University Heights
1880-1930

Annie Schentag, PhD
kta preservation specialists

69–81–85–89 MINNESOTA AVE.—Everything to be desired in 2-family houses; large lots, hardwood finish, electric lights and fireplaces; one flat well rented and will pay all carrying charges; come out and inspect and talk with the man on premises. Erie Building Co.; Seneca 2287.

NEW Bungalow, seven rooms and bath, hardwood floors, throughout, especially attractive and artistically arranged; wide deep lot, highest elevation in the city, on wide avenue, with parked center; for afternoon or Sunday inspection apply Summit Park office, corner Main st. and Minnesota avenue. J. Walter Gage Realty Co., Suite 203-A, Elikott Square.

MODERN home, seven rooms and bath, hot water heat, lot forty-two feet wide, $800, for afternoon and Sunday inspection apply Summit Park office, corner Main st. and Minnesota ave. J. Walter Gage Realty Company, Suite 203-A, Ellicott Square.

NEW two-family houses, with double garages, $1500, absolutely modern in all detail, each flat six rooms and tile bath; a home and investment opportunity, for afternoon or Sunday inspection apply Summit Park office, corner Main st. and Minnesota ave. J. Walter Gage Realty Co., Suite 203-A, Ellicott Square.

MINNESOTA AVENUE
New Semi-Bungalows

Everything strictly modern and right up-to-date. Paved street. Handy to fine schools, churches, trolley lines, many stores.

Homes have 3 fine bedrooms, bath, linen closet, clothes chute, hardwood floors, fireplace, high cellar, furnace, laundry, drive deep lot.

$6695

The easy Wallace Plan. $750 down, which includes the interest. See them today or Sunday.

G. F. Wallace Co., Inc.,
3303 Bailey Avenue
Crescent 4551

Gangnagel Realty Co.
SUBDIVISIONS a Specialty
Main Office, 2608 Bailey Ave.
Live While You Live

BEAUTIFUL HIGHGATE

Offers to You That Location for a Home That Surpasses All Others in the City of Buffalo. Highgate is the Peak of the City—Where Nature's Purest Zephyr Breezes Blow. It is Away from the Gloominess of the Downtown Districts—The Smoke and Dirt of the South Side—The Packing District of the East Side and the Insane Hospital and Cemetery of the West Side. It is All That Is Desired.

Highgate has that welcome, that enchantment, that charm, and environment so essential to home life. To help see this desirable location meets a heart-thrilling desire to own one of the lots and build a home thereon. The result of inspection is a quick and instant favor in Highgate, in preference to any other location in Buffalo.

Several lots are selling fast. Come out to Highgate NOW, make your selections of a lot and build a home and really enjoy life in all its fullness while you live.

Office on the Property,
THOMAS W. BROWN
3115 Main St., Telephone Grout 1232
BEAUTIFUL HIGHGATE

Come out to Main and Highgate—No. 3115 Main Street! Enter through the HighGate and behold your ideal location for a home! There can be but one conclusion after seeing your eyes upon this home building paradise—that Nature planted one of the lots expressly for you. The beautiful homes now surrounding Highgate along with the peaceful lay of the land, promise that distinctive American homes-loving homes that take one stay and dwell therein.

Main and
Highgate

Only twenty minutes on Main to Highgate from the central business district, the street is laid out and the homes built on site. A select group of blocks with typical white porches, each looking out over the homes and gardens. Highgate is going up in beauty. The house and lot locations in Highgate—building rooms in the city but nature make it. Highgate is in the right place for you to build in the right place, and develop your home.

Selection Of A Home Site

To real estate builders, the selection of a lot is never to be a casual matter. They need to be when selecting the home site, or when building the house. Highgate is excited with the right kind of location for the right types of homes to be built. The lots are not only small, but the right size for the type of homes that will fit into the Highgate development. The lots are laid out in a manner that will allow for the maximum use of the space, while still maintaining the beauty and charm of the neighborhood.

Highgate Is Buyers Market

The town is centered on 31st Street and Highgate. 400 lots ready to build on, with a selection of homes in various stages of completion. The town is developing rapidly, and the demand for homes is high. The location of Highgate is ideal, with easy access to the center of town, but still offering a quiet, residential atmosphere.

Norton Brothers

Norton Brothers, the building company for Highgate, has a selection of homes available for purchase. The homes are designed with modern amenities and are built to last. The company is committed to providing high-quality homes to the residents of Highgate.

Office on the Property

3115 Main
Highgate
Telephone Crescent 1458

Thomas W. Brown Agent

Office on the Property

3115 Main
Highgate
Telephone Crescent 1458
Row of Lisbon Avenue houses under construction by the Bison City Building Corporation
LISBON HEIGHTS

THE ILLUSTRATED BUFFALO EXPRESS, SUNDAY, MARCH 13, 1915

THE BEST CONSTRUCTION and most modern appointments will be found in the 40 new homes constructed by Rana City Building Corp., and the firm represented on this page.

ELECTRICAL EQUIPMENT FOR HOMES

It is the lighting of a home that makes possible the enjoyment of the place during the dark hours.

Today when evening reading is so widely practised in all homes, it is quite vital to provide not merely enough but kind of light which is distributed so as to preven eye-strain and to make sure that gloom is abolished from the far corners.

Hall lighting fixtures are of the latest approved designs for diffusing soft, uniform light throughout the home—the different room fixtures being carefully designed for the need of lighting each particular kind of room—and in addition an idea of adorning their room.

If we are equipping forty homes, new being built by the Rana City Building Corporation on Lisbon Avenue, let us figure for you.

Hall Electric Company Studio
2315 Delaware Avenue
BUFFALO, N.Y.

The Beach Decorating Studios

The above house and floor plan is representative of modern homes in Lisbon Heights.

Hardware That Harmonizes

A well-built home deserves good hardware. Interior hardware lessens the value and marries the effect, while a proper selection will help to heighten the houseable impression by ease of action, security and comfort, and will prove a source of lasting satisfaction.

We furnish all hardware for Rana City Building Corporation. Let us figure for you.

James L. Wilson & Sons
305 Grant Street
Buffalo, N.Y.

The Comfortable, Sanitary Bathroom

The bathroom of the modern house represents luxury, attractiveness and economy—economy in cost and economy in the time required to keep it in immaculate condition.

None can be unwashed to better advantage than is a store of hands and equipment to the entire house. The bathroom equipment should be of the best quality available. The fixtures should be properly fitted and finished, and it is well to select those manufactured by manufacturers having a 

William F. Timmons
PLUMBING AND HEATING
2315 Delaware Avenue
Buffalo, N.Y.

For Painting

Hardwood and Interior Finishing

For Painting

Pearce & Pearce

Incorporated

EXCLUSIVE AGENTS

308 to 318 White Building
Branch Offices: Bailey and Delaware Avenues
5415 Delaware Avenue 314 Lisbon Avenue

R. G. Bainbridge
ARCHITECT

2315 Delaware Avenue
Construction Superintendent for Rana City Building Corporation

Free Plans for Your New Home

Ask about our new home-building method that saves you hundreds of dollars on your building materials.

See Us at the Better Homes and Real Estate Exposition

Week of March 27 to April 1
Buffalo Model Electrical Home

House Designed and Built by R. G. Bainbridge Selected on its Merits
to Demonstrate Equipment and Convenience of Modern Home

A GOOD builder simply can't hide his light under a bushel, even if he were to try. Last summer one of the editors of National Builder, wandering the streets of Buffalo, N. Y., in search of "stylish" houses, after passing through block after block of very ordinary looking buildings, happened on a little white Dutch colonial home that stood out from its neighbors, as a well designed house always will stand out under such circumstances.

Inquiry showed the house had been designed and recently completed by R. G. Bainbridge, architect and builder, who had come to Buffalo to engage in the building business only a few years before. Further inquiry developed the fact that the editor was not the only one who had been attracted by the appearance of the house. Before it had been fully completed it had been seen by the officials of the local electric company and selected by them, on its merits, for a demonstration of modern electrical home appliances. During the week that the house was used for this purpose no fewer than 17,000 people inspected it, pretty good advertising for the builder, as well as the electrical company, and it came to him because of recognition of his ability as a builder and not through wire-pulling.

A front elevation of this house is shown on page 36 of the Style Sheet of this issue. The rear elevation and floor plans are shown herewith. The house stands at a street intersection where the rear is fully conscious as the front.

It is a small house, the overall dimensions being 26 x 36 ft., but is very compact. Its present cost probably is in the neighborhood of $10,000.

The downstairs floor plan contains several very attractive features. The entry entrance hall with easy access to the living room is especially to be noted. Also note the large clothes closet in the entrance hall—a feature perhaps too often omitted in the modern small house. The built-in seat in the hall gives it an unusual and homely atmosphere.

The living room is very large for a small house, 13 x 23 ft., with a fireplace so placed that one and the same chimney serves the whole house. The built-in bookcase alongside the fireplace is in genuine colonial style.

The dining room, being arranged somewhat as an alcove out of the living room, adds to the impression of spaciousness, giving another long vista across the whole width of the house. The dining room, with six large windows, is as it should be, the most cheerful room in the house.

Between the living room and the dining room are built-in cabinets—bookcases in

Model electrically equipped home, Buffalo, N. Y.  See another elevation in Style Sheet, page 36