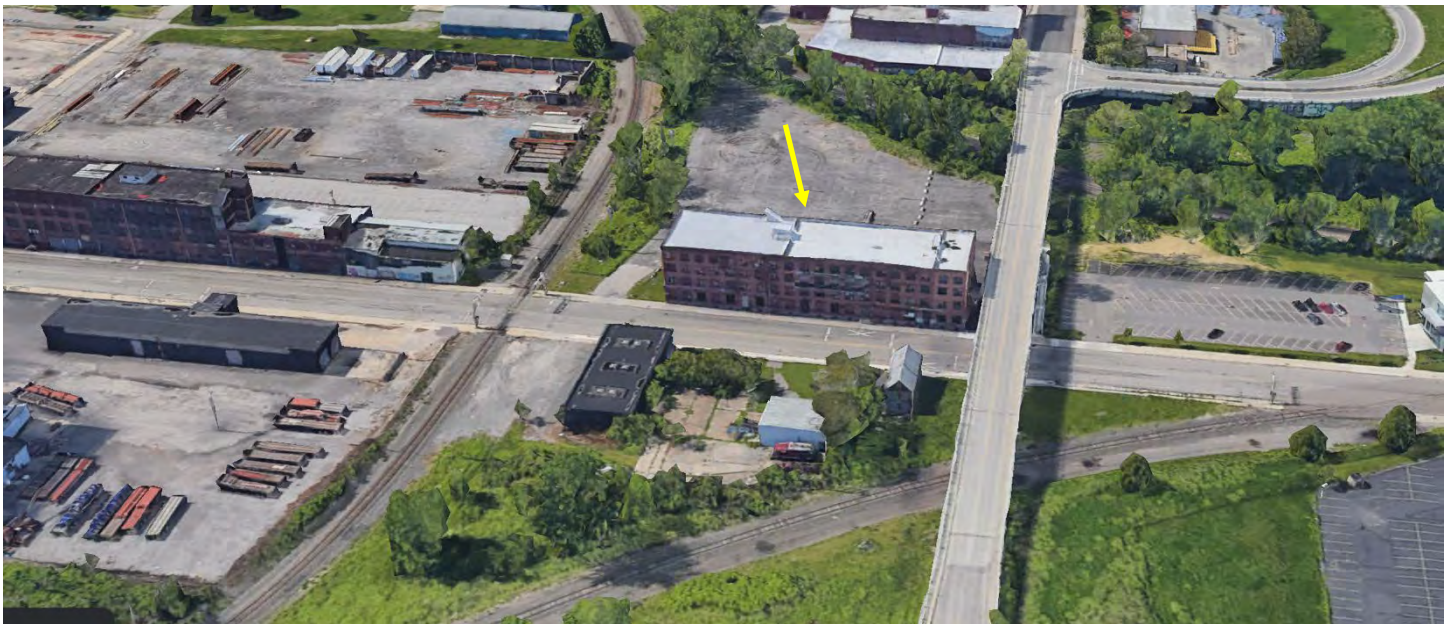
County and State

Site in Context

N ↓

Google earth aerial view December 2022

Building at 567 Exchange Street is indicated with arrow.



Exterior

The building's exterior conveys its 1901 construction as a brick mill factory for the Buffalo Lounge Company. The stone foundation is visible at grade, with regular basement window openings with arched brick header rows above, infilled with brick. The westernmost two bays feature a lighter colored brick than the rest, indicating an addition to the building after a fire in 1914.

The primary elevation faces north to Exchange Street. Four entrances are located on the north elevation: the westernmost is the third bay from the eastern end, and then the other three occur in every fourth bay proceeding east. The westernmost entry appears to be the current primary entrance, at grade, distinguished by a concrete lintel spanning past the bay above the doorway with six-light wood sash transom and brick-infilled space above. The thirteenth bay entrance is slightly recessed, with a glass door with metal mullions and transom accessed by metal stairs. The eastern entrances are slightly above grade, accessed by concrete stairs in a simple rectangular surround.

The second and third floors have a paired window with wood mullion in each bay, set between stone sills and iron lintels with studs. The fourth floor has a paired window in each bay, with stone sills and a segmental arch formed by three brick header rows. Several examples of the original four-over-four double-hung wood sash windows are intact throughout the building, alongside nonhistoric replacement one-over-one double-hung vinyl and wood sash in original openings. The flat asphalt roof has a slight brick parapet that rises higher on the east

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and west ends, with tile coping throughout. This is a slightly lighter color than the other bricks in the building, apparently indicating a rebuilding of unknown date.

The south elevation faces the rear parking lot and has a single one-over-one double-hung wood sash window with segmental arch and stone sill in each bay, aside from the two west bays, which continue the fenestration from the north. A few windows have been reduced in size, with infilled brick and sills indicating the original opening. The first floor has two windows in each bay, many of them boarded. Four entrances occur at an irregular rhythm of bays. The presence of these wide loading bays in their original location demonstrates the building's historic relationship to rail tracks used for shipping during the period of significance. The west elevation continues the same fenestration, with no entrances on the first floor and a metal staircase accessing a door on the second floor. The east elevation is a solid brick wall. The south and north elevations have painted signs reading 'Buffalo Lounge Company' and 'Farm Seed.'

Interior

The interior reflects the historic function of the building as an early nineteenth-century manufacturing space and warehouse facility. Three rows of wood columns with wood capitals and wood ceiling beams run east to west through the building on each floor. Hardwood floors, original sash windows, and exposed brick walls are present throughout. In some places, the building interior has been altered to accommodate new tenants in subdivided spaces with reversible partitions, but these have not displaced existing original columns. Overall, the interior remains intact enough in plan and materials to convey the building's historic function and use as a manufactory and warehouse during the twentieth century.

The plan varies on each floor, but all floors retain the character-defining materials and primary spaces to convey historic use. The building generally contains three major spaces, each divided by an original brick fireproofing wall running north to south. Corridors have been inserted in the center portion of the building on the second and third floors, with drywall walls dividing the corridor from the offices as well as separating the offices themselves. The corridors run on an east/west axis and the subdivided spaces run north to south. The subdivided spaces have reversible drywall partition walls that do not disrupt a historic understanding of the original open plan. The second and third floors contain more subdivided spaces than other floors, and the fourth floor is the least subdivided, making it a good example of original conditions throughout. The exterior brick walls remain exposed in their historic configuration. A freight elevator is intact towards the east end of the building. Fire doors and walls are intact in their original locations. An original scale for weighing seed is still intact on the second floor.

The second floor has seven total offices subdivided to the north and south of the primary corridor running east-west, angling to the northwest to accommodate the stairwell to the south. To the west of the stairwell and a brick dividing wall is another storage room with drywall partitions. The remainder of the second floor to the east of the corridor retains the original open floor plan, divided by a brick wall running north-south and containing a freight elevator and another stairwell to the south.

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On the third floor, the corridor runs east to west (and curves to the northwest as on the second floor) along the south end of the building, accessing four offices to the north. Beyond the stairwell and a brick wall to the west is an open floor plan studio space. To the east, the corridor connects through an opening in the brick dividing wall to access another subdivided space for carpentry and artist studios, as well as the freight elevator and south stairwell.

The fourth floor retains the original open floor plan on the entire floor, divided only by original brick firewalls. The fourth floor is a particularly good example of the original conditions throughout the building, with an open space with a row of original wood columns, wood beams, wood floors, and original windows along the north and south walls. An original set of straight wood stairs with simple wood handrail accesses the floor. The basement also retains the original open plan, with a row of columns running east to west, concrete floor, and metal beams.

Overall, the building retains an excellent degree of architectural integrity to convey its original design as an early twentieth century brick factory. The building still maintains a significant portion of its exterior massing, form, and rhythm, interior plan, materials, original windows, and doors to convey architectural integrity and historic meaning from the period of significance.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Industry

Commerce

Architecture

Period of Significance

1901-1975

Significant Dates

1901; 1904; 1905; 1914; 1934; 1955; 1975

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

S.H. Woodruff

Period of Significance (justification)

The period of significance begins with the construction of the building in 1901 and ends at the 50-year mark in 1975, as the Craver-Dickinson Seed Company continued in operation in the building until the 1980s. This period encompasses all notable architectural developments and changes to the building as well as the eras during which the Buffalo Lounge Company and the Craver-Dickinson Seed Company were at their most prominent.

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Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance and applicable criteria.)

The Buffalo Lounge Company Building, located at 567 Exchange Street, is significant as an early twentieth-century factory building that played an important role in the history of Buffalo's furniture and agricultural industries. It is locally significant under Criterion A for Industry and Commerce, respectively, for its associations with two prominent companies: the Buffalo Lounge Company, maker of fine upholstered furniture distributed across the northeastern United States, and later the Craver-Dickinson Seed Company, a national seed importer and exporter. Located at the southeast corner of Exchange Street and Hamburg Street in the Hydraulics neighborhood, the four-story brick building was designed by S.H. Woodruff in 1901 for the Buffalo Lounge Company to house furniture and upholstery manufacturing and then sold to the Craver-Dickinson Seed Company, which commenced to use it for agricultural storage and offices in 1936. The building is eligible under Criterion C for Architecture as a representative example of a mill-constructed building from the early twentieth century. Today it is a representative example of an early twentieth-century brick industrial building with heavy timber mill construction.

The significance of the industrial architecture in the Hydraulics neighborhood has been surveyed and documented in the 2009 National Register Multiple Property Documentation Form (MPDF), Historic Resources of the Hydraulics/Larkin Neighborhood. The building meets the registration requirements in the MPDF, which state: "the building must be located in the defined boundaries of the Hydraulics neighborhood...; must have been constructed during the periods of significance; and must display the distinctive features characteristic to the period of construction...Industrial architecture which retains significant historical associations and/or architectural distinction, and which retain integrity of architecture, construction, form, materials and detailing, satisfy the requirements for individual listing." The Buffalo Lounge Company Building at 567 Exchange Street meets these registration requirements. The building was specifically identified in the MPDF as potentially NRE on page F.2, which called it "an excellent example of industrial architecture." The building at 567 Exchange Street maintains the distinctive features characteristic of the mill construction type and maintains a good degree of integrity.

The period of significance begins with the construction of the building in 1901 and ends at the fifty-year mark in 1975, as the Craver-Dickinson Seed Company continued in operation in the building until the 1980s. This period encompasses all notable architectural developments and changes to the building as well as the eras during which the Buffalo Lounge Company and the Craver-Dickinson Seed Company were at their most prominent.

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Narrative Statement of Significance

The building at 567 Exchange Street was constructed during a time of significant growth for the Buffalo Lounge Company and the furniture industry in Buffalo. The style, plan, and materials of the building reflect typical early twentieth-century mill construction and factory design. The stone foundation, brick walls, wood floors and wood sash windows attest to an era before reinforced concrete dominated factory construction. The building's open floor plan demonstrates the flexibility required as manufacturing processes and equipment changed over time. Occupied first by the Buffalo Lounge Company (1901-1934) and then by the Craver-Dickinson Seed Company (1934 onwards), the building architecturally demonstrates the history of its twentieth century use through its design and materials today.

Neighborhood Context: The Hydraulics Neighborhood

The Buffalo Lounge Company constructed its new building at this location in the Hydraulics Neighborhood in 1901 to capitalize on proximity to nearby shipping networks. Situated near the Hydraulic and Hamburg Canals and the New York Central railroad tracks, the building was designed to take advantage of available shipping networks at the time of its construction. Attractive to industrial development, the Hydraulics neighborhood also functioned as a self-sufficient community with a mix of commercial and residential architecture.

The history of the Hydraulics neighborhood is well documented in the "Historic Resources of the Hydraulics/Larkin Neighborhood" MPDF.¹ This area is significant as Buffalo's first manufacturing district and one of Buffalo's earliest distinct neighborhoods. By the 1830s, the Hydraulics was emerging as a self-contained neighborhood with a mix of industrial, commercial, and residential architecture that provided community needs within walking distance. The completion of the Erie Canal in 1825 led to a boom in industry in Buffalo overall, but there was still only a limited amount of waterpower available to drive industrial development in the vicinity. This led to the construction of the Hydraulic Canal in 1826-1828. While the Erie Canal was established as an important shipping route, the Hydraulic Canal was designed primarily to serve as a source of power to drive the industrial development of the area. This increased the industrial development along the canal in and around the Hydraulics neighborhood, with residences and commercial businesses emerging to support this activity.

Other canals were constructed in Buffalo during the first half of the nineteenth century, as they were the most modern power source and transportation method at the time. In the Hydraulics neighborhood, the Hamburg Canal was proposed in the 1830s and finally completed in 1852. This waterway connected the Hydraulic Canal via the Mill Race, providing an important link between the industrial areas to the east and the Erie Canal to the

¹ Jennifer Walkowski, "Historic Resources of the Hydraulics/Larkin Neighborhood MPDF," State and National Register of Historic Places Multiple Property Documentation Form, 2009. Much of this section is adapted from that document.

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west. Terminating at Hamburg Street near the nominated building, the Hamburg Canal attracted industries to the Hydraulics neighborhood.²

During the mid-nineteenth century, much of the right of way previously used by the canal system was given over to rail lines. Both the Hydraulic and Hamburg Canals became associated with disease in the 1860s and 1870s, around the same time that railroad networks became the dominant form of shipping and transportation. With the canal fading in importance and popularity and the Hydraulics Neighborhood located in a prime position to the east of the city, the neighborhood became a logical place for the city's new rail lines. The ability to easily import raw materials and export finished goods drew additional industry to the Hydraulics Neighborhood. A series of consolidations among smaller railroad lines led to the creation of the New York Central Railroad in 1853 which had a significant presence in the neighborhood.³

By the end of the nineteenth century, Buffalo had become one of the largest shipping centers in the United States. The Hydraulics Neighborhood was an epicenter of industry and commerce developing a unique culture and identity of its own. The influx of raw materials and labor made the neighborhood an attractive location to set up shop for manufacturing and secondary businesses focusing on producing finished goods. In particular, the Hydraulics Neighborhood was an advantageous location for companies who could successfully utilize the rail lines to bring in raw goods from the west and ship out finished goods to the east where demand continued to grow.⁴

The Hydraulics Neighborhood continued to thrive until the 1940s, when a series of changes ushered in a state of decline for the area. The Great Depression was the first of a series of economic depressions in the Buffalo area that would lead to job loss and a declining population in many neighborhoods. Outdated transportation infrastructure also reduced industry in the Hydraulics Neighborhood by the 1940s alongside shifts in transportation trends and technology by the mid-twentieth century. The construction of the Interstate Highway system saw many businesses historic to the neighborhood move out to the suburbs in the 1950s and 1960s. The construction of Interstate 190 bisected the Hydraulics Neighborhood, creating a physical and psychological barrier in the heart of the community. With much of what was constructed in the nineteenth and early twentieth centuries gone, the few remaining buildings stand as a testament to what was once a center of industry, commerce, and prosperity.⁵

² Henry Perry Smith, *History of the City of Buffalo and Erie County: With Illustrations and Biographical Sketches of Some of Its Prominent Men and Pioneers* (Syracuse: D. Mason & Co., 1884).

³ Jennifer Walkowski, MPDF, E1, E3-E5; Lankes, Frank J. "The Hydraulics," *Niagara Frontier* (Buffalo and Erie County Historical Society) (Spring 1955), 7.

⁴ Walkowski, E6-E9.

⁵ Walkowski, E10-E12; See also Emily Connors, "Iroquois Door Company Building," Draft National Register Nomination (2019).

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Architectural History of 567 Exchange Street, 1901-1975

Constructed in 1901, the building located at 567 Exchange Street is a representative example of an early twentieth-century brick industrial building with heavy timber mill construction. The building's scale, form, plan, and materials together convey many of the formal and organizational qualities that were typical of an early 1900s factory in America, and particularly in the Hydraulics neighborhood.

Prior to the construction of the building, the parcel at the southeast corner of Exchange Street and Hamburg Street was occupied by a cluster of buildings from the late nineteenth century. The 1889 and 1899 Sanborn Fire Insurance Maps illustrate this site at that time, which included a two-story saloon at the corner, a modest one-story frame dwelling, and a one-story coal shed (in 1889) that later became the Lake View Ice House (by 1899). Railroad tracks ran east-west behind these buildings, accessing larger networks in the vicinity. These buildings were all demolished to make way for the construction of the current building on the combined parcel at 567 Exchange Street in 1901.

The Buffalo Lounge Company announced its purchase of the land and its plan to construct a new factory at 567 Exchange Street in July 1901. The company stated, "The business has again grown out of its present factory and the company is having built for it a more modern building which it expects to occupy on or about September 1901."⁶ The company planned for "a 4-story brick structure to be erected on Exchange Street near Hamburg Street, 216 x 60 feet in size."⁷

Architect S.H. Woodruff was commissioned to design the building. Woodruff had moved to Buffalo in 1900, where he built 567 Exchange Street as well as the Buffalo Milk Company headquarters (NR listed 2016). After only a few years in Buffalo, Woodruff went to San Francisco to help rebuild the city after the 1906 earthquakes there. He later achieved success in the Los Angeles region during the 1920s as a developer of Hollywoodland and then Dana Point, prominent communities in California.⁸

Completed in September 1901, the four-story brick factory featured paired segmental arched windows on the upper floor and a stone foundation with arched basement windows visible at grade. The modest appearance is typical of an early 1900s factory and reflects Woodruff's predilections at this early stage of his architectural career. The design incorporated a flexible open floor plan, interrupted only by support columns in most places, that enabled manufacturing processes to evolve as technology evolved over time. The company moved into the building with about 175 people employed there by December of 1901.⁹

⁶ "Made in Buffalo," *Buffalo Express*, July 29, 1901.

⁷ "Large New Factory," *Buffalo Commercial*, May 16, 1901.

⁸ Carlos N. Olvera, "Its History: Woodruff the Man," *Dana Point Times*, April 8, 2016.

⁹ "Made in Buffalo," *Buffalo Express*, July 29, 1901.

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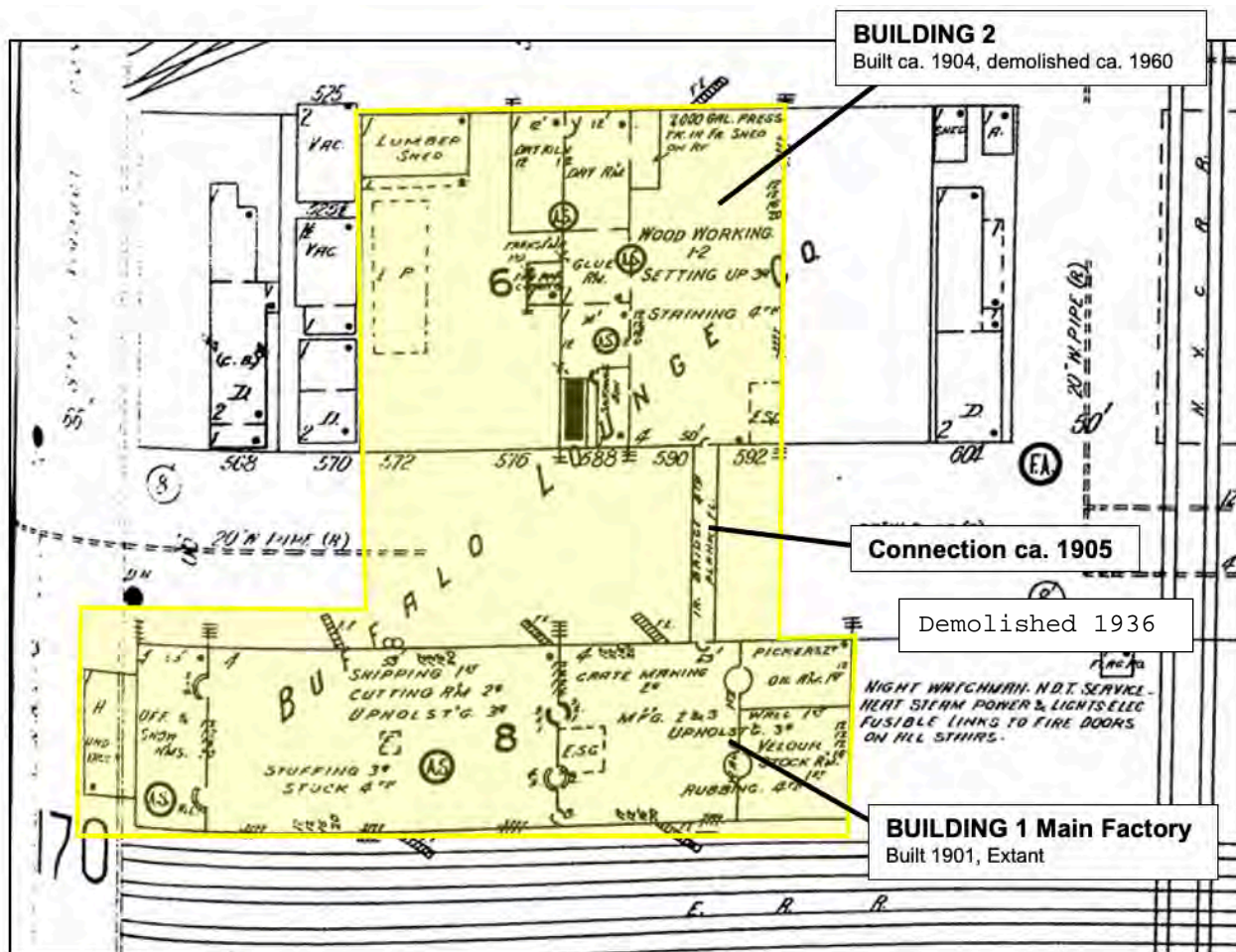
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The building was sited in relation not only to the corner of Exchange Street, but to an Erie Railroad track running the entire length of the building, with three loading doors directly accessing cars on the sidetrack.¹⁰ This loading dock was essential given the large size of furniture produced at the factory, which could be shipped directly through the loading doors (still intact) to convey this original function. The presence of these loading doors and their relationship to the tracks indicates the building's location was an important factor in its construction and use over time.

With about 70,000 square feet of floor space inside, the company used each floor for a different, interconnected purpose in furniture manufacturing, upholstery, and sales. The furniture was constructed typically moving from the top to the bottom. The frame was built on the upper floor, moved to the second and third floor for cutting, upholstery, varnishing, and finishing, then to the first floor for shipping. A few offices and display rooms were also on the first floor. Two fireproof storage rooms were located on the first floor and the basement, with concrete floor, provided plenty of storage space for excess pieces awaiting shipment and spare materials.

Detail, 1925 Sanborn Map (Buffalo 1916-1940 vol. 2, 1925, Sheet 231)



¹⁰ "Buffalo Lounge Company, Bankrupt," *Buffalo News*, April 10, 1934.

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As the Buffalo Lounge Company continued to expand, another factory was constructed across the street in 1904. The building at 578 Exchange Street was referenced as Building No. 2, with 567 Exchange as Building No. 1. Building No. 2 was also designed by S.H. Woodruff, intended as a “duplicate of this plant on the opposite corner.”¹¹ By 1904, Building No. 2 was equipped with dry kilns and woodwork machinery in order to manufacture the furniture frames. The frames were then loaded into Building No. 1 for upholstery and finishing, then shipping.

Building No. 2 was built as a freestanding building and not connected to Building No. 1 until 1905. That year, they were connected by a steel footbridge spanning Exchange Street. The footbridge was demolished in 1936, when the building was sold to its next owner. The second building itself was demolished around 1960 as well. Thus, today, the building at 567 Exchange Street is the oldest and only remaining building extant related to the Buffalo Lounge Company. It was originally built as a freestanding building, and though later connected for about thirty years to a since-demolished building across the street, it remains a freestanding building today.

A large fire swept through the upper floors of the nominated building in 1914, requiring about \$50,000 in repairs. The fire started on the upper floor, catching onto the large quantities of varnish and shellac in the building. It blew off a portion of the roof and one of the walls through an explosion, and two firemen were injured by broken glass and fallen bricks.¹² The building design included firewalls which proved their worth, deflecting the fire and keeping it on the north side of the firewall along the Jefferson Street side of the building.¹³ This fire attracted a massive crowd of allegedly 10,000 persons watching on adjacent streets.¹⁴ Ultimately the two upper floors were damaged by fire along the north side, with the lower floors suffering water and smoke damage. About \$50,000 of stock was also damaged by the fire in addition to the building itself. The building and stock were covered by insurance, so the Buffalo Lounge Company was able to make repairs as needed.

The two westernmost bays of the building are of a lighter shade of brick than the rest. These do not exist in a 1904 engraved image of the factory (see Additional Documentation), as clearly indicated by the number of window bays. This addition was apparently added in the aftermath of the 1914 fire and is likely what is referred to in the December 1914 building permits reported by the *Buffalo Times* as a “four-story brick factory addition, \$10,000.”¹⁵ The building’s rather plain parapet seems to be a third shade of brick (and would undoubtedly have been rebuilt after the fire) but a precise date has not been established for that phase of construction.

¹¹ “New Plants to Be Built,” *Buffalo Courier*, June 5, 1905.

¹² “Serious Blaze in Exchange Street,” *Buffalo Commercial*, May 28, 1914.

¹³ “Two Injured at 100,000\$ Blaze,” *Buffalo Courier*, May 28, 1914.

¹⁴ “Serious Blaze in Exchange Street,” *Buffalo Commercial*, May 28, 1914.

¹⁵ “New Factory in Exchange St.,” *Buffalo Times*, December 27, 1914, 53.

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When the Buffalo Lounge Company went bankrupt in 1934, the City of Buffalo took possession of the plant, and the parcels went up for auction in April of that year. The Notice of Sale published in the *Buffalo Evening News* on April 10, 1934, demonstrates the properties were to be sold either separately or together.

The buildings sold separately two months later in June 1934, when the factory building at 567 Exchange Street was sold to the Craver-Dickinson Seed Company. The Craver-Dickinson Seed Company purchased only one building, 567 Exchange Street, and the two buildings were never associated with the same business again. In solidifying the separation of the two properties, the former bridge connecting the Buffalo Lounge Company buildings was taken down. As two separate companies began operating their businesses, the iron bridge on the fourth level would serve no purpose.¹⁶

The Craver-Dickinson Seed Company took possession of 567 Exchange Street and business was underway at the plant by winter of 1934. The purchase and occupation of 567 Exchange Street was an opportunity to expand storage and shipping facilities, making use of the railroad tracks and fireproof storage space well suited for storing agricultural seed.

The building served mostly as a warehouse, as the company required a large amount of storage for bagged seed. Rather than store seed in its grain elevators, the need to store seed that had already been bagged, boxed, or otherwise contained led to the purchase of the building at 567 Exchange Street. The flexible open floor plan of the building enabled plenty of storage, requiring little to no architectural interventions to convert to this use, other than an elevator upgrade in 1938.¹⁷ The loading docks and adjacent rail tracks were convenient for shipping out this seed to local and national customers as well.

The Craver-Dickinson Seed Company underwent a series of mergers, name changes, and consolidations from the 1940s-1980s, but it remained in operation at 567 Exchange Street during that era. Throughout that time, the building at 567 Exchange Street was used primarily as a storage and shipping facility for agricultural seed under the name Craver-Dickinson, which continued to operate as a separate agricultural seed business despite the change in parent companies.¹⁸ By 1970, forty workers were employed at 567 Exchange Street.¹⁹ The building continued to function as a warehouse and shipping facility for one of the largest agricultural seed companies in America through the period of significance.

¹⁶ The "Building No. 2" across the street was not purchased as quickly as its former counterpart. It was not until winter 1936 that the purchase of the former "Building No. 2" is evident as 565-587 Exchange Street is listed under Allan D. Oppenheimer Inc. as a waste management facility in the City of Buffalo Directory of that year.

¹⁷ "Plans Filed," *Buffalo Daily Law Journal*, January 11, 1938, 4.

¹⁸ "Craver Acquires Eckstein Seed," *Buffalo Evening News*, July 13, 1940.

¹⁹ "Elmer L. Townsend, Seed Supplier," *Buffalo News*, December 20, 1975.

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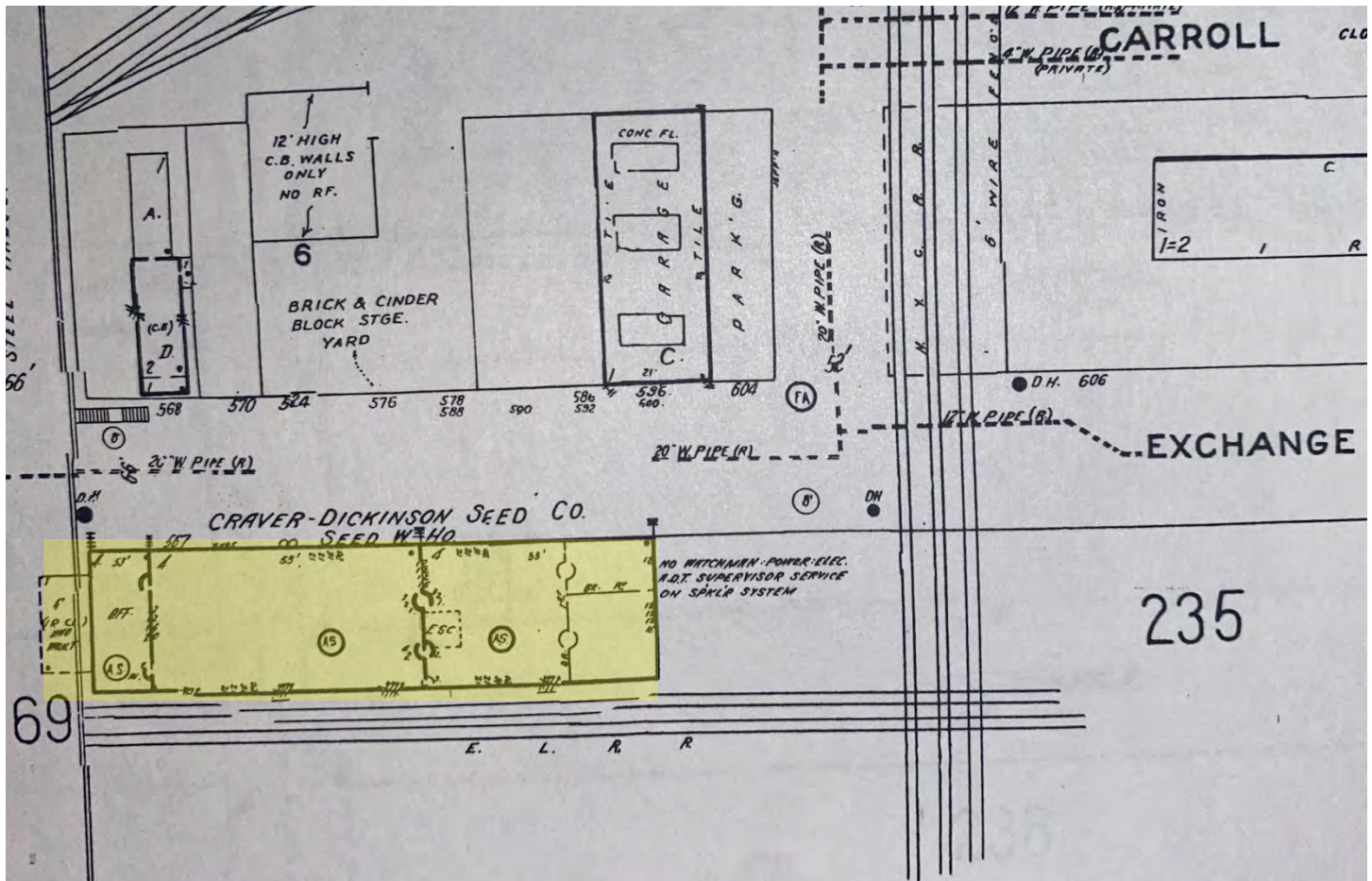
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Detail, 1981 Sanborn Map

Note the connection and Building 2 had been demolished by this time.



Fireproof Mill Construction

American cities suffered major fires during the nineteenth century, such as that in Chicago in 1871, raising anxiety about the need for fireproof designs and materials. Addressing this, many factories were built with bearing walls of brick or stone, typically in a rectangular shape for ease of both construction and use. By the late 1800s, this type of fireproof construction had become standard for new mills in America.²⁰

The advent of slow-burning mill construction in New York State occurred with the tremendous increase in textile manufacturing after industrialization. The change was precipitated by the shift to more durable brick construction, which was in part caused by the depletion of wood resources and the increase in brickyards. Wood factories were seldom seen after the early nineteenth century. The high risk of fires in cotton mills resulted from

²⁰ Sarah Wermiel, "The Development of Fireproof Construction in Great Britain and the United States in the Nineteenth Century," *Structural Iron and Steel, 1850-1900* (United Kingdom: Taylor & Francis, 2017).

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friction and sparks from machinery igniting flammable cotton dust, causing the frequent loss of property and lives and leading engineers to search for ways to create safer spaces. As buildings became safer it lowered the risk to property. Life safety, however, did not always keep pace with the protection of property. In one notorious example, the Triangle Shirtwaist Factory building in Manhattan survived a terrible fire in 1911; however, 146 people lost their lives in part because firemen had not yet developed the technology to reach the building's higher floors.

Published descriptions of slow-burning mill construction occurred as early as the late 1840s, and by the 1880s this method was ubiquitous for cotton and woolen mills throughout New York. While the method was not touted as fireproof, it was promoted as flame retardant. Its endorers were often industrial construction or representatives of fire insurance companies, such as Edward Atkinson, president of the Boston Manufacturers Mutual Fire Insurance Co, who wrote an article on the subject in *American Architect and Building News* in 1879.

The term "mill construction" reflects a method that was developed to limit damage in the event of a fire. Mill construction features the use of a heavy masonry wall, usually brick or stone, to provide a building shell, with an interior system of posts and beams that are designed to resist fire. Additionally, they would also fall away from the exterior walls without pulling the whole building down if they burned.²¹ The heavy posts not only supported heavy machinery but, when covered with flooring of multiple thick planks, prevented flammable dust from falling through the cracks between floors and greatly lessened the chances of fire. Other typical fire-resistant features included fire doors, a brick-enclosed stairway, an automatic sprinkler system (after 1850), iron window casings, metal windows, water tanks in towers, and the division of interior spaces by thick brick walls. Each of these architectural devices addressed the need to compartmentalize spaces to prevent the spread of fire, provide a safe exit from the building, and reduce the impact of fire on the entire building at once.

The essential characteristics of mill construction included: disposing timber and plank in heavy solid masses so as to expose the least number of corners and projections to fire; laying incombustible floor coverings over any floor openings; protecting ceilings above hazardous processes with lime plaster; iron firewalls or protective gaps between buildings. Each of these devices addressed the need to compartmentalize spaces to prevent the spread of fire, provide a safe exit from the building, and reduce the impact of fire on the entire building at once.

Slow-burning mill construction was ubiquitous throughout New York State in the late nineteenth century, especially in the major textile-producing cities such as Troy, Cohoes, Utica, Rochester, and Buffalo, as well as in numerous small cities, villages, and hamlets. Due to their historic prevalence, there are innumerable examples of this type of building construction remaining extant today. Locally, there are several examples of mill construction near the nominated building, including the Iroquois Door Company Building (NRE) and

²¹ Sarah Wermiel, "The Development of Fireproof Construction in Great Britain and the United States in the Nineteenth Century," *Structural Iron and Steel, 1850–1900* (United Kingdom: Taylor & Francis, 2017).

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Monarch Knitting Mill (NR listed 2019). The method remained popular even after the advent of steel framing in the early twentieth century. One (undocumented) account notes that in an 1899 fire in Worcester, steel columns had lasted only 15-25 minutes before bending. It was not until the advent of reinforced concrete construction, which offered many advantages in strength and flexibility, in the early twentieth century that the use of mill construction waned.

This type of load-bearing masonry mill construction would soon be replaced by reinforced concrete as the dominant factory construction method. In the early 1900s, American architects and engineers began to use reinforced concrete more widely in their factories, at least a decade later than it had been used in some European countries. By the 1920s, mill construction using heavy timber was practically unused in New York.²² Reinforced concrete and steel framed construction had replaced load-bearing masonry mill construction by that time, used in industrial buildings as well as civic, commercial, and residential buildings.

In this sense, the building at 567 Exchange Street offers a good example of this type of nineteenth-century mill construction towards the end of its peak era. The building conveys many qualities typical of mill construction on both the exterior and interior. The building's fireproof construction was put to the test during a 1914 fire, when damage was effectively minimized by the building's fireproofing elements. Load-bearing brick walls form the rectangular shape of the building, punctuated at regular intervals with wooden sash windows. Inside, the building retains its original wood columns and timber ceiling beams as well as other wood details indicative of the era. Internal dividing walls are brick, some with fire doors, demonstrating the compartmentalization of spaces intended to prevent the spread of fire.

The Buffalo Lounge Company

The Buffalo Lounge Company was a well-known furniture maker in Buffalo during the early twentieth century, affiliated with quality designs and craftsmanship at an affordable price. The building at 567 Exchange Street represented the substantial growth of the Buffalo Lounge Company at the time it was constructed in 1901. Owned by three business partners since 1897, the Buffalo Lounge Company was founded and managed by Charles F. Benzing, Henry Jacobs, and Walter P. Tribble. The company had multiple locations over time, including 190 Myrtle Street, which they constructed in 1906 (since demolished), but the building at 567 Exchange Street remained an important center of manufacturing activity, particularly the construction of frames and upholstery finishing.

The company was established just six years prior to the construction of 567 Exchange Street and had already outgrown two other locations before constructing this building, first on Nichols Place in 1895 and then at a factory they constructed at 588-594 Louisiana Street in 1898 (both demolished). Even after the factory at 567 Exchange Street was built, the company continued to expand, with a showroom at 672 Main Street and

²² Donald Friedman, *Historical Building Construction: Design, Materials, and Technology* (New York: W.W. Norton, 2010).

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additional space at 190 Myrtle Avenue (both demolished). Despite their once large footprint throughout the city, today the building at 567 Exchange Street is the only extant building with good architectural integrity to convey its historic affiliation with the Buffalo Lounge Company.

The Buffalo Lounge Company was a major employer of skilled and unskilled workers during the early twentieth century. The company employed 175 people when 567 Exchange Street was constructed in 1901. By 1905, the company employed over six hundred workers.²³ The company's need to find skilled workers caused them to advertise in help wanted sections as far away as Cleveland, Ohio.²⁴ Like other furniture manufacturers, the Buffalo Lounge Company hired both men and women to work in the factory. Women were paid \$12 a week to operate power sewing machines in the upholstery department in 1920.²⁵ Men were employed in other departments, including lumber handling, gluing, and frame construction. The large size, scale, and diversity of employees demonstrates the substantial impact this company had on Buffalo's industrial sector as well as on the furniture industry overall.

While at 567 Exchange Street, the Buffalo Lounge Company became well-known and quite successful, in Buffalo and beyond. As one article stated, "The Buffalo Lounge Company makes some of the finest couches to be found anywhere. The products are popular wherever sold and that is in almost all parts of the United States."²⁶ They built steel-spring couches of all upholstered styles, "from expensive leather to quiet denim, fine davenports, leather coverings for office furniture, wardrobe lounges, box couches, and the famous bed lounge."²⁷ Initially specializing in chaise lounges and bed lounges (similar to a day bed today), they provided quality furniture that they built according to their own designs.

They provided catalogs to dealers only, but their furniture was sold in many states, although based on period newspaper advertisements, it appears that their distribution focused on the Eastern Seaboard from Maine to Virginia, then stretching west to Cleveland and Pittsburgh. Further west, they likely encountered stiff competition from Michigan-based firms. They sold their furniture primarily to furniture dealers rather than directly to the customer, identifying their business as 'wholesale manufacturing.' In the 1920s, Buffalo Lounge Company became increasingly associated with the Luxart trademark in their living room furniture, which they marketed as a sign of quality:

"Luxart" upholstered furniture has the best interior construction that is possible to manufacture. All frames are constructed of thoroughly kiln-dried hardwoods and in assembling are *hot*-glued and heavily doweled at all joints.

²³ "New Plants to Be Built," *Buffalo Courier*, June 5, 1905.

²⁴ See help wanted advertisements such as can be found in the *Cleveland Press*, September 12, 1906, 12, and January 2, 1917, 9.

²⁵ *Buffalo Commercial*, April 3, 1920.

²⁶ "Buffalo Lounge Co.," *Buffalo Illustrated Times*, February 28, 1904.

²⁷ "Buffalo Lounge Co.," *Buffalo Illustrated Times*, February 28, 1904.

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Only the best quality of webbing is used for foundation of spring work and the springs are of the double cone type, made of highly tempered steel, set closely together, securely sewed to webbing and tied with the best quality hemp twine.

One of the most important features of the inside construction is the quality of filling used. In “Luxart” furniture nothing but curled hair, best quality moss, pure quite cotton, or kapok is used.

Only clean new materials are used in the manufacture of “Luxart” furniture, and the work is performed by expert craftsman, in a scrupulously clean daylight factory, under the best of sanitary conditions.²⁸

The Buffalo Lounge Company remained successful through the 1920s but experienced a downturn during the Great Depression. The company hired a new president, William L. McVay, in 1918, who died in 1932. Two years later, with the death of leadership combined with economic struggles typical for many companies in the 1930s, the company declared bankruptcy in 1934.

The Craver-Dickinson Seed Company

The Craver-Dickinson Seed Company was one of Buffalo’s most successful agricultural seed companies, with broad brand-name recognition amongst both large companies and individual customers. The Craver-Dickinson Seed Company took possession of 567 Exchange Street and business was underway at the manufacturing plant by winter of 1934. This was not the company’s first or only location, as the business had multiple locations in Chicago and Minneapolis since the early 1900s before building a plant and warehouse at 329 Ganson Street (demolished) on the Buffalo River in 1910-1914. Although it had been in business since 1899, its trademark was registered in Buffalo in 1930. More than any of its other prior locations in Buffalo, the building at 567 Exchange Street provided the longest duration of occupancy in company history.

The company expanded into the Hydraulics neighborhood in 1928, when it leased space in the Larkin complex nearby.²⁹ This was likely storage space, as the Larkin terminal offered convenient access to nearby rail networks. The branch in the Larkin terminal building likely led the company to recognize the advantages of having a location in the Hydraulics neighborhood. They were quick to purchase the former Buffalo Longue Company building at 567 Exchange Street when it became available in 1934, already familiar with the area. The purchase and occupation of 567 Exchange Street was an opportunity to expand warehouse and shipping facilities, making use of the railroad tracks and fireproof storage space well suited for storing agricultural seed.

The Craver-Dickinson Seed Company was among the most successful seed companies in Buffalo, as shown in a 1952 advertising article run by the Marine Trust Company of Western New York noting that the company was importing and exporting seeds “by the trillion.” With an accompanying image demonstrating seeds stacked

²⁸ “‘What is Inside’ Should Be You First Question” [advertisement], *Buffalo Courier Express*, February 6, 1927, 4.

²⁹ “Seed Firm Purchases Buffalo Lounge Plant,” *Buffalo News*, June 15, 1934.

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between columns at the 567 Exchange Street warehouse, the article details the broad range of customers the company had at the time. As “substantial importers” of seed from Denmark, Holland, Australia, New Zealand and other countries, the company also did a “very large volume of domestic business.”³⁰ Over a dozen agricultural supply stores sold Craver-Dickinson seeds to local customers as well as large companies such as the Martine Trust Company. Their seed bags were recognizable enough to be collector’s items on auction websites today, with Walmart even selling a tote made from a print of their ‘Pine Tree’ farm seeds bag, which identifies the Craver Dickinson name as well as Buffalo, NY.

The Craver-Dickinson Seed Company operated business successfully out of 567 Exchange Street for many years until around 1985. The company underwent a series of mergers, consolidating with the Whitney Seed Company in 1940, with the Rudy Patrick Company in 1955, with the W.R. Grace and Co. in 1965, and again under the parent company of Rudy-Patrick Company in 1970. Throughout that time, the building at 567 Exchange Street was used primarily as a storage and shipping facility for agricultural seed under the name Craver-Dickinson, which continued to operate as a separate agricultural seed business despite the change in parent companies.³¹

The company continued to maintain a favorable reputation into the late twentieth century. Craver Dickinson, later Whitney-Dickinson, company products appeared in numerous advertisements into the 1980s. Sold in many nurseries throughout Western New York, their products were familiar, household names in lawn seed, care, and other plantings. In 1977, for instance, Whitney-Dickinson donated \$4,000 worth of seed for all city baseball and softball diamonds ruined by snow from the blizzard of 1977.³² Products like Kentucky bluegrass seed that had been stored at the warehouse at 567 Exchange Avenue were sold mostly at nurseries, hardware stores, and agricultural centers for many decades.

After the Period of Significance

Although the Hydraulics neighborhood continued to thrive into the twentieth century, by the 1960s the area faced increasing economic difficulties. Like the city of Buffalo overall, job loss, declining population and the aging of the transportation infrastructure began to cripple the Hydraulics neighborhood. By the 1940s and 50s, the city’s railroads and factories, which had been constructed nearly a century earlier, were rapidly aging and becoming obsolete.

The construction of the Niagara Branch of the New York State Thruway (I-190) had a devastating impact on the Hydraulics neighborhood. Completed in 1959, the Niagara Thruway traced much of the earlier Erie Canal and Main and Hamburg Canal rights-of-way (by then infilled) and was constructed on the former Scott Street just

³⁰ “Imports and Exports Seeds by the Trillion,” *Buffalo News*, November 17, 1952.

³¹ “Craver Acquires Eckstein Seed,” *Buffalo Evening News*, July 13, 1940.

³² “Seed Deed,” *Buffalo News*, April 5, 1977.

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south of the primary core of the Hydraulics neighborhood and nominated building. The elevation of the roadway, coupled with the congestion, noise and pollution, created a physical rift between areas to the north and south of the Niagara Thruway; the road literally became a line which marked a physical and psychological barrier. While initially the Thruway project, like other highway projects going on across the county at the same time, was seen as beneficial and a means to modernize transportation to and from the city, it soon proved to have the opposite effect on the city.³³

The opening of the highway system proved devastating for the commercial interests in the Hydraulics as well. Many key businesses left the Hydraulics or closed entirely once the highway opened. The F.N. Burt Company, maker of paper boxes, as well as J. W. Clement, and the Keystone Warehouse Co. constructed new facilities in the Buffalo suburbs of Cheektowaga and Depew, areas made easily accessible via the new Thruway system.³⁴ Many of Buffalo's other largest manufactures and industries also left the area, and as jobs left the region, so too did the residents. While the Craver-Dickinson Seed Company remained in the building, the surrounding area suffered from abandonment and neglect during the late twentieth century.

In 1985, arsonists started a fire at 567 Exchange Street, causing \$50,000 in damage, mostly to stock. At the time, the building was used solely for seed storage and no employees were working there.³⁵ By 1989, the building was no longer occupied as an agricultural seed storage facility and instead was a mattress warehouse that held clearance sales periodically from 1989-ca. 2009.

The building was purchased in 2002 by a new owner, which brought on new uses. From 2010-2016, the third floor housed artist studios and small galleries. By 2018, the building was fully occupied by a variety of tenants.³⁶ The original open floor plan of each factory floor was subdivided with minimal interruption, with drywall partition walls in line with existing wood columns, original hardwood floors maintained or refinished in many places, and original windows intact in most locations.

Since the building was first sold in 1934, the interior plan and materials underwent only minimal, reversible alterations to accommodate new uses. Drywall partitions were placed in line with existing columns, subdividing spaces from a corridor. These alterations were done with materials and alignment so as not to disrupt original materials or a historic understanding of the original open floor plan. Today the building retains a good amount of architectural integrity to convey a historic understanding of its original design and construction as an early twentieth century furniture manufactory.

³³ Walkowski, E11.

³⁴ Hawley, "Niagara Thruway sped the decline of the Hydraulics."

http://www.thehydraulics.com/the_hydraulics/2009/03/niagarathruway-spel-only-the-decline-of-the-hydraulics.html

³⁵ "Warehouse Damaged by Arsonists," *Buffalo News*, February 18, 1985.

³⁶ *Buffalo News*, April 27, 2018.

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Summary

The building located at 567 Exchange Street was designed by architect S.H. Woodruff for the Buffalo Lounge Company as a four-story brick factory for furniture manufacturing, storage, and shipment. Completed in 1901, it is a good, local example of early twentieth-century brick mill construction with many original features intact to convey its architectural integrity. The building meets Criterion A in the area of Industry for its affiliation with the Buffalo Lounge Company (1901-1934) and the Craver-Dickinson Seed Company (1934-1980s), two locally prominent businesses that used the space for manufacturing and storage during the period of significance. The building meets Criterion C in the area of Architecture as it retains a high level on integrity on the interior and exterior, reflecting the character-defining features of early twentieth-century brick mill construction originally designed for furniture manufacturing and storage. The period of significance begins in 1901 with the construction of the building and ends in 1975 at the fifty-year mark as it continued to serve as a warehouse into the late twentieth century.

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“Two Injured at 100,000\$ Blaze.” *Buffalo Courier* (Buffalo, NY), May 28, 1914.

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“‘What is Inside’ Should Be Your First Question” [advertisement]. *Buffalo Courier Express*, February 6, 1927, 4.

Previous documentation on file (NPS):

☒ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.42

(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 42.875504	Longitude: -78.856264
2. Latitude:	Longitude:
3. Latitude:	Longitude:
4. Latitude:	Longitude:

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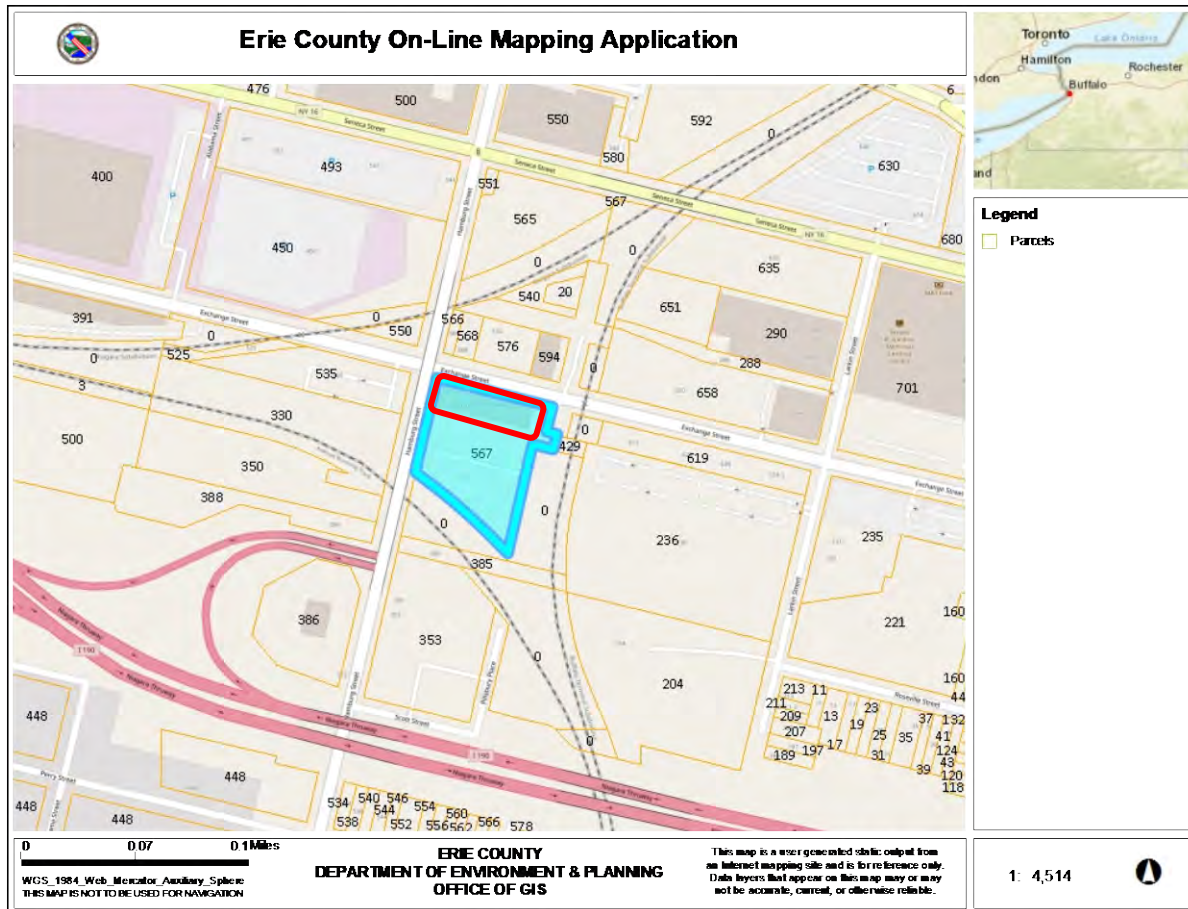
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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the nominated building, set within a larger expanded present parcel today, is indicated by a heavy line on the enclosed map with scale.



Boundary Justification (Explain why the boundaries were selected.)

The boundary has been drawn to contain the building and property historically constructed, owned, and occupied at 567 Exchange Street by the Buffalo Lounge Company and Craver-Dickinson Seed Company. The boundary has been drawn to encompass the building historically at 567 Exchange Street, intact in the same location within these boundaries today. Historic maps indicate that the south edge of the boundary was close to the building, north of the former railroad tracks. Therefore, the boundary does not include the parking lot to the rear of the building. That parking lot was constructed after the railroad tracks were removed and the parcel was extended to the south. The outlined boundary includes the historic building in what reflects its historic parcel boundaries, contained within the expanded present parcel today.

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11. Form Prepared By

name/title Annie Schentag, Ph.D. [edited and expanded by Johnathan Farris, Ph.D., NYSHPO]

organization kta preservation specialists

date 2.23.2023

street & number 422 Parker Avenue

telephone 716.864.0628

city or town Buffalo

state NY

zip code 14216

e-mail aschentag@kta-preservation.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

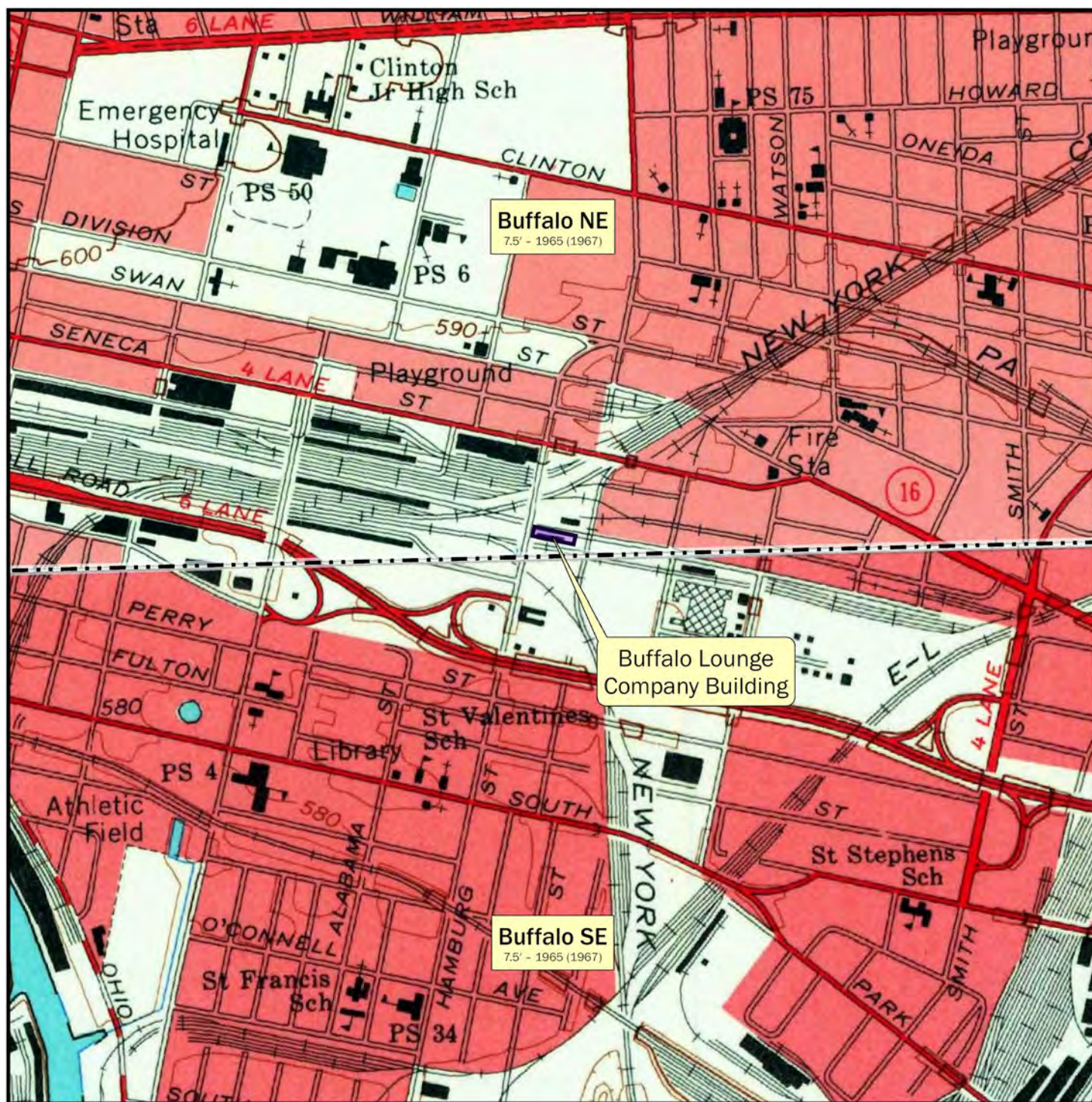
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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1:12,000

0 500 1000 ft



Buffalo Lounge Company Building



New York State
Parks, Recreation and
Historic Preservation

Projection: WGS 1984 UTM Zone 17N

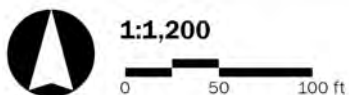
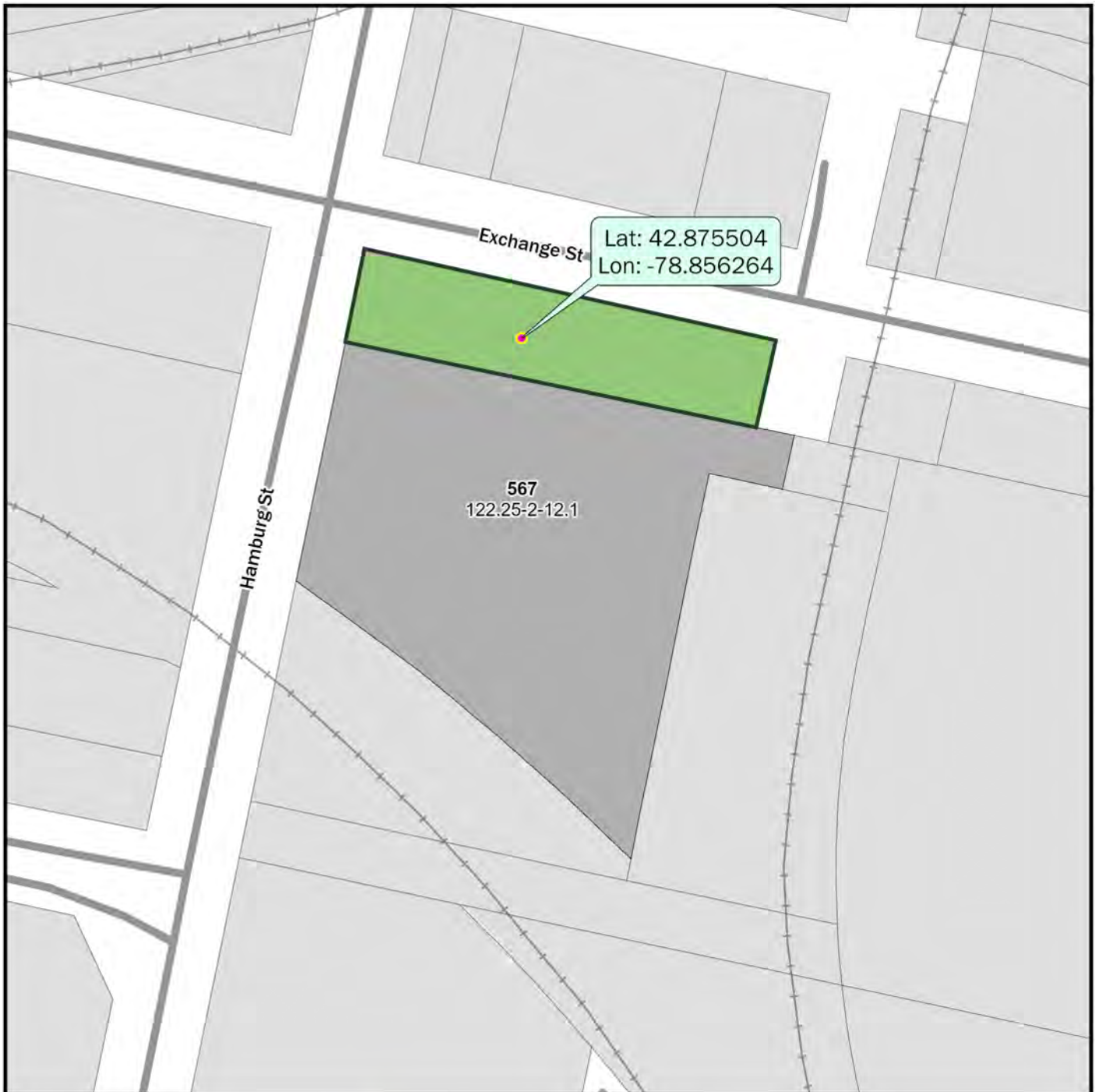
Mapped 07/14/2025 by Matthew W. Shepherd, NYSHPO

Buffalo Lounge Company Building

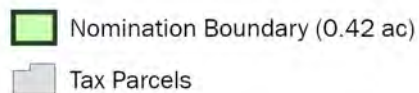
Name of Property

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Projection: WGS 1984 UTM Zone 17N



Erie County Parcel Year: 2024



**New York State
Parks, Recreation and
Historic Preservation**

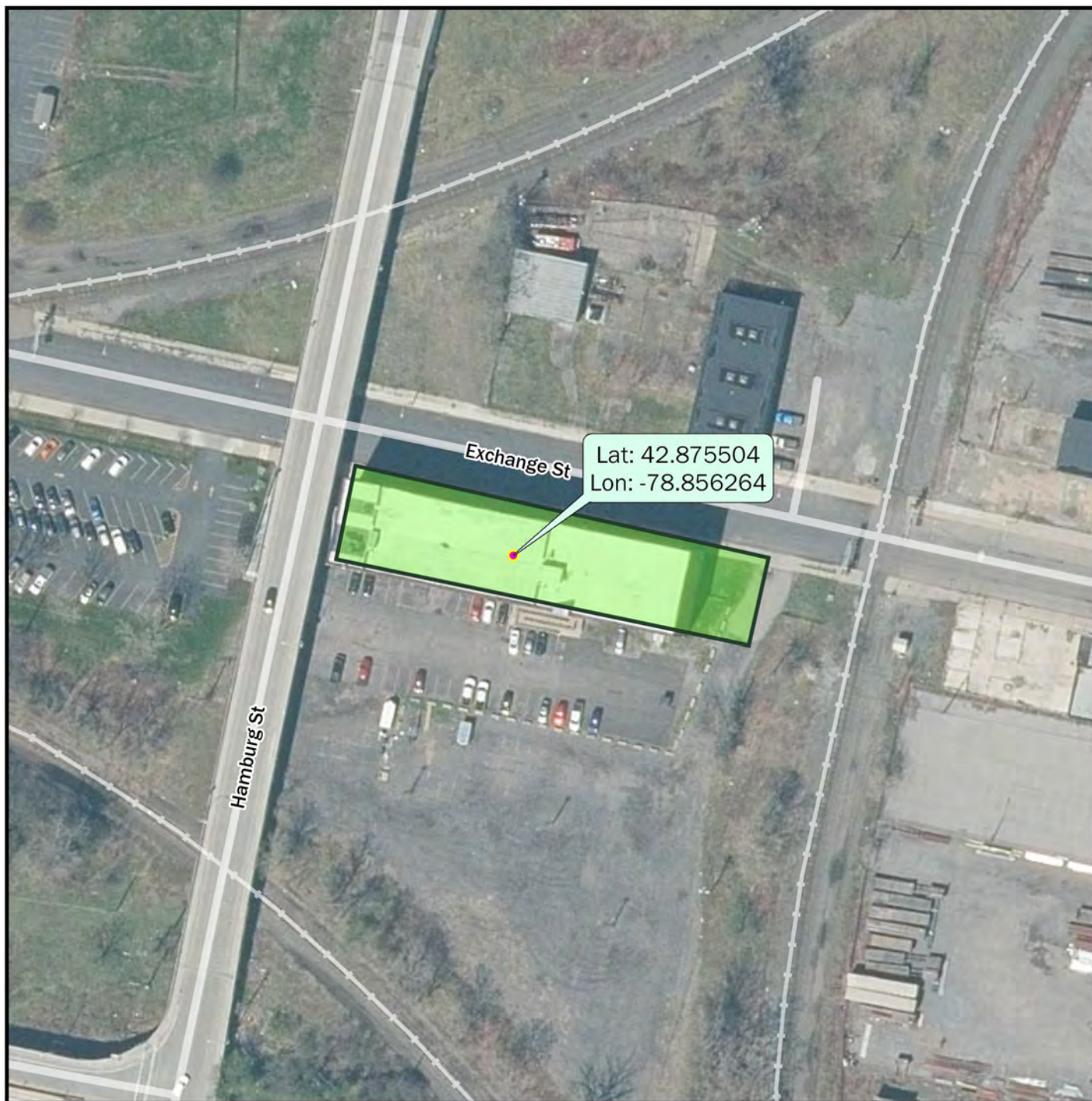
Mapped 07/14/2025 by Matthew W. Shepherd, NYSHPO

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1:1,200

0 50 100 ft

Projection: WGS 1984 UTM Zone 17N



Nomination Boundary (0.42 ac)

New York State Orthoimagery Year: 2023



**New York State
Parks, Recreation and
Historic Preservation**

Mapped 07/14/2025 by Matthew W. Shepherd, NYSHPO

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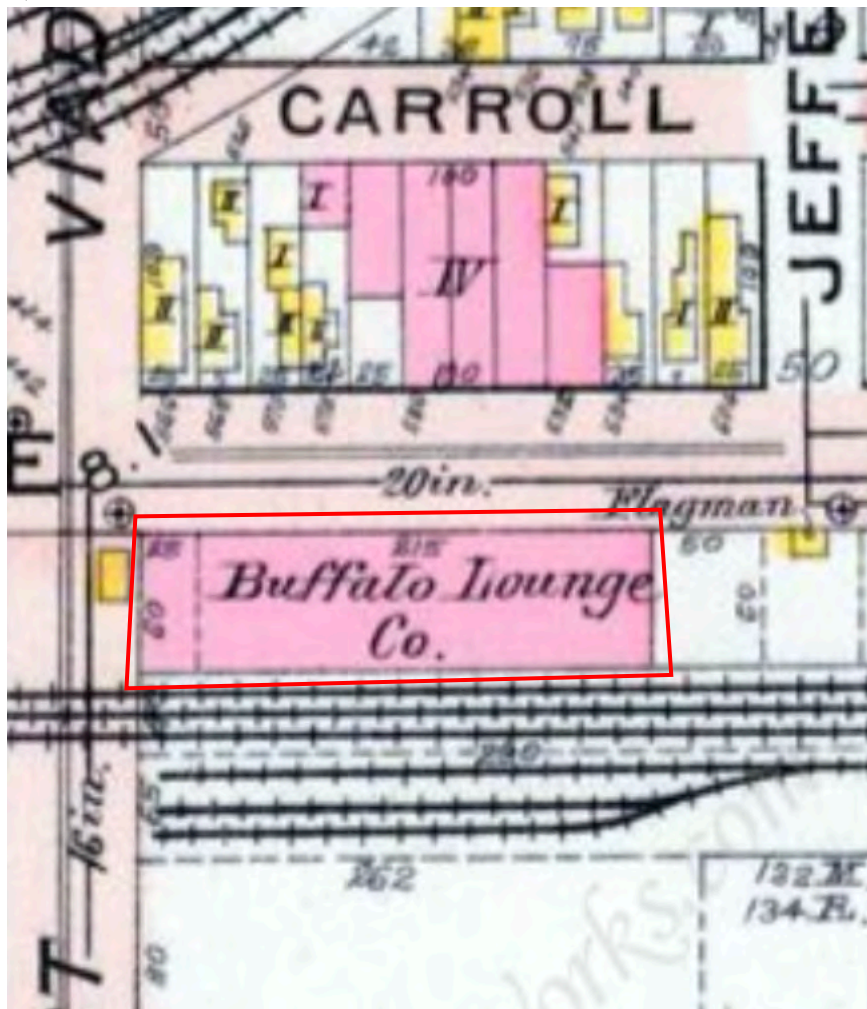
Historic Maps

1915 Atlas of the City of Buffalo

Note the 4 story brick building is outlined.

This depicts the building one year after the 1914 fire. The connecting footbridge is not pictured but existed and was built in 1905 before it was demolished in 1936. Building 2 itself was demolished in the 1960s.

N^



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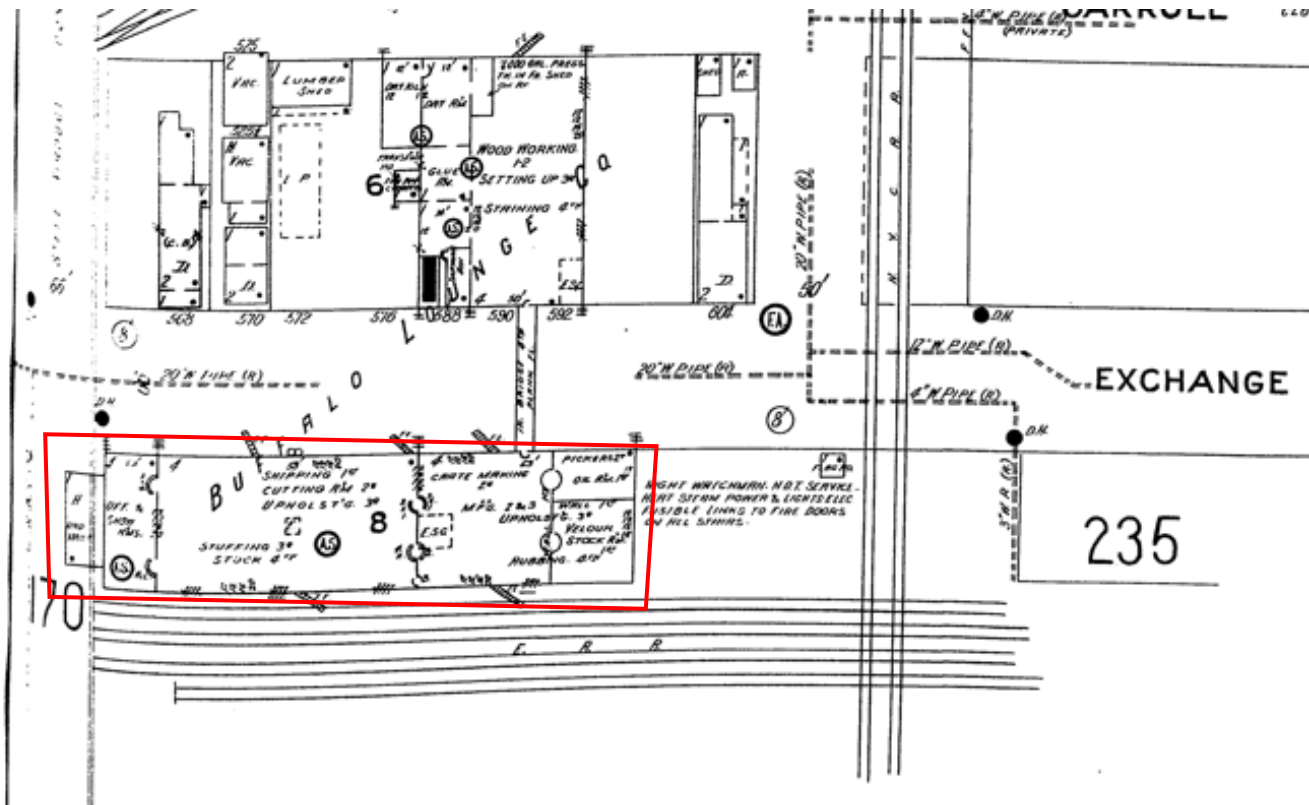
County and State

1925 Sanborn

Note the building is outlined, with functions on each floor as indicated.

The footbridge connecting to the building across the street was constructed in 1905, after both buildings were constructed. The footbridge was demolished in 1936, as by that time the buildings were owned by two different companies.

N^



Buffalo Lounge Company Building

Name of Property

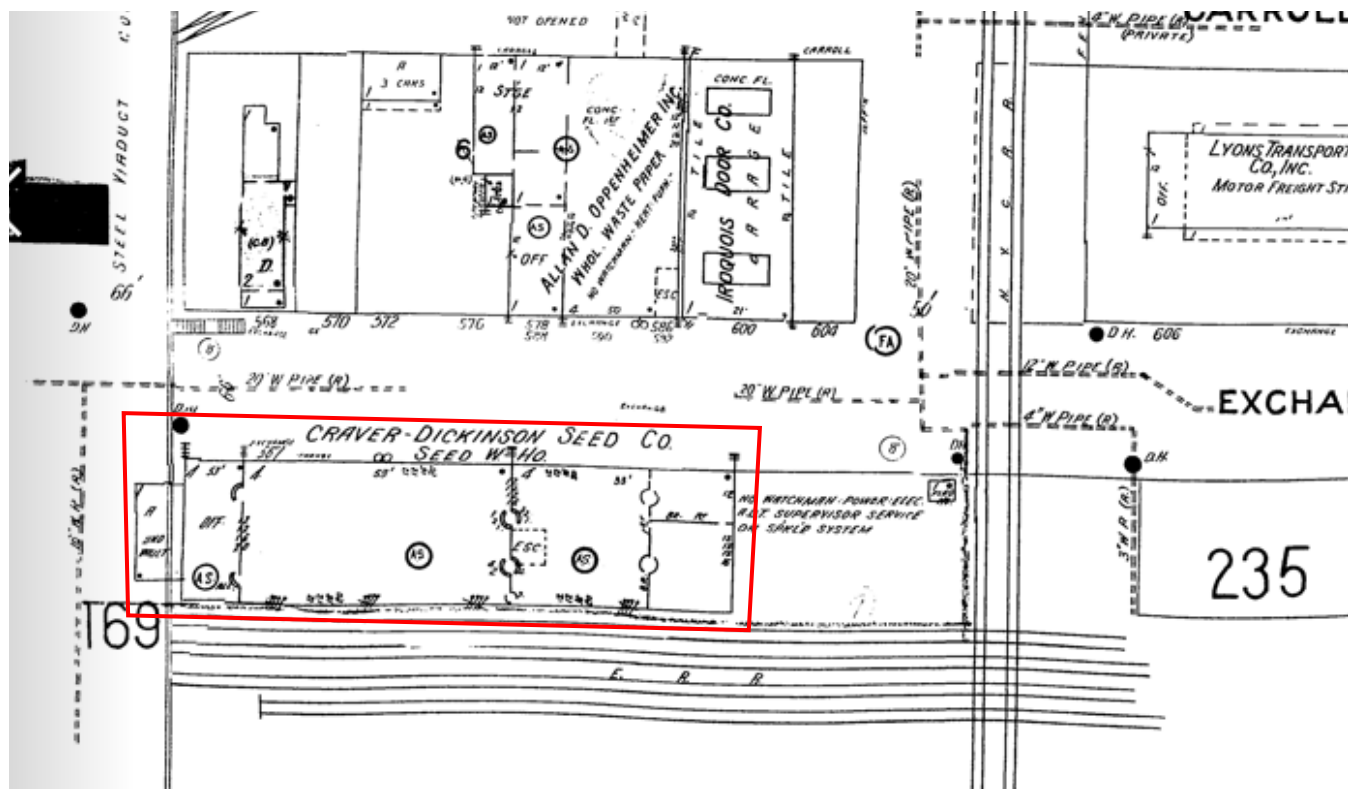
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1950 Sanborn

Note the building is outlined, identified as the Craver-Dickinson Seed Company warehouse.
The buildings are no longer connected by a footbridge, demolished 1936.

N^



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Note the footbridge was demolished in 1936, with Building 2 demolished in the 1960s.

[illegible]

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View of Buffalo Lounge Company (1904)

From the *Catholic Union and Times* (Buffalo, New York), October 27, 1904, 49.



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Demonstrating the variety of furniture manufactured by the company at 567 Exchange Street.

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Advertisement for Buffalo Lounge Company, 1904

Furniture World Volume 71, 1904

Charles F. Benzing.

Henry Jacobs.

Walter P. Tribel.

BUFFALO LOUNGE CO.

MANUFACTURERS OF
LOUNGES and COUCHES

567-587 Exchange Street,
BUFFALO, N. Y.

Buffalo Lounge Company Building

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Advertisement, Buffalo Lounge Company (1919)

The Furniture Index (November 1919)

Furniture like this was produced at 567 Exchange Street at this time.



INCREASED
PRODUCTION
IS THE CRY OF THE HOUR

Our output is being increased as rapidly as is consistent with the maintenance of a high standard of quality.

Every dealer will agree that dependability is more important in regard to upholstered furniture than any other class of his stock.

Full Line Shown at Jamestown, Nov. 10th to 22nd
4th Floor Furniture Exposition Building

BUFFALO LOUNGE CO.
BUFFALO, NEW YORK

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Advertisement by Pittsburgh's Kauffmann & Baer Department Store Featuring Buffalo Lounge Company living room furniture (1924)

Buffalo Lounge products enjoyed wide circulation throughout the eastern United States. Advertisements from as far north as the Eastern Furniture Company of Bangor, Maine, and as far south as the District of Columbia's Palais Royal Department Store and the Augusta Furniture Company in Staunton, Virginia. The furthest west their distribution seems to have gone was the Furniture Mart store on Cleveland's Euclid Avenue, beyond which Buffalo Lounge likely encountered stiff competition from Michigan-based furniture manufacturers.

Cut Out this Coupon---It Means a Saving of 5% Extra

PAGE THREE

Turn to the Preceding
K. & B. Pages.

KAUFMANN & BAER CO
PITTSBURGH'S GREATEST STORE

On Sale Monday & Tuesday,
March 31 and April 1, 1924.

SIXTH AVENUE at Smithfield Street.

Store Hours:
11:30 to 9:30.

FREE
MONDAY ONLY
Double
UNITED
COUPONS

Cut Out and Present This Coupon
If this coupon is presented in PERSON at any of our coupon distributing desks, it entitles you to TWICE the number of United Coupons you would ordinarily receive with your cash purchase.
This Coupon is Good MONDAY, March 31, 1924, only, and NO DOUBLE COUPONS will be given unless the coupon is presented in person tomorrow.
344-A Kauffmann & Baer Co.

Starting a Great Timely Event for Spring Home-Furnishers--

Seven FURNITURE Days!

An annual K. & B. Sale of QUALITY Furniture---the special prices to prevail for Seven Days --- starting Monday. As an unexpected feature we are able to announce a most unusual purchase from a prominent maker ---

Grand Rapids Exposition Samples of Living Room Furniture, Made by Buffalo Lounge Co., at About 25% Off

Only One Suite of a Kind--No Duplicates.

THE Buffalo Lounge Company has made a record for itself by the production of living room furniture of surpassing beauty, individuality of design and enduring quality. Their January exhibit at the Grand Rapids Exposition eclipsed all previous efforts. It was an exhibit that attracted widespread attention and favorable comment. The Kaufmann & Baer Store has no hesitancy in recommending this fine furniture to its patrons as being among the finest and most satisfactory living room suites to be had at any price.



3-PIECE LIVING ROOM SUITE

Illustrated, Buffalo Lounge Co. product. Beautiful Queen Anne model adapted to meet the requirements of medium sized homes--covered with soft toned tapestry combination.

\$325.00 Value

\$225.00

At these sale prices you may secure one of these high-grade Living Room Suites, which are beautifully upholstered with plain or figured mohairs, velours, tapestries, brocatelles and damasks--which have unusually deep spring cushions--which are the last word in the art of furniture making.

Many of These Fine Living Room Suites Will Sell in This Sale for as Little as \$225.00 and Less.



3-PIECE MOHAIR LIVING ROOM SUITE

A large, comfortable model from the Exposition Sample Group, upholstered in mohair in a soft, warm shade. A suite that combines beauty and service.

\$350.00 Value

\$259.50



3-PIECE MOHAIR LIVING ROOM SUITE

Illustrated, A Buffalo Lounge Co. product. Large, luxurious model covered with beautiful tape mohair outside backs and sides of each piece also covered with mohair.

\$675.00 Value

\$495.00

Easy Payments--Easily Arranged

Is a convenient plan for people who need furniture immediately, yet are not in a position to pay spot cash. Freight Is Prepaid by K. & B. on All Out-of-Town Purchases.

Two Beautiful Suites Featured From Our High-Grade Stock

---for "Seven Furniture Day" Sale

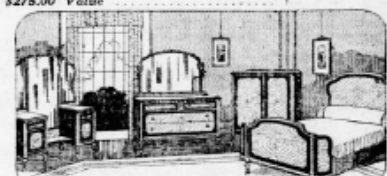


NINE-PIECE DINING ROOM SUITE

Would give our home and add much to the comfort and home atmosphere. Fashioned of (*) combination walnut, chairs upholstered in leather. A 60-in. buffet, opening extension table, China cabinet, five side chairs and one arm chair.

\$275.00 Value

\$179.50



FOUR-PIECE POOLEY BEDROOM SUITE

Of excellent quality and design--a fine Pooley suite within the reach of everyone. May be had in (*) combination walnut or mahogany; each piece a splendid example of the high-grade Pooley furniture.

\$650.00 Value

\$395.00

(*) Combination means that woods other than the ones mentioned are used on some of the exposed parts.
K. & B. Co.--FURNITURE DEPT.--Seventh Floor.

Buffalo Lounge Company Building

Name of Property

Erie County, NY

County and State

Advertisement featuring the *Luxart* line of upholstered furniture by Buffalo Lounge Company (1927)
From *Buffalo Courier Express*, February 6, 1927.



Luxart
UPHOLSTERED
FURNITURE

No. 5049, illustrated, is one of the newer and most popular Luxart suites. The frame is beautifully carved in solid Honduras mahogany, the interior construction is of the very best, coverings are rich and attractive and prices, especially during February, are exceedingly reasonable. Ask your dealer to show you No. 5049.

Insist on seeing the "Luxart" trade-mark, sewed to seat under cushion.

"What Is Inside?" Should Be Your First Question

HOW to pick out good upholstered furniture from the flood of cheaply made, poorly constructed furniture offered today, is a real problem.

Some of this inferior furniture is good looking. Pretty coverings, attractive colors and graceful lines, however, are often deceiving. For your protection, therefore, you should make certain of good inside construction.

"Luxart" upholstered furniture has the best interior construction that is possible to manufacture. All frames are constructed of thoroughly kiln-dried hardwoods and in assembling are hot-glued and heavily doweled at all joints.

Only the best quality of webbing is used for foundation of spring work and the springs are of the double cone type, made of highly tempered steel, set closely together, securely sewed to webbing and tied with best quality hemp twine.

One of the most important features of inside construction is the quality of filling used. In "Luxart" furniture nothing but curled hair, best quality moss, pure white cotton, down or kapoc is used.

Only clean new materials are used in the manufacture of "Luxart" furniture, and the work is performed by expert craftsmen, in a scrupulously clean daylight factory, under the best of sanitary conditions.

"Luxart" furniture is manufactured in Buffalo and distributed by the better stores throughout the United States, and is sold by many dealers in Buffalo and Western New York. If your dealer does not carry it in stock, write us for illustrated catalog. Your dealer will be pleased to quote prices.

A number of unusually fine values are offered during February

A "Luxart" piece costs less in the end. A suite or individual piece to fit every budget.

BUFFALO LOUNGE CO.  **BUFFALO, N. Y.**

Buffalo Lounge Company Building

Name of Property

Erie County, NY

County and State

1924 Letterhead for Craver-Dickinson Seed Company

This letterhead advertises some of their products, and confirms their main offices and warehouses were in Buffalo. This was 10 years prior to their move into 567 Exchange Street.



Buffalo Lounge Company Building

Name of Property

Erie County, NY

County and State

1952 Article in *The Buffalo News*: November 17, 1952

Article illustrates seeds stacked between columns in warehouse (567 Exchange Street)

Imports and Exports Seeds By The Trillion



Elmer L. Townsend (left), President of Buffalo's internationally known Craver Dickinson Seed Company, is showing Ralph Wahlborg, Marine Trust Company Vice President in charge of Foreign Banking, some of the countless seeds that pass through the company's warehouse to and from world-wide markets.

Substantial importers of seeds business such as ours. Their from such places as Denmark, consistent co-operation has Holland, Australia, New Zealand and other countries, the our progress."

Craver Dickinson organization Your own business could very also does a very large volume well profit from a relationship of domestic business. "Banks with Marine, whose experience in financing domestic are people," says Mr. Townsend, "and throughout the 40 years that we have used Marine's services, the Marine and foreign trade has covered a period of more than 100 years. Why not inquire?"

**THE MARINE TRUST COMPANY
OF WESTERN NEW YORK**

Member Federal Deposit Insurance Corporation

Buffalo Lounge Company Building

Name of Property

Erie County, NY

County and State

Tote Bag made with print of Craver Dickinson product.

Sold at Walmart, sourced from Walmart.com in January 2023.

This demonstrates the widespread popularity of Craver Dickinson seed brands, as well as the appeal of their graphic design.



Buffalo Lounge Company Building

Name of Property

Erie County, NY

County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Buffalo Lounge Company Building
City: Buffalo
County: Erie County
State: New York
Photographer: kta preservation specialists
Date Photographed: June 2023
of Photographs: 7

Photograph:

NY_Erie County_Buffalo Lounge Company_0001 out of 0007
Looking southwest across Exchange Street at primary, north elevation.

NY_Erie County_Buffalo Lounge Company_0002 out of 0007
Looking southwest at north and west elevations. Highway located above to the west.

NY_Erie County_Buffalo Lounge Company_0003 out of 0007
Looking northeast at rear, south elevation.

NY_Erie County_Buffalo Lounge Company_0004 out of 0007
View looking northwest into tenant space on first floor. Note extant scale; wood framing and column, and hardwood floors.

NY_Erie County_Buffalo Lounge Company_0005 out of 0007
View looking northeast at large tenant space located to the east, on second floor. Note angled beam.

NY_Erie County_Buffalo Lounge Company_0006 out of 0007
View looking southeast into tenant space along north wall, third floor, formed by non-historic partition walls. Note exposed framing (beams, joists, columns) and wood floors.

NY_Erie County_Buffalo Lounge Company_0007 out of 0007
View looking west, fourth floor. Note portion of hardwood floor has been covered with plywood. Non-historic partition wall is located to the south and west.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.







