

*Theodore Roosevelt
Inaugured N.H.S.*
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PART II HISTORIC STRUCTURES REPORT

Ansley Wilcox House N.H.S.

by

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and

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edited by

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Office Of Archeology And Historic Preservation



**UNITED STATES DEPARTMENT
OF THE INTERIOR
NATIONAL PARK SERVICE**



HISTORIC STRUCTURES REPORT

PART II

FOR

ANSLEY WILCOX HOUSE NATIONAL HISTORIC SITE

A P P R O V A L S H E E T

RECOMMENDED

Theodore Roosevelt Inaugural Site
Foundation
Date _____

Chief, Washington Service Center, D&C
Date _____

APPROVED

Regional Director, Northeast Region
Date _____

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I. INTRODUCTION

The desire to preserve the Wilcox House as a historic site did not begin with the present foundation. In the 1930's, an attempt was made to raise funds for the preservation of the house as a historical memorial after the death of Mr. and Mrs. Ansley Wilcox. This drive failed during those depression years and the house was subsequently used as a restaurant. When the restaurant was closed, interest in historic preservation was renewed. In December 1961, Rep. Thaddeus Dulski (D.-Buffalo) proposed the introduction of a bill to make the house a national historic shrine. The move was opposed at first by the Secretary of the Interior on the grounds that Roosevelt was already sufficiently memorialized.

In February 1963, HR.3500 was introduced by Rep. Dulski and a subcommittee hearing was held in Buffalo in June. In September 1964, the house was threatened with immediate demolition and a civic committee was formed to prevent this. On October 29, 1964, at the urging of the committee and especially its secretary, Mr. Owen B. Augspurger, the house was purchased by the Liberty National Bank, to provide time for legislative action. Considerable work of refurbishing and winterizing was performed by the community including interior cleaning, exterior painting, heating and plumbing.

In January and February 1965, bills were introduced in the House and Senate which eventually led to the passage on February 7, 1966, of the House bill and on October 18, 1966, of a compromise bill by the House and Senate. The act was signed on November 2, 1966.

The Theodore Roosevelt Inaugural Site Foundation was formed on March 17, 1967, replacing the Theodore Roosevelt Memorial Committee to undertake the cooperative work with the National Park Service in restoration and operating the property. The Master Plan was completed on September 18, 1967, and the Cooperative Agreement between the Park Service and the Foundation was signed on May 23, 1969, which details the obligations of the Foundation and the Park Service in the venture.

Walter S. Dunn, Jr.

II. ADMINISTRATIVE DATA

The Ansley Wilcox House National Historic Site. A proposed change of name to the Theodore Roosevelt Inaugural National Historic Site has been suggested.

The proposed use of the structure will be to preserve the Ansley Wilcox House and interpret the inauguration of Theodore Roosevelt as President of the United States here on September 14, 1901, the meaning of the event to the nation and the historic development of the site. The front part of the house on the first floor will be developed as a historic house museum, partially furnished and partially used as a visitor reception and exhibit space. The remainder of the house will be available for lease to private organizations for activities compatible with the primary "historic site" purpose.

The house will be operated by the Theodore Roosevelt Inaugural Site Foundation Incorporated of Buffalo, New York under the provisions of the legislation establishing the house as a historic site, P.L. 89-708, approved November 2, 1966 and a cooperative agreement between the National Park Service and the Theodore Roosevelt Inaugural National Historic Site. The Foundation would administer the site using funds obtained from admissions, private donations and local government grants. Certain managerial functions would be performed by the Buffalo and Erie County Historical Society. The estimated cost of operation is approximately \$50,000 per year.

The estimated cost of the proposed restoration and rehabilitation and visitor arrangements is \$233,057. A detailed breakdown of the figure is contained in Section 5 of this report.

III. HISTORICAL DATA SECTION

On September 14, 1901 Theodore Roosevelt took the oath of office as President of the United States in the library in the house of his friend Ansley Wilcox at 641 Delaware Avenue, Buffalo, New York.¹

Ansley Wilcox, a prominent Buffalo lawyer, had lived here since 1884 following his marriage on November 20, 1883² to Mary Grace Rumsey, member of a prominent Buffalo family, the use of the house being a wedding present from her father, Dexter P. Rumsey. Wilcox in his career achieved prominence, not only locally but at the national level, as a pioneer in the development of social work and civil service reform.

The Wilcox residence was not a new house at the time of the marriage. It was built originally for officers' quarters, as a part of a military complex known as Poinsett Barracks³, by the federal government in 1838 and occupied by the Army until 1845.

In 1847 the building passed into private ownership and became the home of Joseph G. Masten.⁴ What changes he made, if any, are not known.

Albert P. Laning acquired the house in 1863,⁵ and during his tenure substantial changes were made. Delaware Avenue was becoming a prime residential street. The original Poinsett Barracks property had extended eastward from Delaware to Main Street (now two blocks) with the main

1/ Buffalo Evening News, September 15, 1901, p. 1.

2/ Buffalo Courier Express, January 27, 1930. (Obit.)

3/ Buffalo Express, September 22, 1901; Buffalo Times, December 11, 1927: Historic American Buildings Survey, Part I.

4/ Buffalo Land Records, Deeds, Book 122, p. 625.

5/ Buffalo Express, September 22, 1901; Buffalo Land Records, Deeds, Book 259, p. 238.

entrance on Main Street.⁶ Mr. Laning engaged Thomas Tilden, a Buffalo contractor, to remodel the house.⁷ Until Mr. Laning's ownership, the two-story portico is reputed to have been on the east end of the building, facing the original parade ground of the Barracks. Tilden is supposed to have moved this portico to the west (Delaware Avenue) side, cut in the center doorway, built a basement and a one and a half or two-story service wing on the east end, and put a full basement under the main part of the house. Undoubtedly the principal first floor rooms were re-trimmed according to current fashion. Laning owned the house until 1881.⁸

Frederick A. Bell acquired the house, owning it only until 1883.⁹ During this short tenure it is doubtful that any changes were made.

On November 20, 1883¹⁰ Ansley Wilcox married Mary Grace Rumsey. On November 27, 1883¹¹ the deed to the property was registered with Mary Grace's father, Dexter P. Rumsey, being the new owner. Mr. and Mrs. Wilcox moved into the house. The first change,¹² on record, made by Mr. Wilcox was the installation of a bay window in the first floor on the south side of the main portion of the building. This was designed in 1892 by George Cary, a Buffalo architect.¹³

6/ Buffalo Express, September 22, 1901.

7/ Ibid.

8/ Buffalo Land Records, Deeds, Book 414, p. 450.

9/ Ibid.

10/ Buffalo Courier Express, January 27, 1930. (Obit.)

11/ Buffalo Land Record, Deeds, Book 463, p. 62.

12/ Buffalo Express, September 22, 1901.

13/ Buffalo Times, December 11, 1927; also Cary architectural drawings, Buffalo and Erie County Historical Society.

George Cary, a member of a family prominent in the development of Western New York since the early 1800's, graduated from Harvard in 1883¹⁴ and received a graduate degree in architecture from Columbia in 1886.¹⁵ After travels in Europe and study at L'Ecole des Beaux Arts in Paris,¹⁶ he returned to Buffalo to set up practice in 1892.¹⁷

The original design of the bay window shows a leaded glass, semi-domed reef to the bay. The bottom portion is today as shown on the original drawing. Shortly after the bay window, Mr. Wilcox embarked on a much more ambitious building program with Cary as architect.¹⁸ He tripled the size of the original building by demolishing the Laning service wing and adding approximately 60' of building to the east: basement, two floors and attic. The original old part of the house was left without changes¹⁹ save for new ornamented glass panels in the Delaware Avenue entrance. This work was evidently completed by the latter part of the 1890's. A few other changes were made by the Wilcoxes who enjoyed their home until their deaths in the 1930's.²⁰

In 1938²¹ Oliver Lawrence used the property to house his restaurant. The first and second floors of the oldest part of the house had their

14/ Ibid.

15/ Ibid.

16/ Ibid.

17/ Ibid.

18/ Buffalo Times, December 11, 1927; Cary architectural drawings, Buffalo and Erie County Historical Society.

19/ Ibid.

20/ Buffalo Courier Express, January 27, 1930; Buffalo Evening News, October 23, 1933.

21/ Buffalo Courier Express, September 11, 1959 (Obit.)

interior partitions removed to make one large room on each floor.²² New openings were cut between the other principal rooms on the first floor. The carriage house, north of the residence, was demolished, but part of the wall parallel with the residence was incorporated in a small two-floor addition built at the northeast corner with Robert A. Hill as architect. Perhaps the last change made was in the late 1940's or early 1950's when the wood doors and transom at the Delaware Avenue entrance were removed, and new aluminum framed glass took their place. Mr. Lawrence purchased the property from the Rumsey estate in 1947.²³

In 1961 the property was leased with option to purchase by Nathan Benderson, a real estate speculator, with the idea of demolishing the building and replacing it with a commercial building.²⁴ The impending, possible fate of the landmark generated a storm of local protest, and in 1964 the property was purchased by the Liberty National Bank.²⁵ Serious effort was begun to assure the preservation of the landmark which culminated in the passage by Congress of Public Law 89-708 on November 2, 1966.

22/ Historic American Buildings Survey, Part II.

23/ Buffalo Courier Express, October 8, 1947; also Search and Survey Records.

24/ Buffalo Courier Express, January 3, 1966.

25/ Buffalo Evening News, October 29, 1964.

IV. ARCHITECTURAL DATA SECTION

A. Description of Fabric and Existing Conditions - Interior

1. 1838 Portion - First Floor

All partitions were removed here in 1938, the mantels removed and fireplaces closed. Steel beams and columns covered with wood were introduced to support the second floor. The ceiling was covered with fiberboard planking. Window casings and base at the exterior walls were left, also the original finish flooring. A new steam heating system was installed, the old hot air floor registers removed and openings filled in.

In the library area the finish on the wood (oak strip) flooring shows partition, door and bookcase locations. The tile hearth of the fireplace remains. The window seat in the bay window was removed. One section of library bookcase remains, minus the cupboard bottom part, in the rear of the house. This bookcase is oak.

In the hall area only the patching of the flooring shows the staircase location. At the west (front) door, the interior transom remains, also door jambs and casings of the interior pair of doors. The exterior doors and transom are modern. The closets at each side of the entrance remain, but doors are fixed and knobs are removed. Flooring in the hall is strip oak, and has bowed at the east end.

In the exhibit room area the flooring is dark stain oak parquet squares (9"), each made up of four strips. These are laid diagonally. They also show that this was originally two rooms with a wide opening between them, apparently originally reception rooms. There is some vandal damage to plaster here.

2. 1894 Portion - First Floor

In the entry, the leaded glass panel in the door has been removed and plate glass substituted. The leaded glass side lights are damaged, while the leaded glass sunlight is remarkably intact. Plastered walls, cornice and pilasters remain intact at the extant partitions, as do the two doors at the toilet area. Flooring is strip oak.

In the visitor orientation area, the original fireplace and mantel remain. The south wall remains unchanged (except for paint) with wood wainscot, windows and trim. The decorative plaster ceiling remains with some deterioration to the perimeter. At the west wall plaster deterioration occurs, due to the same cause as the damaged brickwork on the exterior. Glass in the doors to terrace on the east wall is broken.

In the dining room, modern fiberboard planks cover the ceiling but leaving exposed the original central Adamesque ornament. The east wall at each side of the fireplace are covered with adhesive used to fasten mirror panels installed by Mr. Lawrence. The cornice, mantel, fireplace, pilasters and south wall remain intact. The door at the north end was also installed by Mr. Lawrence. The door is a fabric covered one and the casings were relocated from a removed opening. Floor is strip oak that shows the location of the restaurant bar.

In the remaining two rooms of this portion, the original floors remain in worn condition. Plaster walls and ceilings need patching in several areas. There is some broken window glass.

3. 1938 Wing - Interior

The first floor here is concrete. The walls of the first floor room are brick and painted. At the second floor the walls and ceilings

of the two rooms are covered with plywood which has warped in areas. The wood stairway is in good condition.

4. Second Floor

The 1838 portion received the same treatment as the first floor below in 1938--all interior partitions were removed. The floor was covered with asphalt tile. The balance of the second floor remains essentially as it was in the Wilcox era, except that some plumbing fixtures were removed. One 1838 door remains. The trim throughout the second floor is simple wood trim, that in the c.1894 portion repeating that in the 1838 portion. There are several openings in ceilings where restaurant mechanical equipment has been removed. The floor of the 1838 portion slopes from the outside walls down toward the center. Further examination is necessary to determine the cause and rehabilitation required.

5. Attic

The attic consists of what originally were servants' rooms in the c.1894 portion and unfinished storage areas. Walls and ceilings are plastered in the servants' rooms; floors are pine, the carpets remaining in several rooms. In the 1838 portion the treatment is the same.

6. Basement

This serves as temporary repository for doors from the first and second floor where partitions were removed for restaurant purposes.

B. Proposed Restoration - Exterior

1. Roof

Remove existing composition roll roofing and metal roof underneath. Replace rotted sheathing, repair Boston type gutters, and install new tin roofing.

2. Cornices

Existing rotted portions shall be replaced with matching material. All cornices shall be carefully examined to make certain they are securely attached.

3. Chimneys

At present there are nine chimneys. All nine shall remain and be kept in working order. They shall be flashed and cap flashed.

4. Brickwork

The deteriorated brick on the south side shall be cut out and replaced with matching brick. The vine on the east wall shall be removed.

5. West Pediment

The open joints in the flush boards shall be carefully caulked. Any rotted boards shall be replaced.

6. Exterior Shutters

At second floor windows on west wall, two pair are missing and shall be replaced with new, matching those remaining in place. The remaining shutters shall be repaired as required.

7. North Porch and Entrance

The steps and floor of this porch shall be repaired or replaced with new wood. The columns, roof structure and railing at top platform shall remain. Roofing shall be replaced with new tin. The damaged leaded glass in the sidelights shall be replaced with new, matching the design of the original remaining. The glass panel in the door shall be replaced with leaded glass following the design of the original which exists in the attic in damaged condition.

8. West Entrance

The existing metal and glass doors shall be removed, and the original wood doors (presently in basement) shall be replaced. The exterior pair of doors requires new wood jambs and new transom above. The existing wood steps leading from portico, opposite this door, shall be removed and replaced with new wood steps and railings matching those shown in the c.1901 photographs.

9. Dining Room Terrace

The existing wood terrace on the south side shall be removed. The existing foundations of the original c.1894 terrace shall be repaired and wooden duck boards replaced. The wood sill at the dining room window trim shall be repaired.

10. Basement Windows - Areaways

Several areaway walls have been heaved by frost. These shall be reset and iron gratings replaced where missing.

11. Exterior Painting

After scraping tests to determine colors, the exterior shall be given two coats of paint. Any existing loose paint shall be removed.

12. Ballustrade

Using original drawings, the ballustrade on the roof shall be replaced.

C. Proposed Restoration - Interior

1. Library

The partitions that were removed at north and east sides shall be replaced following the indications on the floor. New bookcases, following

the original design, shall be installed. The ceiling beams shall be removed, existing plaster removed and ceiling and walls (except west wall) shall be new plaster. Ornamental ceiling medallions shall be installed as indicated in the c.1901 photographs. At the bay window, the window seat shall be restored as shall the woodwork at soffit. At the fireplace, the firebox shall be rebuilt and new mantel, duplicating the lost original, installed. Trim at the new openings shall match existing trim on west wall. Floor shall be refinished. Wall and trim finishes shall be new to match those as shown in c.1901 photograph.

2. Morning Room - Visitor Orientation

The mantel shall have the broken tracery replaced. The missing carved brackets at the remaining wainscot shall be duplicated. New plastered partitions shall be placed where original ones were removed, but wainscot shall not be duplicated on these partitions (west and north). New base and casings shall match those existing on south wall. Plaster ceiling shall be repaired at the perimeter. Plastered wall at west side adjacent to window shall be patched. Wall, trim and ceiling finishes shall be new to match those as shown in c.1901 photograph. Floor shall be carpeted. A lighting strip shall be placed near the ceiling on the east wall. A cabinet for installation of audio-visual equipment shall be placed on the north wall of the morning room. A wide screen for the projection of slides would be located on the south wall.

3. Hall

This room shall be a conjectural restoration since there is no known documentation of details. A new stairway to the second floor shall be installed of c.1865 design of walnut or cherry. New partitions and

stairway shall be installed in locations as relocated in the existing floor. Existing doors from basement shall be re-installed at the west end. New casings shall match those existing at openings in east and west walls, as shall new base. Floor shall be carpeted. Ceiling beams shall be removed and ceiling shall be replastered. The walls will be covered with appropriate wall paper.

4. Exhibit Room

The demolished south partition shall be replaced, base and trim on this wall to match that existing on other walls. Ceiling shall be replastered (existing fiberboard, beams and old plaster to be removed). Existing plaster walls to be patched as required. Existing wood floor shall be carpeted. New wood and glass exhibit cases with integral lighting shall be installed.

5. Visitors Entry

New plastered partition shall be installed at south end, in original location with opening to morning room. New trim required shall match existing trim. Fiberboard ceiling shall be removed and ceiling replastered. Two new toilets shall be located in area at east side presently occupied by a single toilet. Walls and ceiling shall be plastered. Flooring shall be new vinyl asbestos tile with vinyl base. Plumbing fixtures shall be new. New information desk shall be installed to harmonize with existing architectural features. Entry floor shall be carpeted.

6. Dining Room

Fiberboard shall be removed from ceiling and plaster patched. Walls shall be replastered as required. Floor shall be patched and refinished.

7. First Floor - Remaining Rooms

Floors shall have new plywood underlay and vinyl asbestos tile installed. Walls and ceilings shall have plaster patched. New vinyl base shall be installed. Rooms shall be painted.

8. Second Floor

Plaster walls and ceilings shall be patched as required. New plywood underlay and vinyl asbestos tile floors shall be installed. Rooms shall be painted. Two new toilet rooms shall be installed on the north side where existing toilet is located, with new fixtures. Existing toilets on south side shall be removed. Existing fireplaces in the two (2) east rooms shall remain.

9. Attic

Stair to roof scuttle shall be repaired. Floors shall be patched as required.

10. Plumbing

All unused plumbing fixtures and piping shall be removed. New piping shall be installed as required. A new hot water heater shall be installed.

11. Heating

Existing radiators, piping and boiler shall be removed. A new forced hot air heating system shall be installed with supply and return ducts concealed at first and second floors.

12. Electric

Lighting in library, hall and visitor orientation shall be by lamps, ceiling and wall fixtures as indicated in c.1901 photographs.

Lighting in exhibit room shall be by display cases. Lighting in entry shall be by new built-in lighting fixtures.

Partition removals and new partition installation shall be as determined by needs of rental tenant for this space. The lighting shall be likewise. Special wall finishes and floor treatment shall be negotiated with tenant. Cost of alterations required by tenant shall be a factor in determining the annual rental paid by tenant.

V. RECOMMENDED LANDSCAPING

Driveway: The stone bumpers shall be replaced at the retaining wall line on each side of the driveway. The cobblestone portion shall be cleaned out and spaces between stones filled with mortar. From the retaining wall to the west wall of the former carriage house location, a new cobblestone driveway shall be installed.

The evergreen foundation planting along the portico shall be removed. The four large trees west of the house shall be trimmed and fed. Since they are elms, it is advisable to plant some new specimen trees that will eventually supersede these elms. Hybrid locust and beech are suggested replacements.

At the north and south sides of the property herbaceous borders shall be planted, intersperced with taller trees. These borders shall screen the adjacent buildings. Viburnum of several varieties, philadelphus, lilacs, cornus mas, flowering crabs, russian olive and crataegus shall be used to form a screen of varying density and height. There shall be no foundation planting. Specimen yew shall be placed at each side of the north (visitors') entrance. Existing shrubs along driveway walk shall be pruned.

A new concrete sidewalk shall be installed on the north side of the visitors' parking area leading to the existing stone sidewalks at the north entrance. A parking area for 45 automobiles will be constructed at the rear of the house with an entrance from Franklin Street.

Signs: A cast aluminum sign identifying the house and giving a brief resume of the importance of the site may be erected on Delaware Avenue in

cooperation with the New York State Historian's Office.

A similar sign should also be placed in the parking area. A few directional signs (no more than 3) directing the visitor to the entrance should be planned.

A remaining wall of the carriage house forms the north wall of the addition on the northeast corner of the building. The remainder of the carriage house should be outlined in bricks to give meaning to the restoration of the drive and the use of the side entrance.

VI. FURNISHING AND EXHIBITION DATA

Extensive drawings and a considerable number of photographs are available in the Buffalo and Erie County Historical Society collections which provide ample evidence for all restoration contemplated. All investigation of the structure bears out the accuracy of the drawings and the photographs. In addition, persons who have visited the house during the period of occupancy after 1901 have been interviewed and have supplied additional data on color of fabrics, tone of woodwork, and general color information not contained in black and white photographs.

a. The house was lighted by gas and heated by a combination of fireplaces and hot air gravity furnace.

b. The library has a hardwood floor and clearly pictured in the photographs are three oriental rugs. Similar orientals are readily available.

c. With the cooperation of the Birge Wallpaper Company, the wall coverings have been identified. Although the specific pattern of the paper used has not been determined, interviews have provided some guidelines and representative patterns of the period will be selected and used. From the photographs and interviews, the drapery has been selected. A representative wallpaper will be used in the hall and in the Morning Room. Wall coverings in the exhibit room will be of contemporary design.

d. No archeological evidence was uncovered regarding furnishings as the other evidence is ample.

e. The photographs in the Buffalo and Erie County Historical Society and the detailed drawings of the house contained in the George Cary Manuscripts Collection in the Buffalo and Erie County Historical Society provide good documentation for the proposed restoration. George

Cary was the architect who made extensive improvements in the house for the Wilcoxes.

f. The house was furnished in the late Victorian style and that aura will be preserved in the restoration. Essential to the interpretive story is the conveyance of the feeling of opulence--the Wilcox home was that of a very wealthy and influential family. The furnishings, therefore, must reflect an atmosphere of luxury as enjoyed in the early twentieth century.

g. In the Visitor Orientation Room, a combined slide, audio and spotlighted artifact presentation lasting about 12 minutes will tell the story of the site, the inauguration and the importance of Roosevelt in our Nation's history. Approximately 80 slides and six artifacts will be used in the presentation for 20 to 40 persons at a time.

h. The north parlor will be used as an exhibition room with displays reviewing the history of the site and the house, the character of Ansley Wilcox, the Pan-American Exposition, the assassination of President McKinley, the Inauguration and the developments resulting from Roosevelt's ascendancy to the presidency.

i. A plaque listing major donors and a second plaque indicating the role of the Junior League will be placed in the entrance hall in the vicinity of the information desk. These plaques will be kept within the bounds of good taste.

VII. LANDSCAPE DATA AND ARCHEOLOGICAL FINDINGS

The landscaping of the Wilcox House in 1901 was very simple, as shown in photographs of the period. A low limestone retaining wall runs parallel with the sidewalk along Delaware Avenue. The grounds on this side of the house were grass lawn, with large trees spaced at random on this lawn. Stone steps ascend a bank from the top of this wall, and at the top of the bank a stone walk runs on axis to the two-story portico. This walk and steps remain and are in good condition. Historical evidence provided by photographs taken in 1901 does not indicate the presence of a fence.

A driveway enters the property from Delaware Avenue at the north end. Stone bumpers, presently on the property but not in place, marked the passage of the drive through the retaining wall. A stone walk follows the south side of the driveway to the side entrance. From the street to the retaining wall line, the driveway is paved with rectangular cobblestones of granite (not a local stone). From this point the driveway is blacktop paving that is approximately thirty years old. It is in poor condition. Archeological investigation revealed the existence of cobblestones from the retaining wall to the demolished carriage house.

South of the driveway, ahead of the house, are individual shrubs which apparently are survivors of the Wilcox era. At the north and south ends of the west portico are wire trellises supporting vines which are apparently Wilcox era relics. The five large trees on the front lawn are obviously survivors of Wilcox and pre-Wilcox days. They are in need of trimming. The evergreen foundation planting along the west portico are post-Wilcox.

VIII. COST ESTIMATE

A. PROFESSIONAL SERVICES

1. <u>Restoration</u>	\$21,972
2. <u>Rehabilitation</u>	<u>5,880</u>

PART A TOTAL--Based on 15% of estimated work \$27,852

B. EXTERIOR WORK - Restoration

1. <u>Demolition</u> , removal of south terrace, roof removal	\$ 2,500
2. <u>Building</u>	
a. Brick wall repair	2,000
b. Exterior woodwork, cornices, shutters, west steps at portico, railings, windows	5,500
c. Dining room door and windows	1,000
d. North porch reconstruction	2,500
e. Exterior painting	5,000
f. New tin roofing	10,000
g. Restore dining room terrace	500
h. Replace observatory balustrade	500
	<u>\$27,000</u>

3. Grounds

a. New plant material, grading	\$10,000
b. Carriage drive - cobblestone	10,500
c. New walks	2,500
d. Parking area	15,000
e. Trimming existing trees	2,000
f. Miscellaneous	2,500
g. Fence (?)	6,000
h. Signs	1,700
	<u>\$50,200</u>

PART B TOTAL \$79,700

C. MECHANICAL (Restoration)

1. <u>Heating</u>	\$14,000
2. <u>Electric</u>	5,000
3. <u>Plumbing</u>	<u>3,000</u>

PART C TOTAL \$22,000

D. INTERIOR

1. Restoration

a. Library restoration

Walls, new & replastering existing	4,000
Flooring repairs & refinishing	500
Millwork - mantel, bookcases, trim	15,000
Furnishings	10,000
	\$29,500

b. Visitor orientation (Morning Room)

New partitions, plastering, new Base and casings, mantel repairs	2,000
Ceiling repairs	500
Refinishing & painting	500
Carpet	1,100
Furnishings	500
Audio-visual Equipment	1,430
	\$ 6,030

c. Exhibit Room

Partitions, plastering, paint	2,300
New trim	300
Carpet	1,000
Exhibits	12,000
	\$15,600

d. Stair Hall

Partitions	1,400
Stair, new woodwork	3,600
Painting, plastering	900
Carpet	800
Wallpaper	600
	\$ 7,300

e. Visitor Entry, Toilets

Plumbing fixtures, partition	1,600
Toilet floors	100
Carpet - hall	600
Painting	350
Reception desk	900
	\$ 3,550

PART D (1) TOTAL

\$61,980

2. Rehabilitation

a. Dining Room

Ceiling restoration, miscellaneous new woodwork	\$ 1,500
Plaster, paint	500
Floor finish & patching	400
Miscellaneous	300
	<u>\$ 2,700</u>

b. Balance of first floor--rental area

New flooring, plastering, painting	\$ 6,000
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c. Second Floor

Structural repairs, 1838 part	\$ 9,000
Partition removal, new partitions at toilets, new stair	3,500
Plaster patching	2,000
Window repairs, miscellaneous woodwork	3,500
New toilets--plumbing, fixtures, etc.	2,500
Flooring	3,000
Painting	2,500
Lighting	1,000
Miscellaneous	1,500
	<u>\$28,500</u>

d. Third Floor - Miscellaneous

\$ 1,000

e. Basement

\$ 1,000

PART D (2) TOTAL

\$ 39,200

TOTAL: PART D

\$101,180

Estimate of Restoration and Rehabilitation Costs

	<u>Restoration</u>	<u>Rehabilitation</u>
A. Professional Service	\$ 24,297	\$ 5,880
B. Exterior Work	79,700	
C. Mechanical	22,000	
D. Interior	61,980	39,200
<u>TOTAL</u>	<u>\$187,977</u>	<u>\$45,080</u>
<u>GRAND TOTAL</u>	<u>\$233,057</u>	

APPENDIX

Interview with Mrs. N.K.B. Patch

Drawings illustrating Existing Conditions

Plans for Restoration

Historical Plans (1890's), Architect George Cary

Interview with Mrs. Nathaniel K. B. Patch
96 Richmond Avenue, Buffalo, April 30, 1969

Mrs. Patch was a friend of Mabel Wilcox, Ansley Wilcox's sister. Her father, William H. Chapin, was Inspector General of New York State. He traveled around the state twice a year inspecting troops. He had been ordered to Buffalo (where his family lived) to prepare and train an escort for President McKinley during his visit to the Pan-American exhibition. He was very apprehensive about the public reception for the President because the first day McKinley arrived at the exhibition, someone in the crowd hissed him. Chapin refused to allow his wife and daughter to attend the reception. Mrs. Patch still has the tickets for the grandstand seats that they never used.

The following is an account of what Mrs. Patch remembers of the day Roosevelt was inaugurated. She was about 18, and she spent most of the day outside the Wilcox house standing near the sidewalk on Delaware Avenue. She said no one knew that the inauguration was going to take place at the Wilcox house so there was no crowd. Only the escort soldiers of the signal corps lined both sides of Delaware in front of the house. Their uniforms were especially colorful, blue jackets with gold braid over one shoulder and dark blue hats with bright red rosettes or tassels.

Mr. Roosevelt had breakfast with Ansley Wilcox. Mr. Chapin also was at the table. Roosevelt sat at one end with his back to the windows,--Mr. Wilcox, at the other end. After the meal, Roosevelt called Mr. Chapin aside and told him he would call on Mrs. McKinley before the inauguration as plain Theodore Roosevelt, citizen, instead of as the President.

As Mr. Chapin left the house and started down the steps, Roosevelt opened the window and howled at him and shook his fist saying he had told him he didn't want an escort. Roosevelt then left in a small, inconspicuous carriage for the Milburn house. He returned shortly and waited in the morning room (library). The cabinet called to say they were waiting for Roosevelt. He replied, "The President awaits his Cabinet." Her father was present at the inauguration. Roosevelt allowed only three reporters from New York City in the house. Dr. Charles Cary was invited to attend. His wife was not, but insisted on coming anyway.

Mrs. Patch remembers the library as being rather dull and simply furnished. She thought the drapes might have been tan. They blended in with the woodwork. She described the wood as dark oak. She said the curtains were muslin. When she looked at the photo of the Delaware end of the room she remembered that there were two entrances with doors that matched those leading into the dining room. Between the doors were open shelves with vases, etc. on them. The top shelf was about waist high and there was just an open space above. She said the staircase curved at the top.

When she looked at the first photograph of the library she said she had a bookcase exactly like the one in the picture. It is in a second floor library and she refused to let me upstairs because of the terrible condition of the rooms. Apparently this room is full of furniture and very difficult to move in. The spindle from the staircase is also buried somewhere in the same room. Two spindles have been made into candlesticks

and they are more available in the dining room. These things, along with a great deal of furniture have been willed to the Historical Society. She will have to be approached in a different manner and by possibly Mr. Bingham or Mr. Dunn if we are to get them before she dies.

When she talked about the Ansley Wilcox's she mentioned that they were staying at their summer home on the lakeshore. Mrs. Wilcox had to rush back to her city home when they heard Roosevelt was coming and move many possessions back, too. Mr. Wilcox always enjoyed young people and encouraged them to visit his home.

Louise H. Eder

ILLUSTRATION NO. 1

The front elevation of the Ansley Wilcox house in its present condition. The original flush siding on the tympanum can be noted in this photograph. The Palladian type window is also original. Three of the five pairs of blinds on the second floor windows remain. Only these five windows were fitted with blinds during the historic period. The glass doors and transom on the front entrance date from the building's use as a restaurant. The period doors remain in storage in the basement. On the 1838 portion of the house as shown in this photograph, the window sash are six over six light.

The flush siding in the tympanum will require repairs to seal the open joints.

PHOTO: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 2

View of the house from the northwest showing the drive from the street. The old cobblestone drive has been covered with blacktop. Several of the old bushes on this side are remains of the Wilcox tenancy. The foundation planting along the front of the porch is more recent and was not a part of the Wilcox landscaping.

PHOTO: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 3

Detail of the 1838 Greek Revival portico facing the street. The columns are in good condition as is the entablature and cornice on this facade.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 4

The brick column base and the existing steps to the entrance of the portico. The steps are not original. The photographs of the historic period show wood steps with Victorian hand rails and spindles. The railings were curved outward at the base of the steps. The present pyramidal form steps are a replacement. It is proposed that the Victorian version be restored.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 5

The cornice and roof line of the oldest part of the house. The chimneys shown here are typical of the nine chimneys on the house.

The remains of the roof observation platform can be seen between the chimneys. Early photos show an ornamental railing in place. The stubs of the newels remain. A plan for the design of the balustrade has been found in the archives of the Historical Society.

It is proposed that the observation platform, or "Captain's Walk," be restored to original condition.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 6

The south side wall showing the roof of the library bay window and the morning room wing. The weather damage to the cornice can be seen at the upper left. The damaged area of the brick wall is located at the downspout. See Illustration No. 10.

Photo: Buffalo & Erie County Historical Society

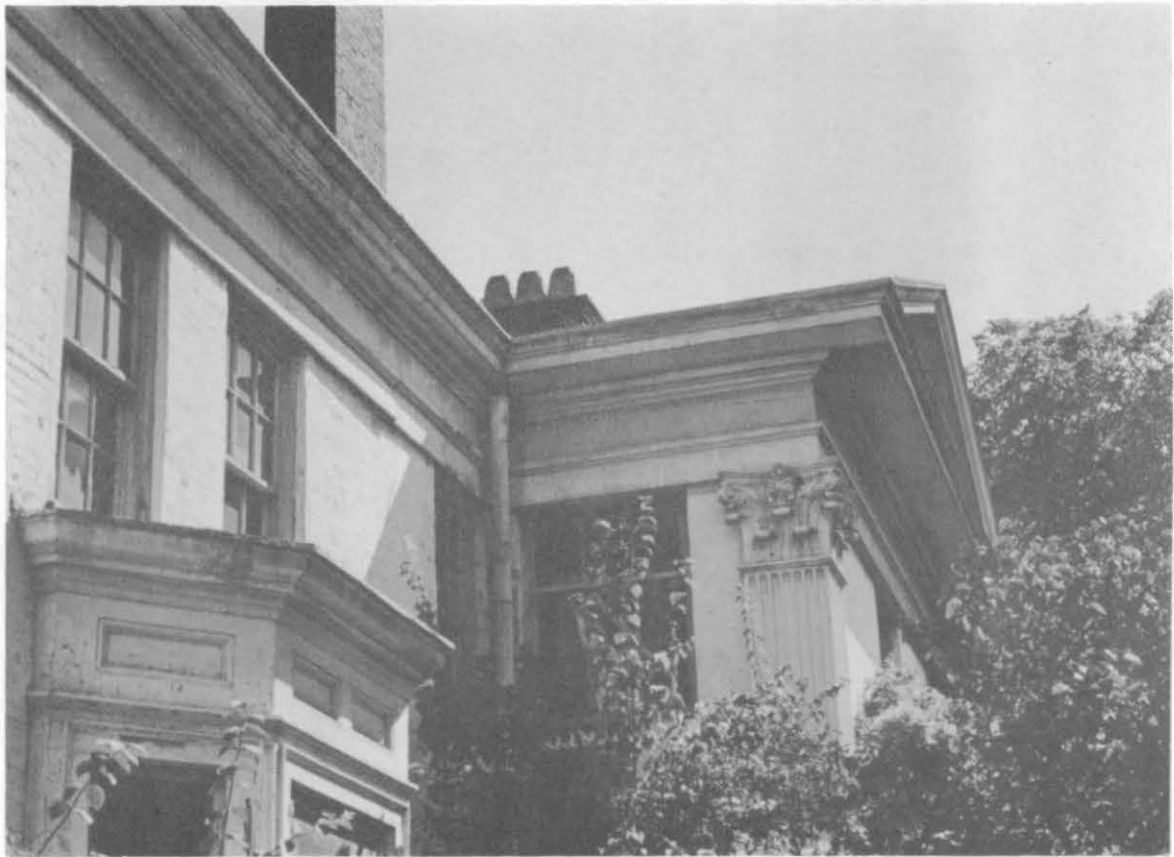


ILLUSTRATION NO. 7

The projecting bay of the morning room shows a cornice extending farther than that on the main house. An added feature on this wing is the use of wood Corinthian pilasters and capitals applied to the outside corners of the brick walls.

The dormer noted to the left of the gable is the only dormer added to the roof of the 1838 portion of the building.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 8

The south wall of the Ansley Wilcox addition at the dining room. The wood terrace together with the scars over the doors and windows are the remains of a long terrace pavillion for outdoor restaurant dining.

The original terrace was small, extending only to the projection of the morning room wing. The terrace floor was slatted to provide light to the basement windows below and had a wrought iron railing on two sides. The flat arch lintels over the windows are typical of the house.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 9

The condition of the woodwork on the exterior of the library bay window is evident in this photo. The window structure is cantilevered from the main wall. The bay window will require considerable replacement of rotted woodwork throughout.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 10

This photo shows the deterioration of the brick wall due to an unrepaired roof gutter and downspout failure of long standing. The location is on the south side at the juncture of the 1838 barracks building on the right and the Ansley Wilcox addition on the left. The stone window sill at the left is original, cut back when Wilcox remodelled the library which included reducing the window width and the installation of the stained glass window.

This portion of the brick wall from foundation to roof will require patching and replacement.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 11

The West Carriage entrance in its present condition. The existing porch floor is wood and the steps are precast concrete. When the building is restored the steps and flooring will be replaced with wood. The roof of this entrance will also require renewal.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 12

The interior of the fanlight at the west, or carriage entrance. The leaded glass on the sidelights has been damaged and the leaded glass light in the door replaced with a sheet of plain glass. The leaded glass removed from this door has been located, in a damaged condition, but it is sufficiently intact to provide a pattern for an accurate copy.

The ceiling in the hallway is modern composition board. The cornices are original.

Photo: Buffalo & Erie County Historical Society

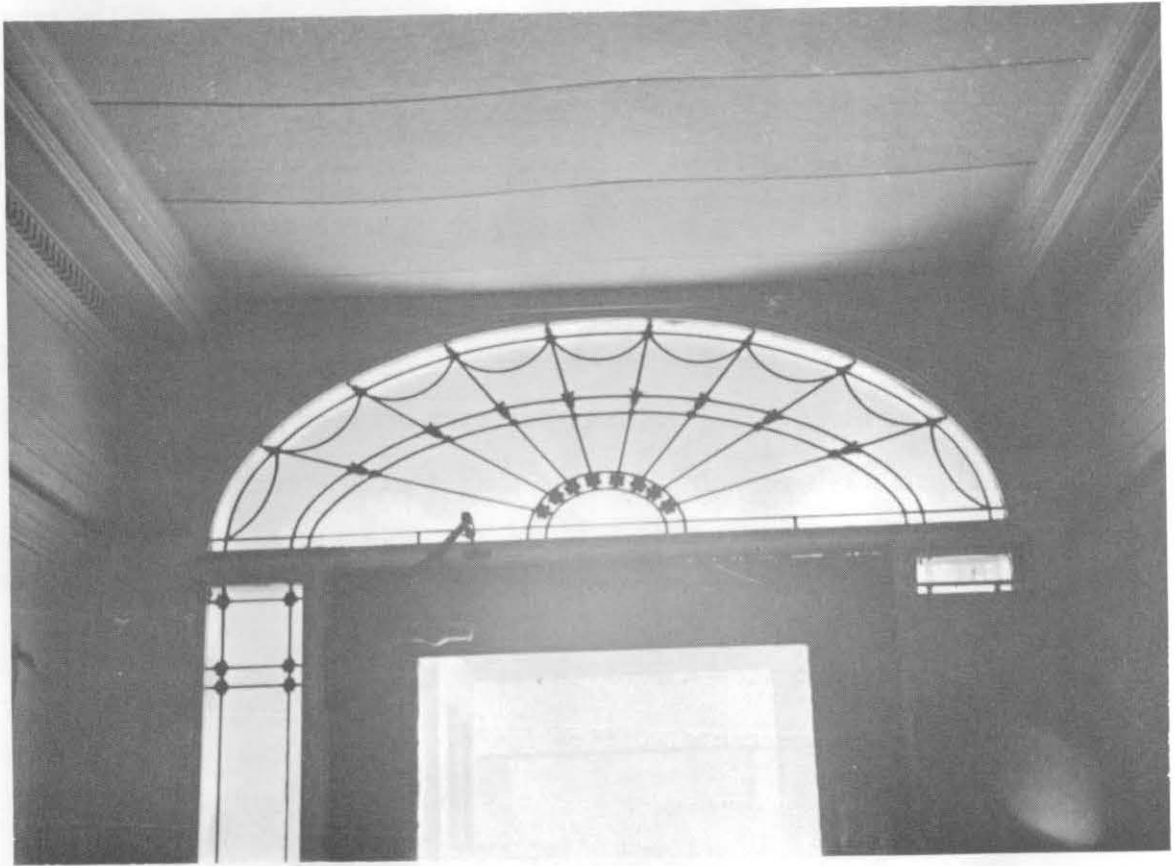


ILLUSTRATION NO. 13

The last addition to the Ansley Wilcox house is post-Wilcox, having been added by Mr. Lawrence with Robert Hill as the architect. The projecting portion with the false gable is a part of the south wall of the carriage house. The present exterior portion of the wall has been resurfaced. The traces of the carriage house openings can be seen on the exposed interior of the wall. This later non-historic addition will be retained to provide access to the second floor to be used for future rental office space.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 14

The present interior showing the front entrance and vestibule from the former library and looking toward the northwest reception room. When the interior partitions were removed the posts, one of which can be seen at the right, were installed. The marks of the old partitions remain on the floor and a portion can be noted in the left foreground. The interior etched glass transom was repeated at the exterior pair of doors but has been replaced by clear glass.

The 1838 irregular split lath can be seen at the upper left of the photograph.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 15

Flooring patches showing the area of the original front staircase. The staircase can be reconstructed from the scars showing the location on both the first and second floors. A spindle is said to have been located leaving the newels, mouldings and handrails for further study.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 16.

The long standing leak at the juncture of the early building and the Wilcox addition which caused deterioration to the exterior brickwork also damaged the plaster in the morning room. Note the line in the plaster wall at the level of the meeting rail of the window sash. This line marks the top of the oak wainscot which was removed when the room partitions were removed to adapt the house to restaurant use.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 17

The interior of the Library bay window. The ceiling shows signs of leaks. The window seat which was in place at the Inaugural has been removed. The seat can be restored by utilizing the early photographs together with the marks of the apron on the flooring. The woodwork in the Library was natural wood, varnished, during the historic period.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 18

The only remaining section of the Library bookcases relocated in a Kitchen storage room. The lower section is missing. The oak case has been painted. The movable pegs for adjusting the shelf heights remain in place. This section will provide the pattern for the restoration of the bookcases in the Library.

Photo: Buffalo & Erie County Historical Society

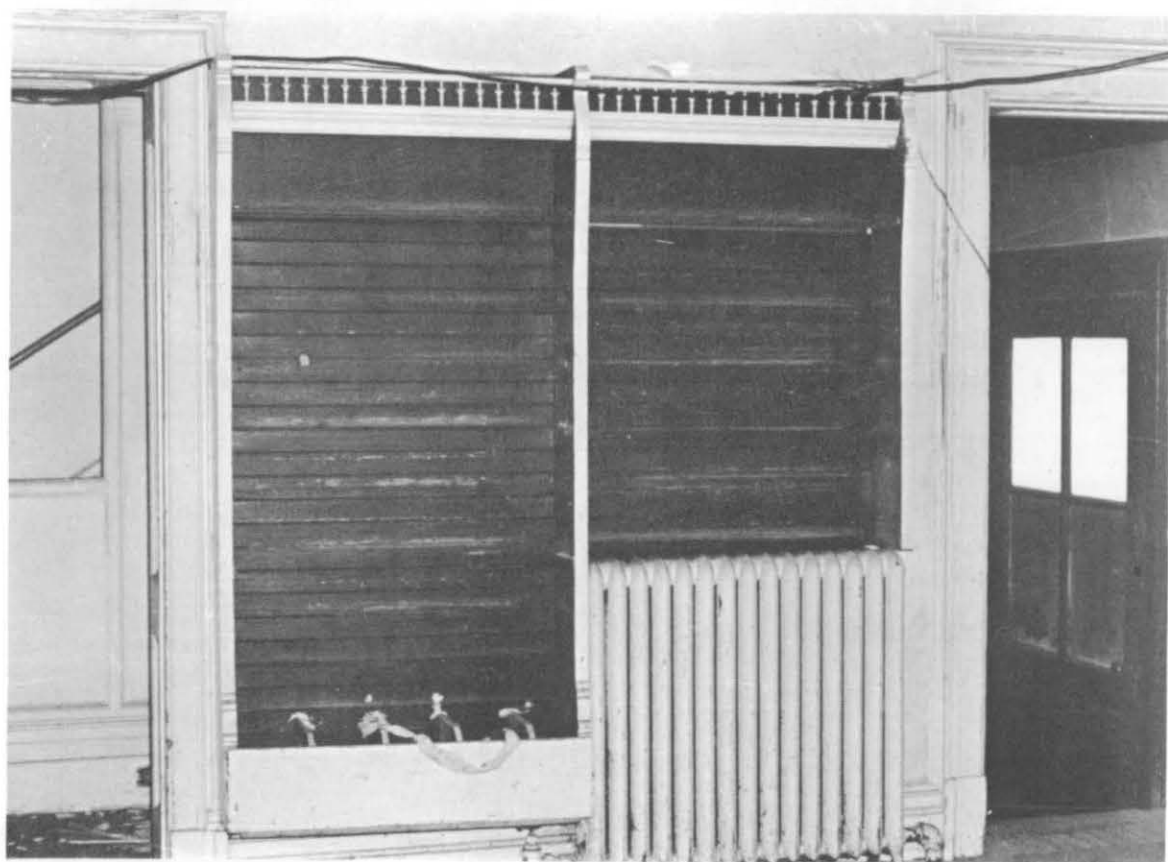


ILLUSTRATION NO. 19

When the bearing partitions were removed from the first floor steel beams and posts were added, the beams were covered with the falsework shown here and the old plaster ceiling covered by the fibreboard planking. The library bay window can be seen at the lower right. The restoration will require the removal of the posts, beams and fibreboard and the restoration of the partitions, including the molded plaster ceiling medallions.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 20

The doors from the dining room to the terrace,
showing the leaded glass fan light and one of the
glass areas broken by vandalism.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 21

The interior of the narrow stained glass window in the corner of the Library. This window was reduced in width by Mr. Wilcox apparently in order to accommodate the back shelves. The window width was limited by the book shelves on the left and the projection of the chimney breast on the right.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 22

The location of the fireplace with the ornate mantel before which Roosevelt took the oath of office. When the restaurant was installed in the house, the mantel was removed and the fireplace closed. Only the tile hearth remains. It will be possible to restore the room from the photographs of the room taken at the time of the Inaugural ceremony and the marks of the missing elements indicating the points of fastening. The marks of the former bookcases remain on the hardwood flooring together with the scars of the two entrances to the room.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 23

The existing condition of the "Morning Room" or living room. The Tudor Gothic detailing remains on the east walls and up to and including the fireplace mantel. This room is proposed as a Visitor Orientation Room and as such will have only the existing remaining features restored to suggest what the room once looked like. The hardwood flooring is in good condition. The west wall between the former hall and the morning room will not be restored to provide more space for audio-visual programs.

The double door to the right of the fireplace led to the small dining room terrace which is to be restored.

The remains of the painted wainscoat will be restored to their original dark oak finish.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 24

The walls flanking the fireplace in the dining room were covered with mirrors for the restaurant decor. The mirrors were removed leaving the adhesive attached to the plaster walls. Evidences of the vandalism can be noted on the mantel at the right.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 25

Detail of the door and trim installed in the north partition of the dining room by the restaurant proprietor. The door trim was transplanted from the original doors to the kitchen and butler's pantry on the openings in the walls flanking the fireplace closed up.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 26

The central plaster medallion remaining on the dining room ceiling is original having been retained when the surrounding ceiling area was covered with fibreboard for the restaurant alterations. The cornice and the broken pediment of the over-mantel remain intact.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 27

The dining room flooring showing the marks of the restaurant bar remaining on the hardwood flooring. The flooring can be resurfaced and repaired during the restoration process.

Photo: Buffalo & Erie County Historical Society

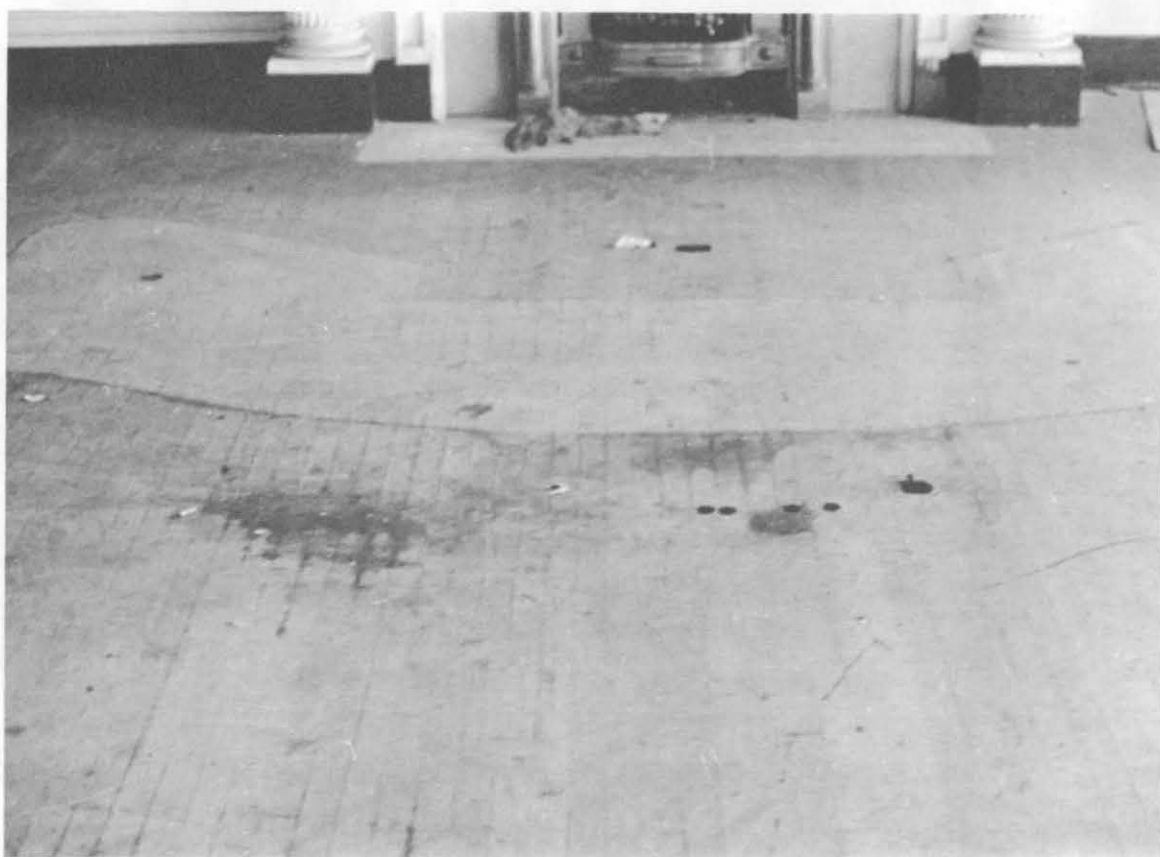


ILLUSTRATION NO. 28

The location of one of the original window opening facing the former parade ground on the north wall of the northwest reception room. The joints in the lath mark the outline of the former opening. The windows in this wall were closed in 1863 when Albert Laning built the first addition to the former barracks house.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 29

Floor showing the stub partition scars between the two reception rooms. Prior to the restaurant's occupancy of the building, a large arched opening separated the rooms.

Photo: Buffalo and Erie County Historical Society



ILLUSTRATION NO. 30

The second floor of the 1838 section which has been converted into one large room by the removal of the hall and bedroom partitions. For the location of the original partitions, see the second floor plan for the conversion of the house into a restaurant.

The present plans for the restoration of the house do not include the restoration of the second floor partitions. Alteration of the area will depend upon the proposed use as rental office space.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 31

Second floor, rear wall of 1838 portion showing the Greek Revival door and trim remaining. The door at the left was at the head of the stairs (now removed), and formerly connected the front hall with the second floor lobby. The beam just above the door marks the location of the former partition.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 32

The bedroom above the morning room showing the trim, mantel and door design typical of the second floor of the 1894 addition. The three mantels on the second floor differ in design and material but are classical adaptations of the period. The features noted on the second floor are to remain in what may become future office areas.

Photo: Buffalo & Erie County Historical Society



ILLUSTRATION NO. 33

The front entrance doors of the Ansley Wilcox period are stored in the basement and will be rehung in their original location. The etched glass lights are still intact in the doors. The heavy mahogany two-panel doors removed from the first floor interior are also stored in the basement.

Photo: Buffalo & Erie County Historical Society

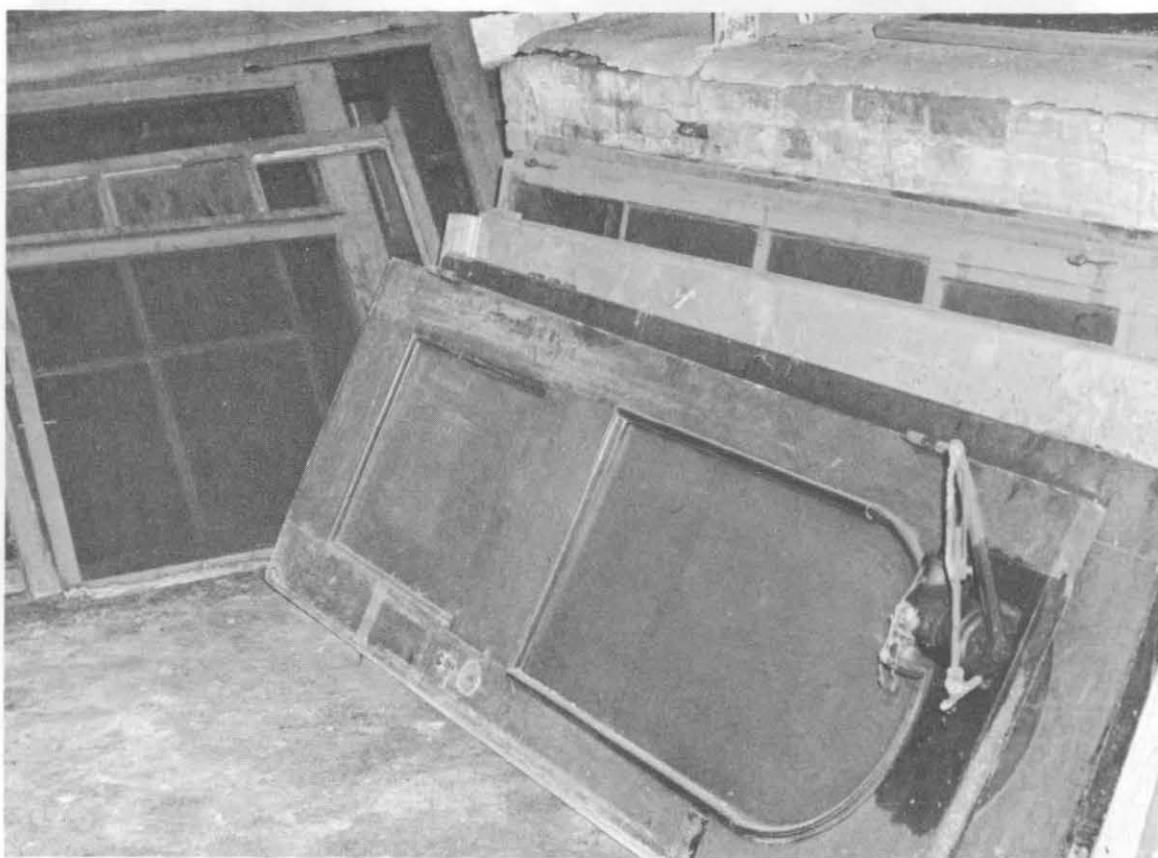


ILLUSTRATION NO. 34

The first floor interior of the post-period addition at the northeast corner of the building. The wall at the left was the south exterior wall of the carriage house, now demolished. A former door opening to the carriage house can be seen on the above wall. The former opening was filled in with brick when it became the north wall of the stairway and storage room.

Photo: Buffalo & Erie County Historical Society

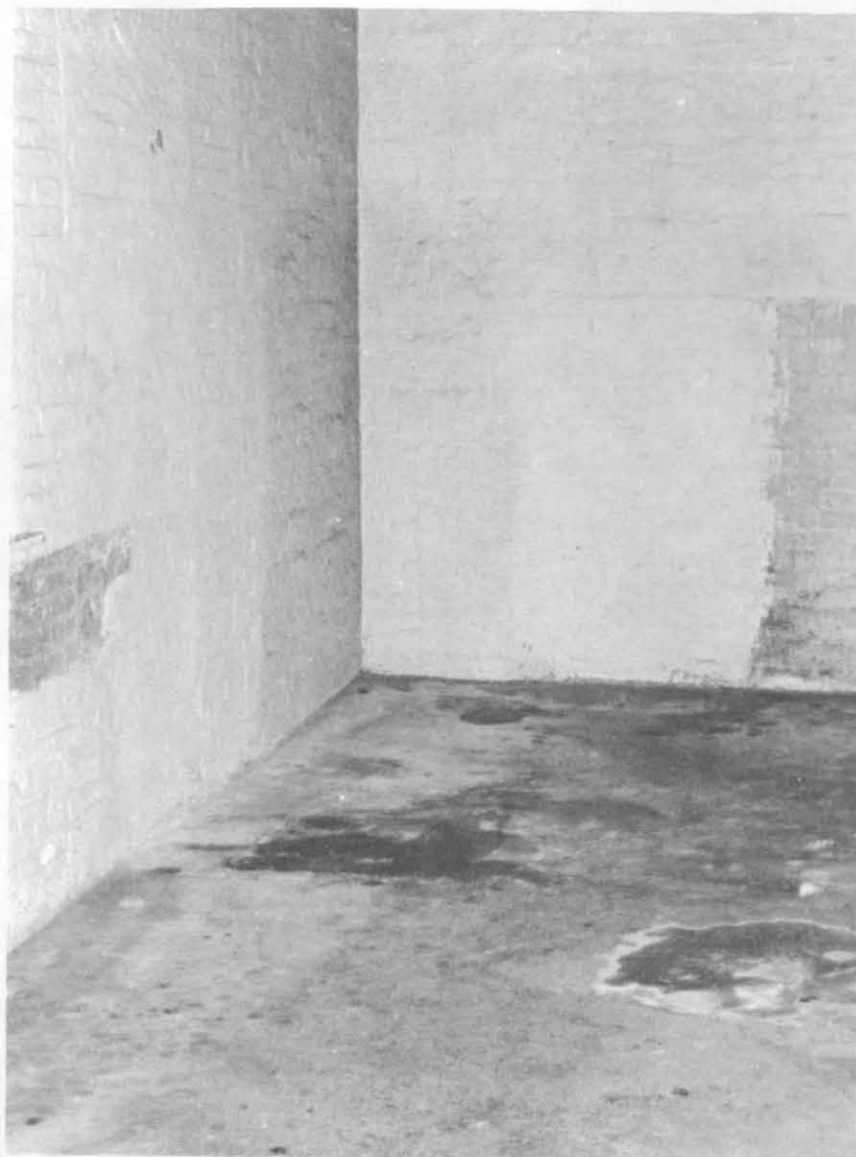
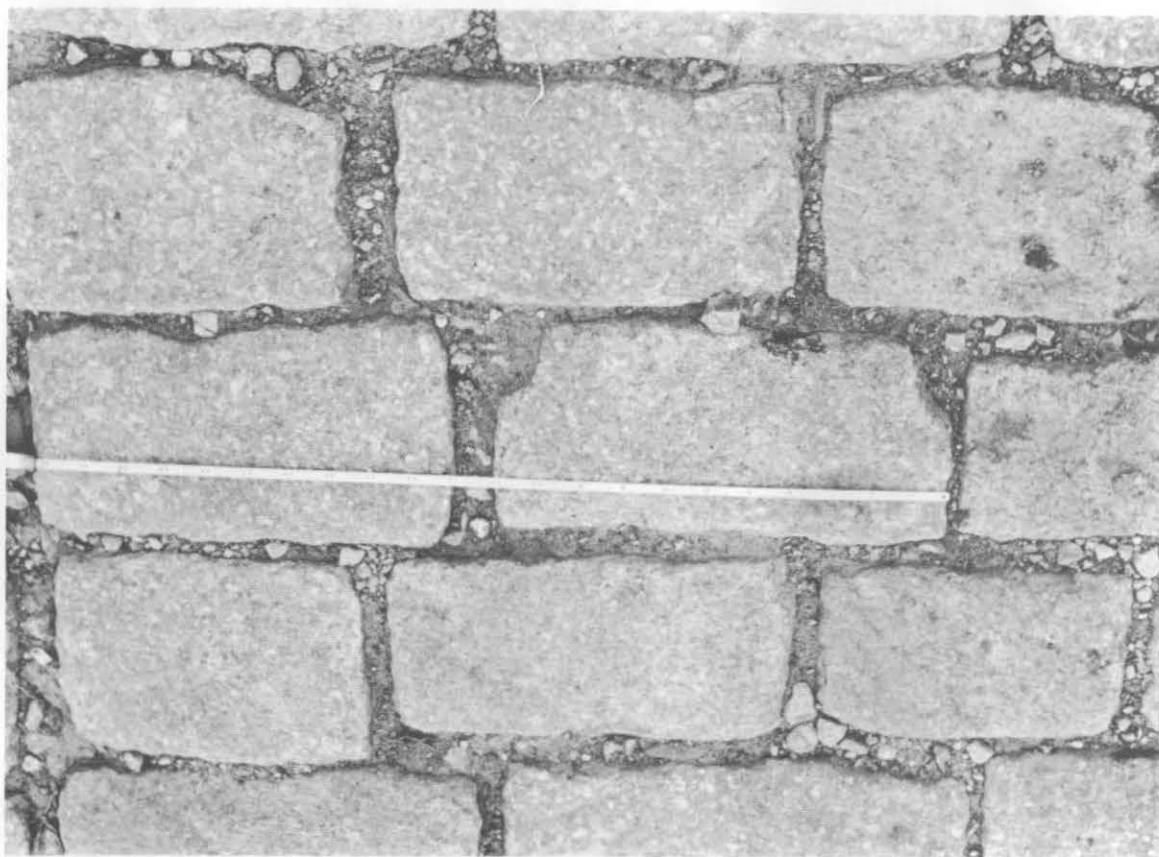
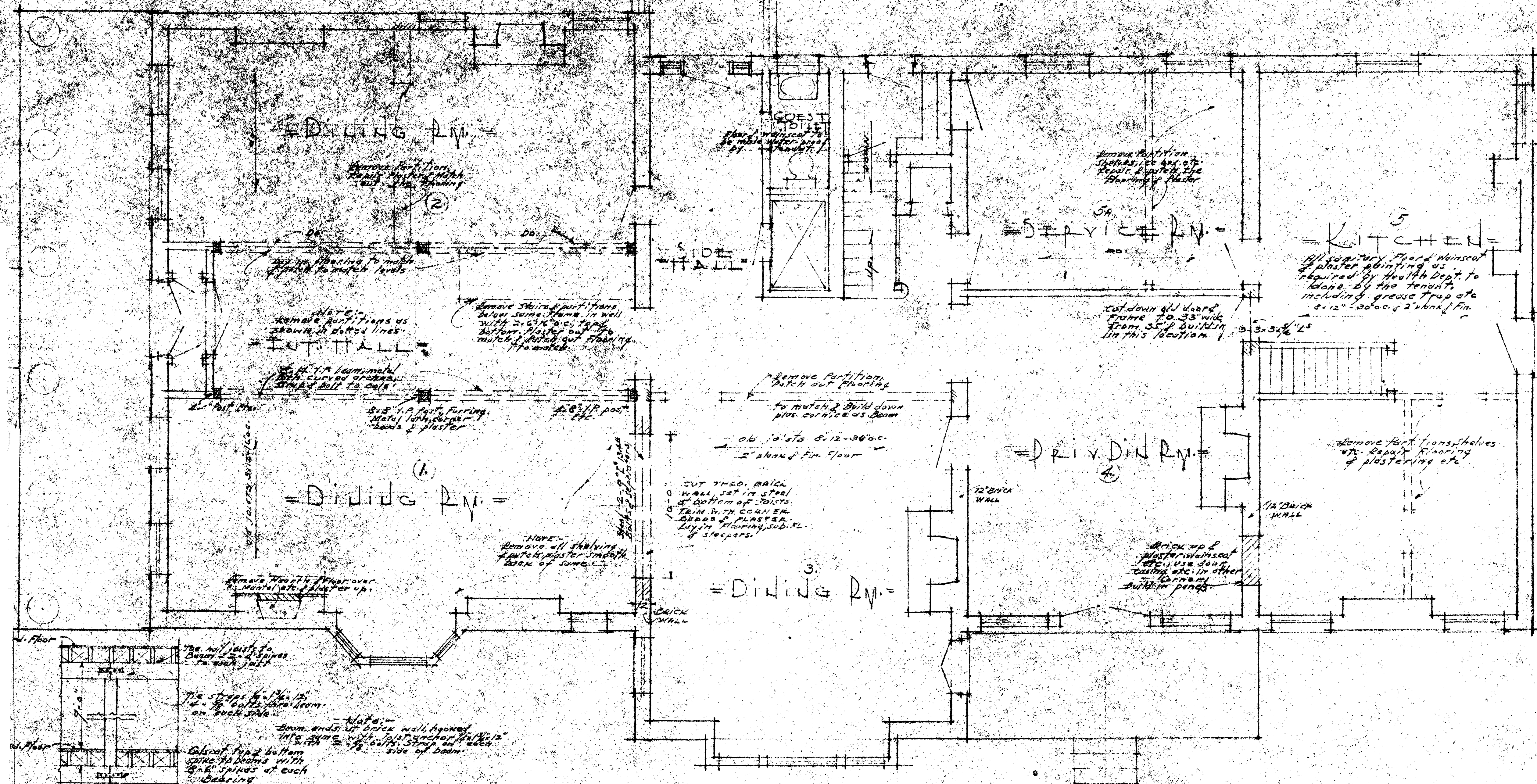


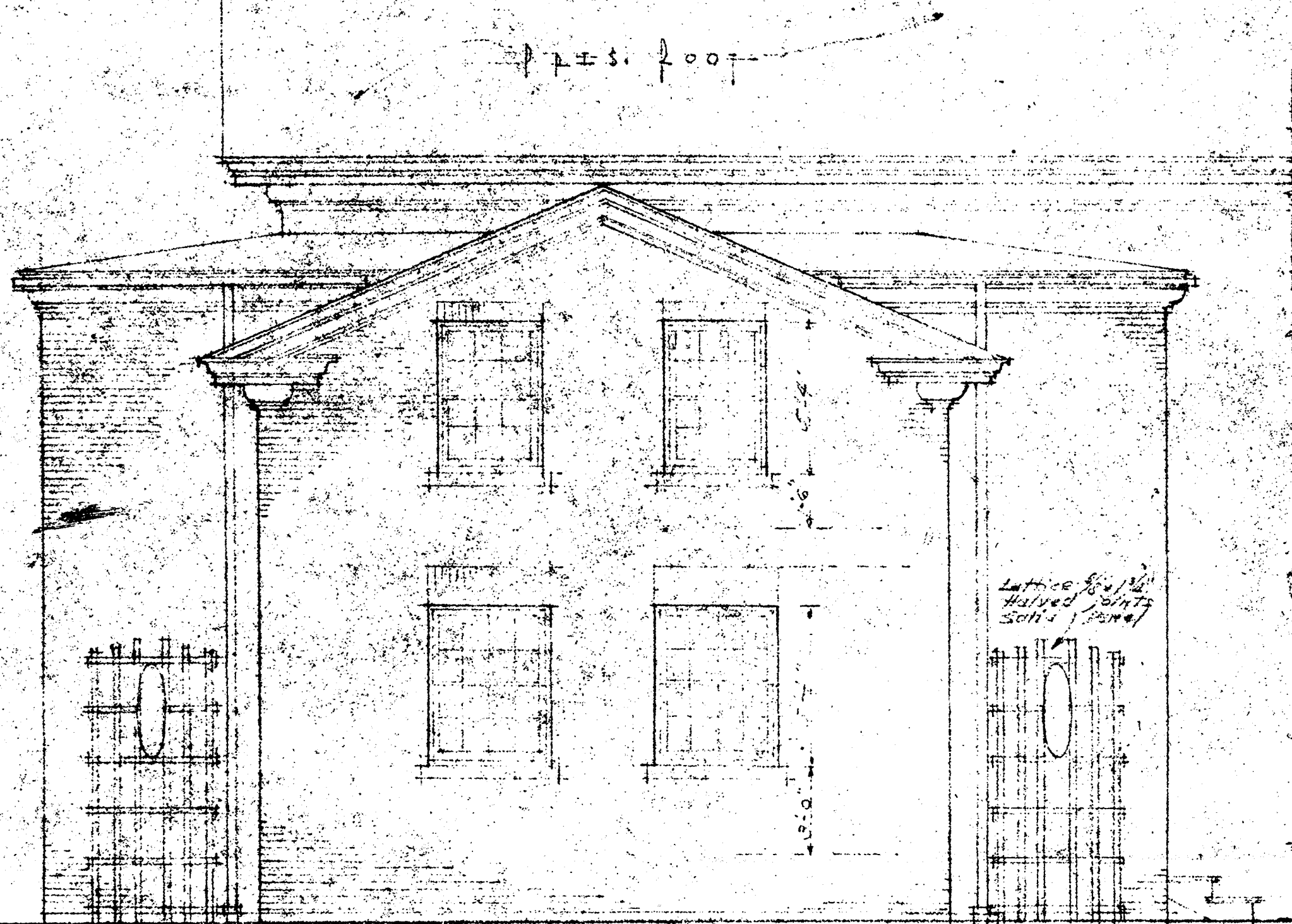
ILLUSTRATION NO. 35

Detail of the cobblestone drive which was found to remain under the present blacktop surface. It is proposed that the cobblestone drive be restored as a part of the restoration and rehabilitation of the house and grounds.

Photo: Buffalo & Erie County Historical Society



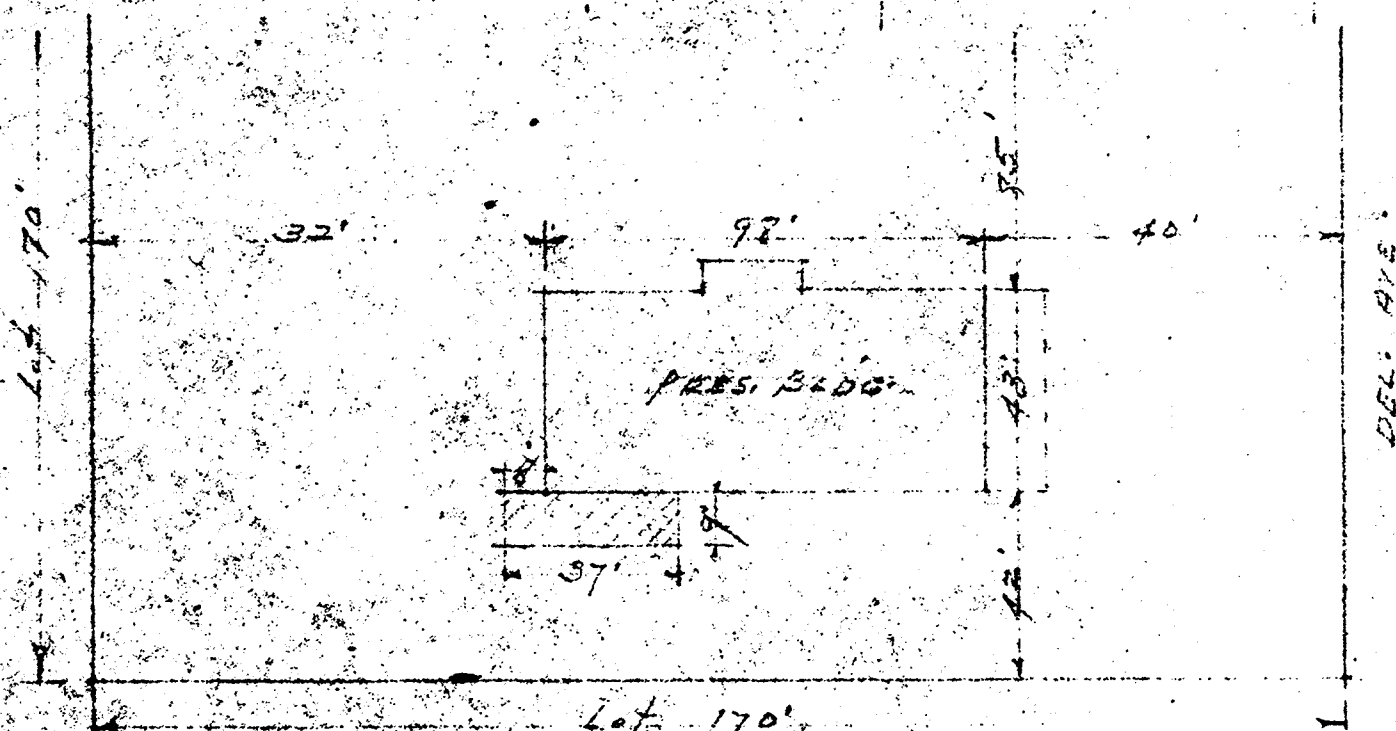




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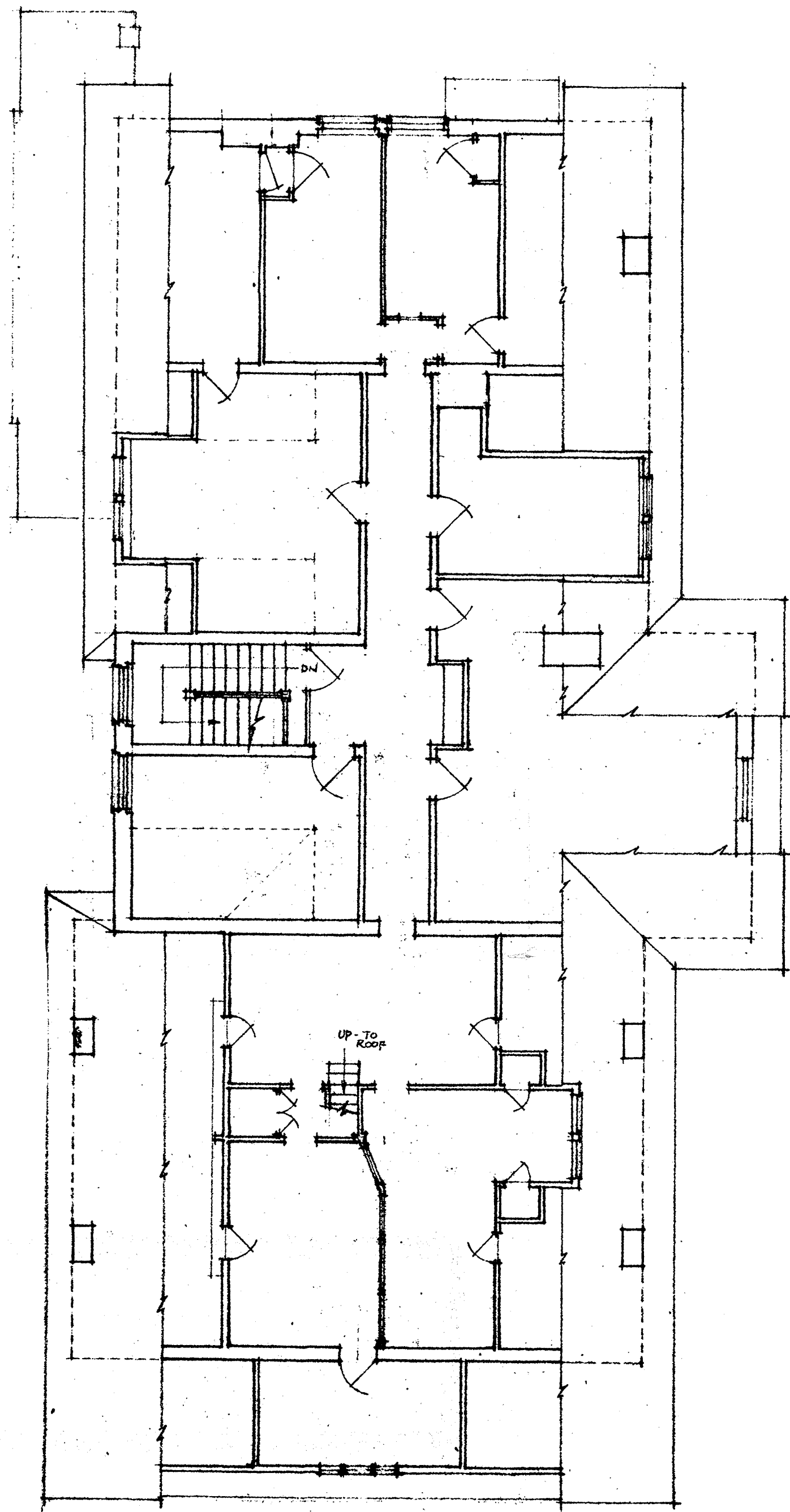
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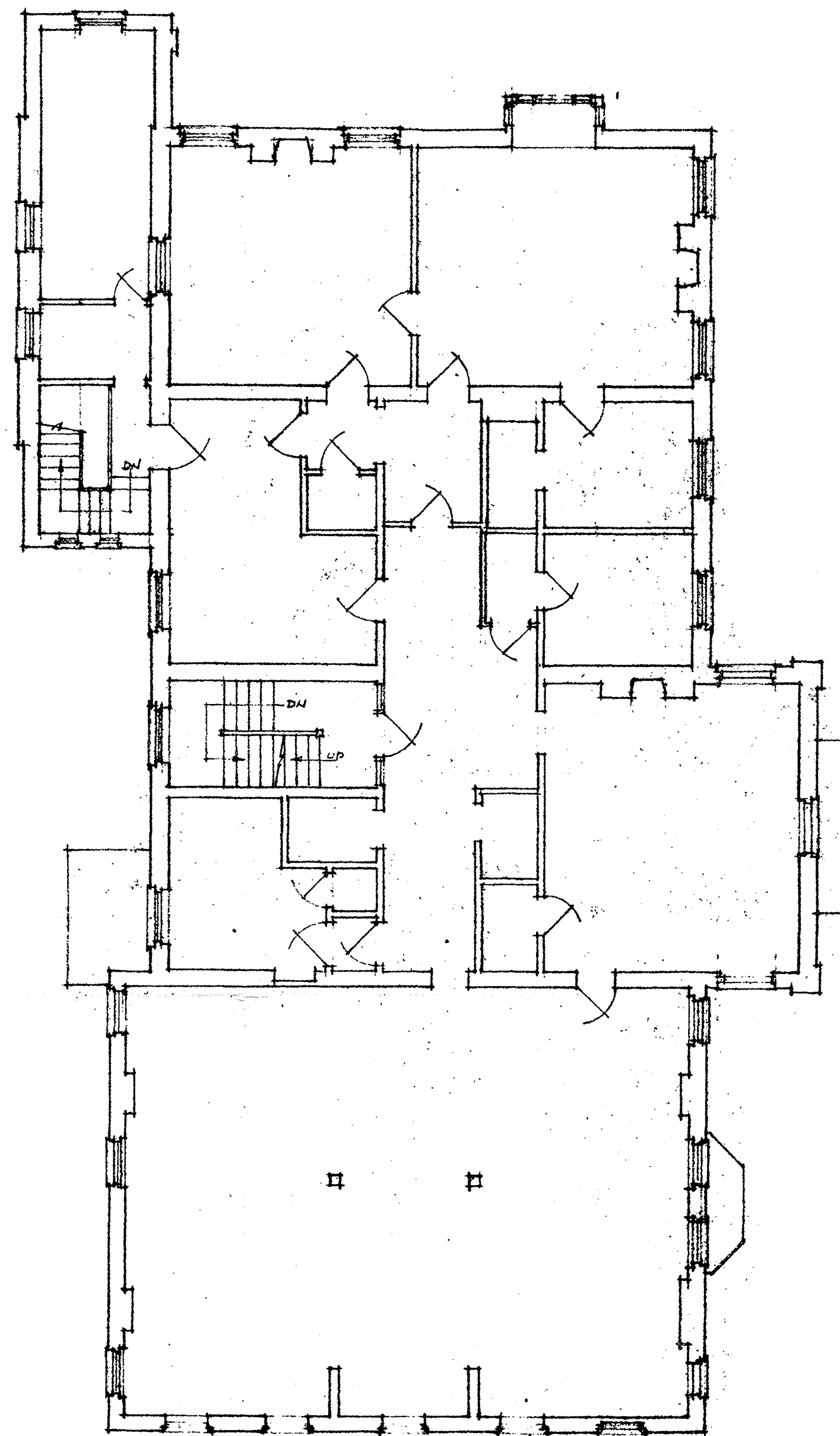
PREST. STONE

= SECT. AA =

641 DELAWARE AVENUE D. D. RUMSEY, JR. ROBERT A. HILL, REGD. ARCHT.



THIRD FLOOR PLAN



SECOND FLOOR PLAN

EXISTING CONDITIONS

SCALE 1/8" = 1'-0"

DRAWN BY: Shelgren, Patterson & Marzoc

UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

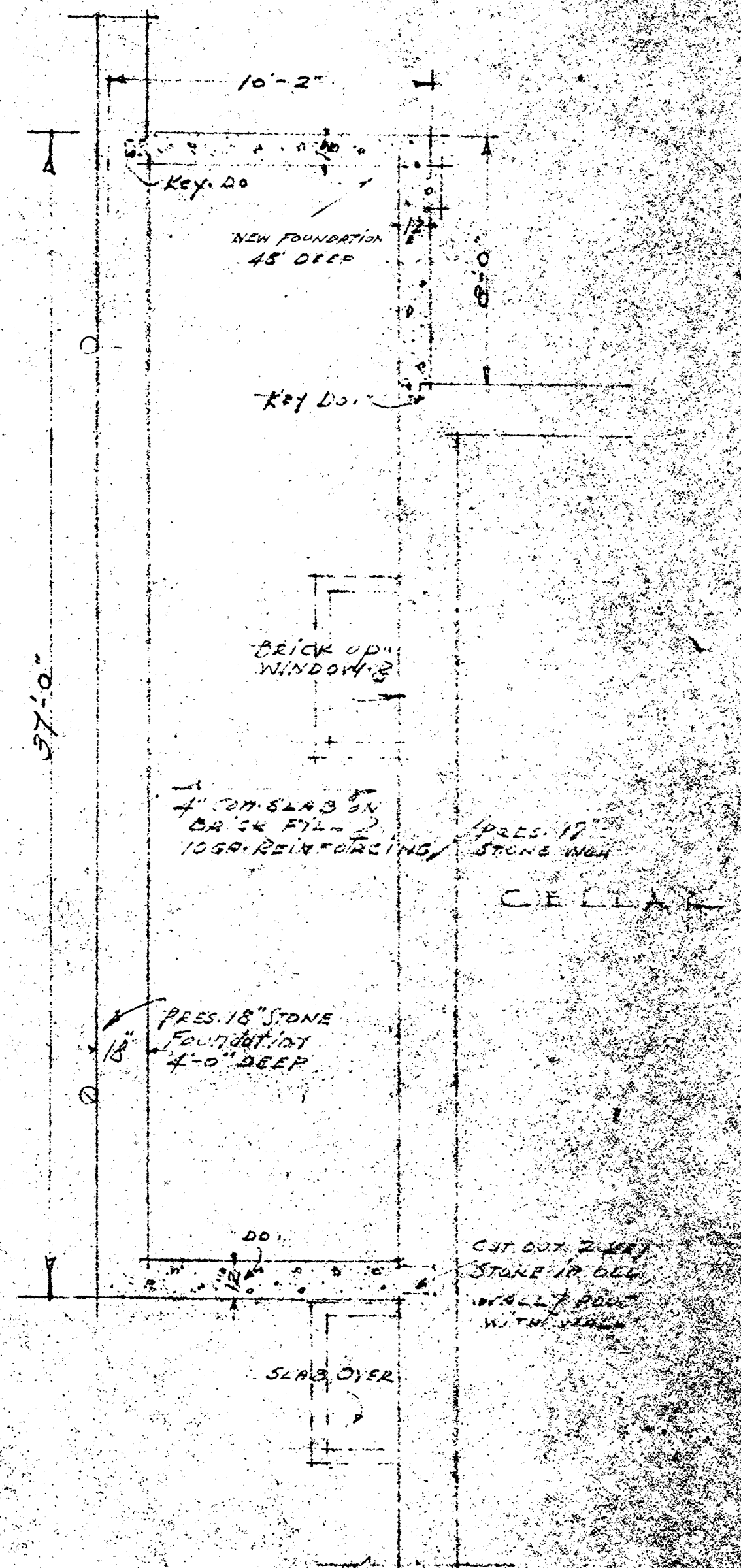
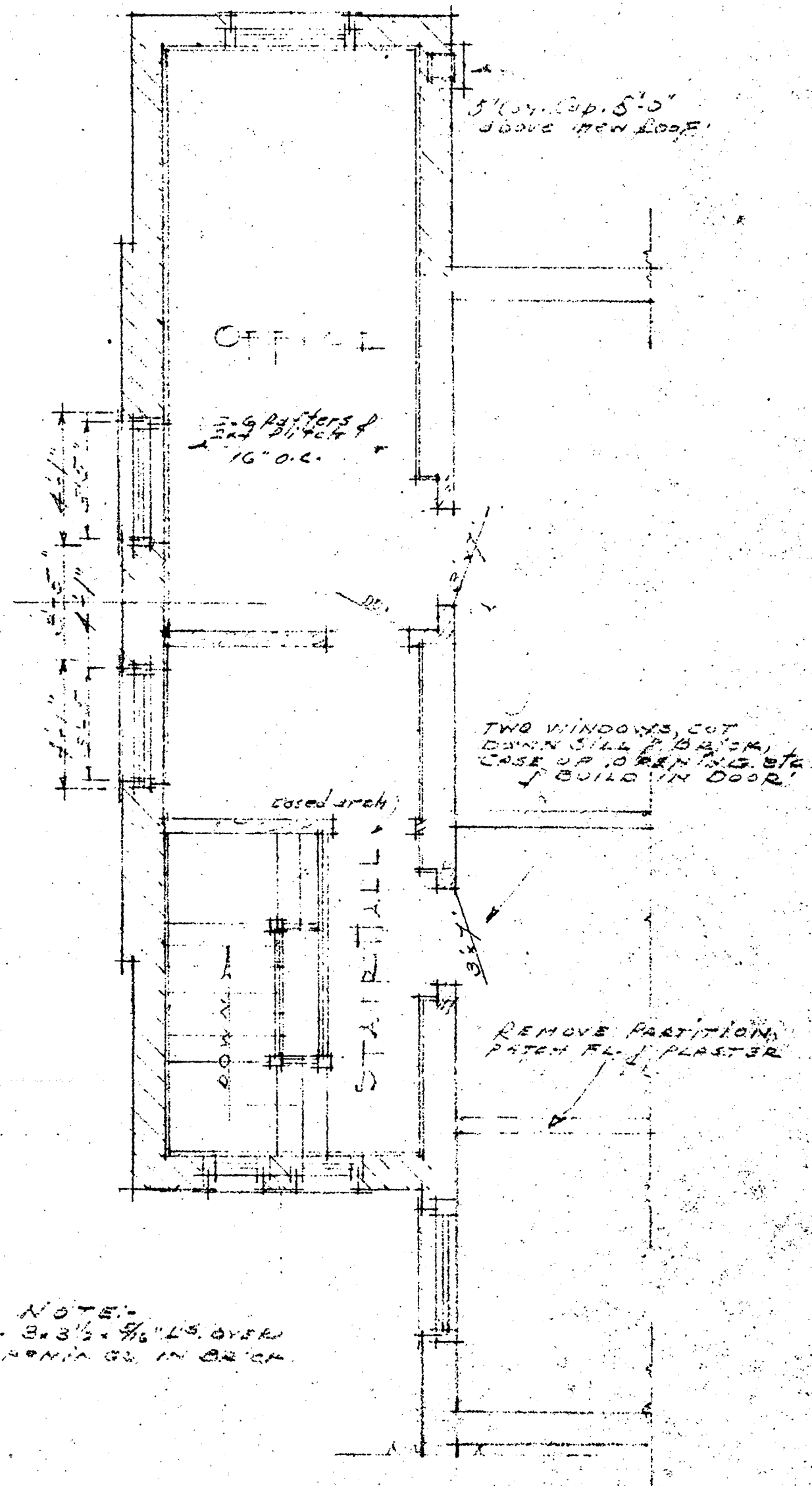
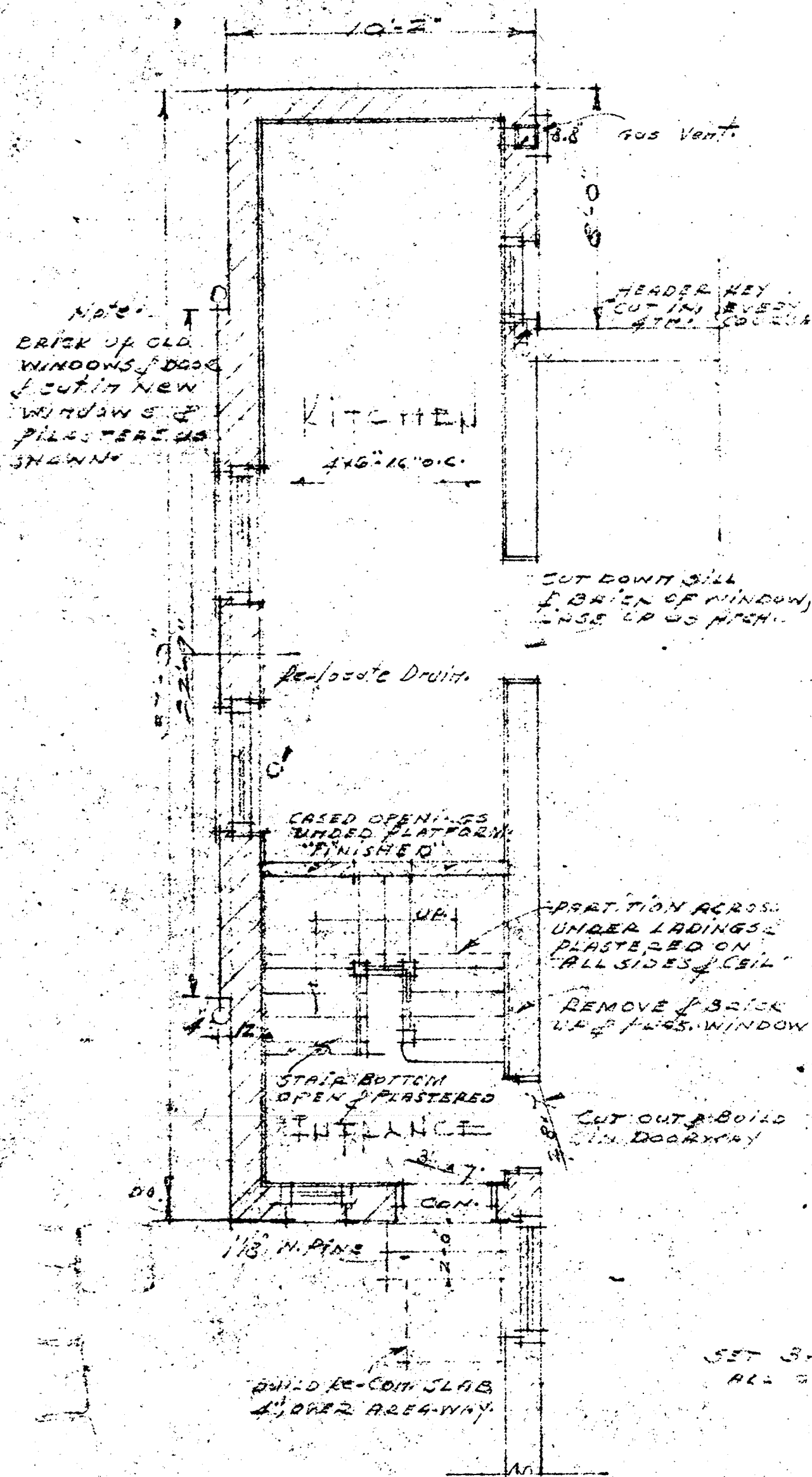
ANSLEY WILCOX HOUSE, 641 DELAWARE AVE. BUFFALO, NEW YORK

SURVEY NO.

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET OF SHEETS

LIBRARY OF CONGRESS
INDEX NUMBER

2-15-60



TAKE UP OLD F. STONE, EX. FOR RE-LAY.

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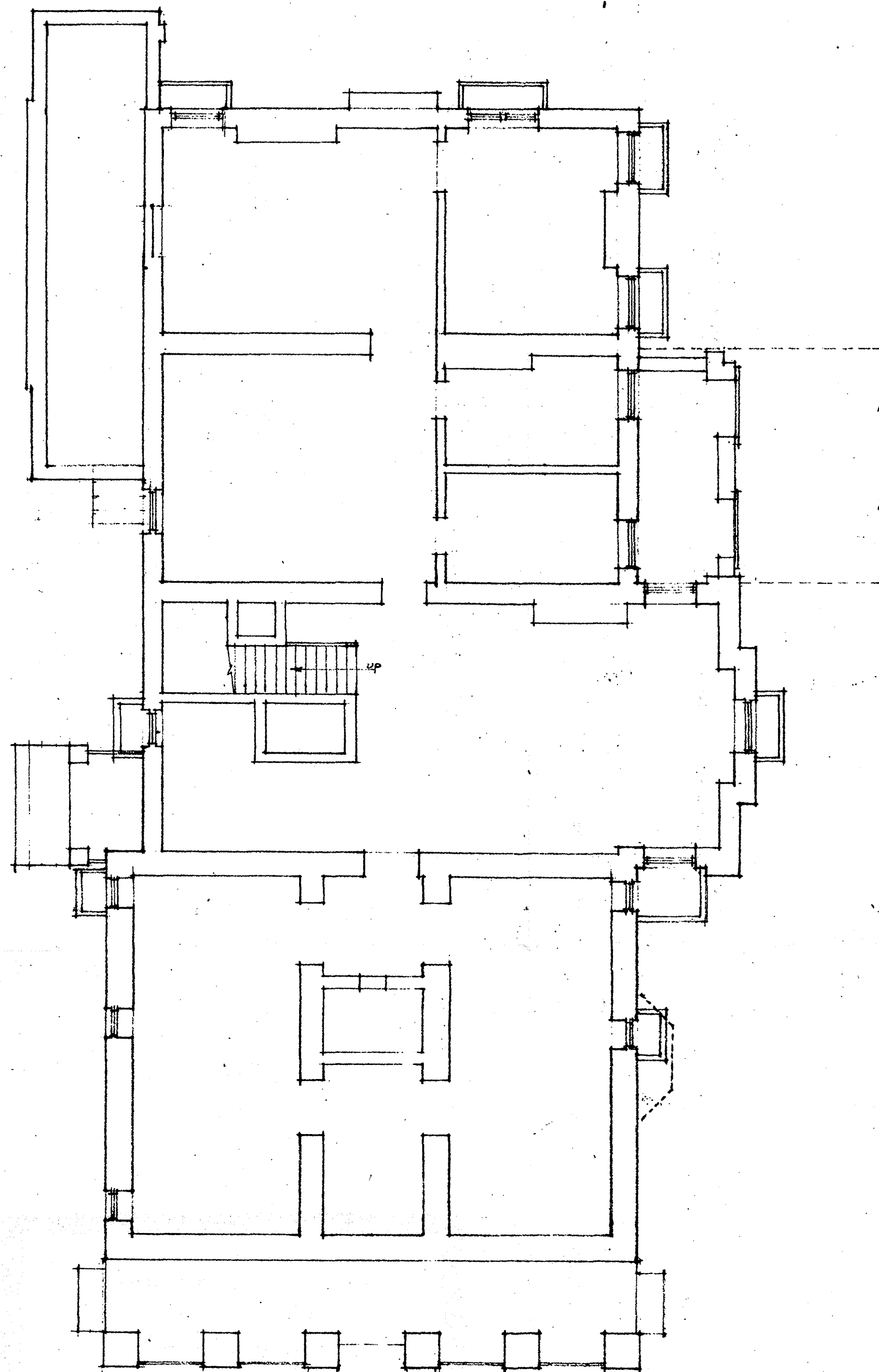
2nd Floor =

Foundations =

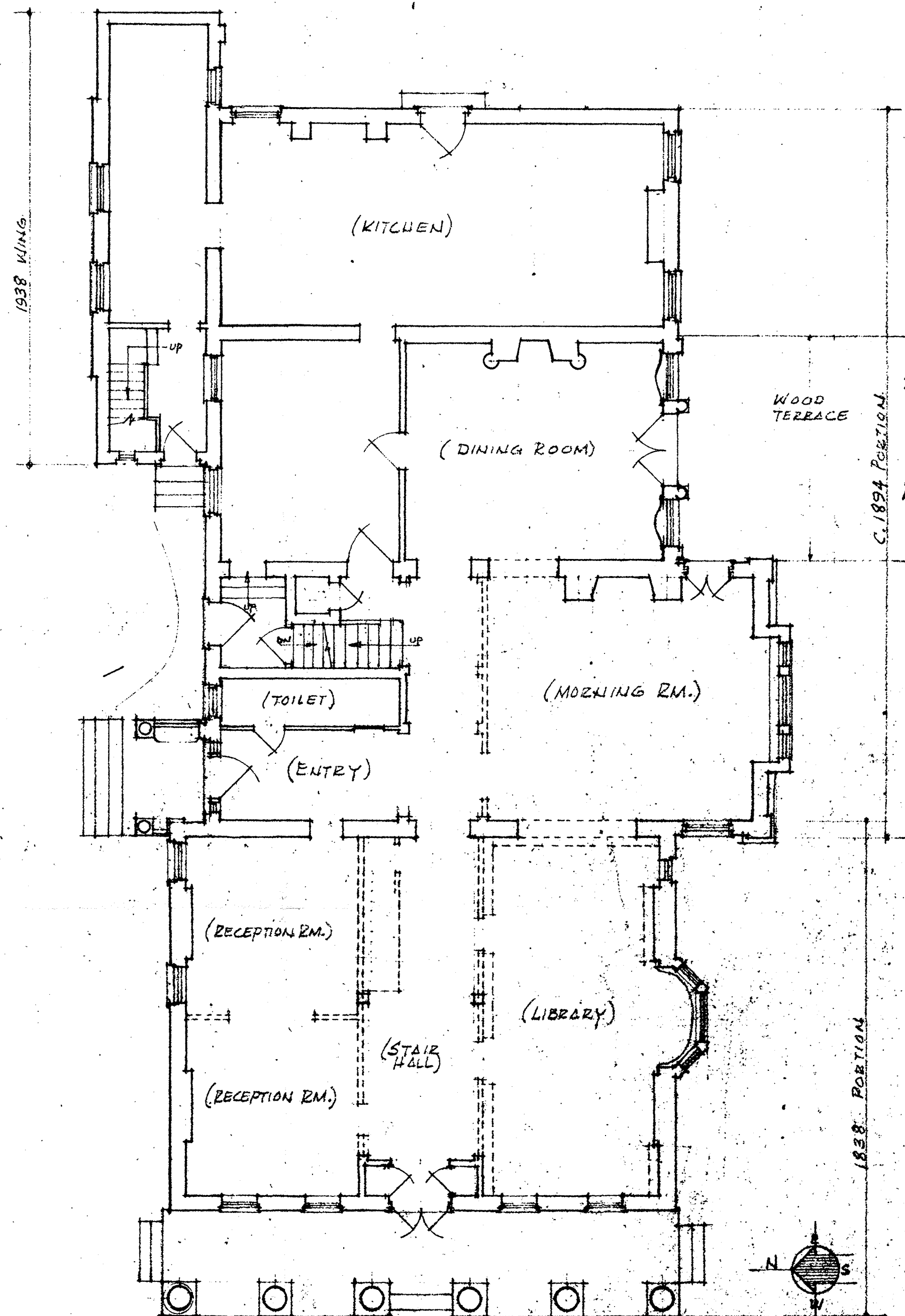
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5.14.33. ADDITION TO 641 DELAWARE AVE. FOR D. P. DUMSEY ESTS.

ROBERT A. HILL REGD. ARCHT.



BASEMENT PLAN



FIRST FLOOR PLAN

NOTE: DOTTED LINES INDICATE ORIGINAL PARTITIONS, REMOVED IN 1938. WHOSE OUTLINES SHOW IN FLOOR FINISH.

SCALE 1/8" = 1'-0"

DRAWN BY: Shelgren, Patterson & Marzoc.

UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

ANSLEY WILCOX HOUSE,

NAME AND LOCATION OF STRUCTURE

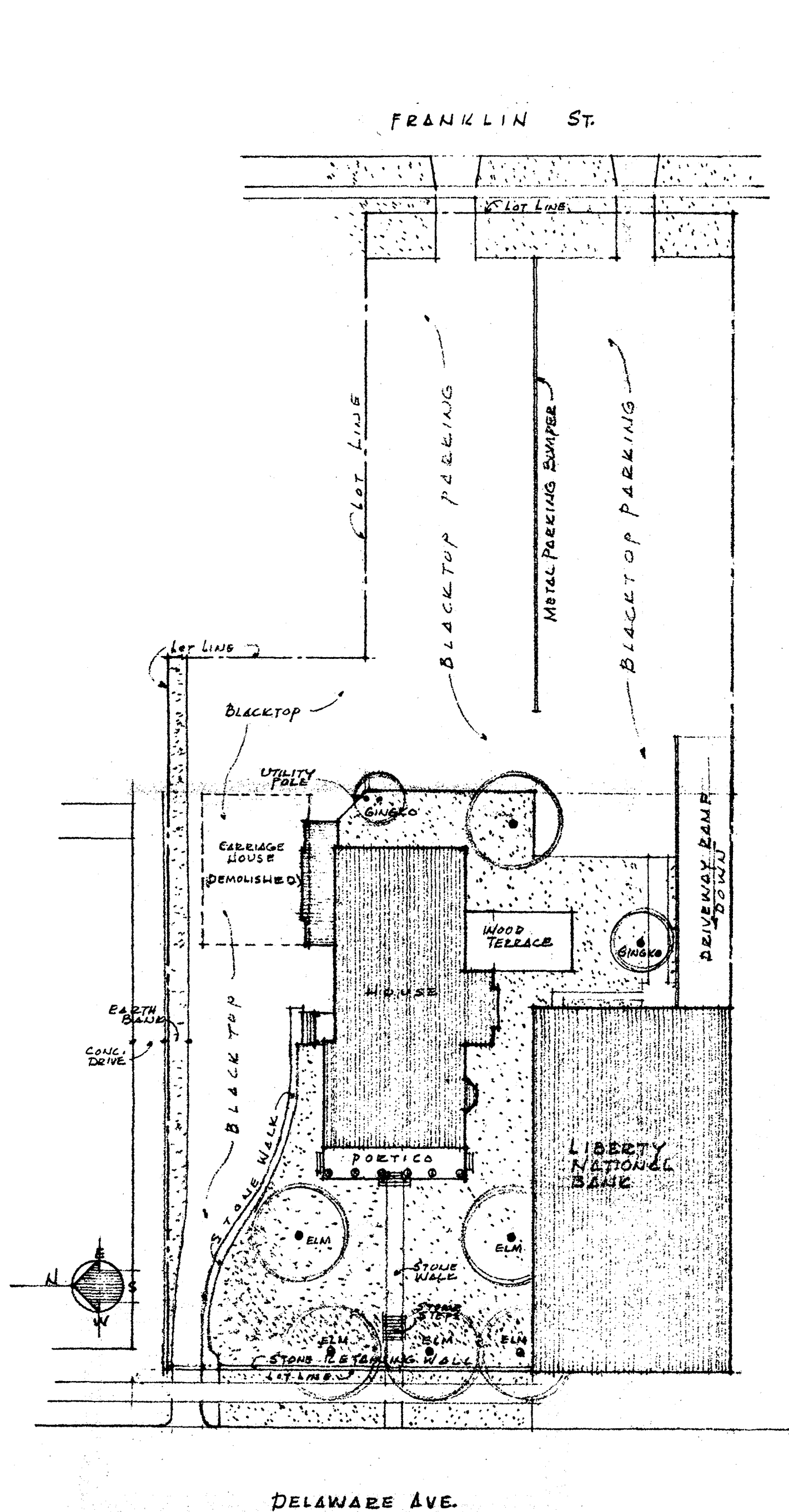
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BUFFALO, NEW YORK

SURVEY NO.

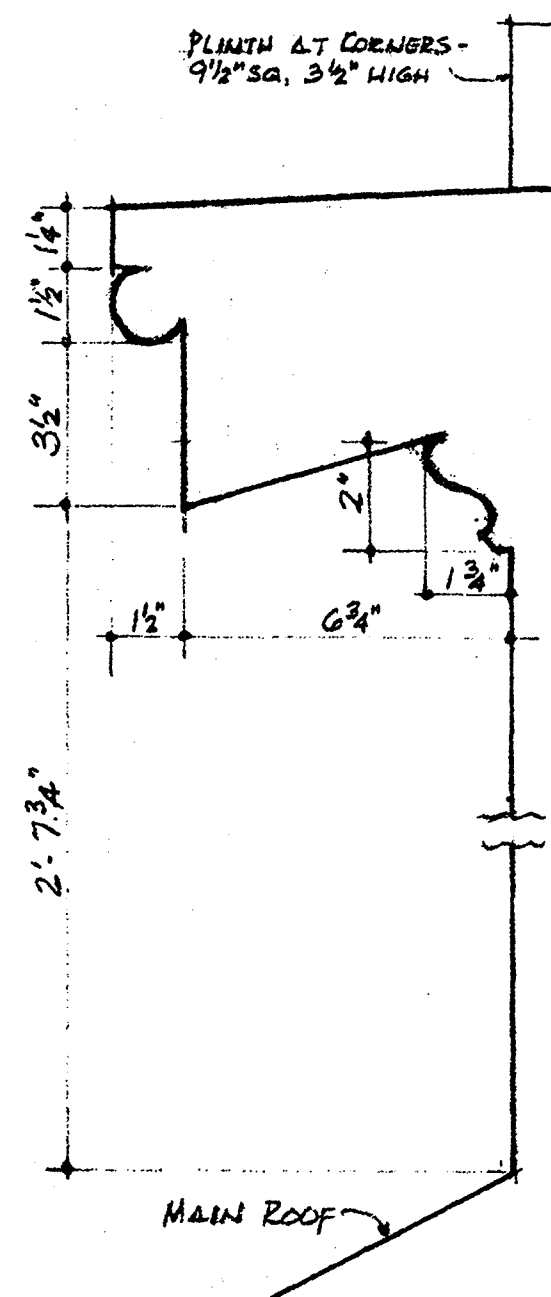
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BUILDINGS SURVEY
SHEET OF SHEETS

LIBRARY OF CONGRESS
INDEX NUMBER

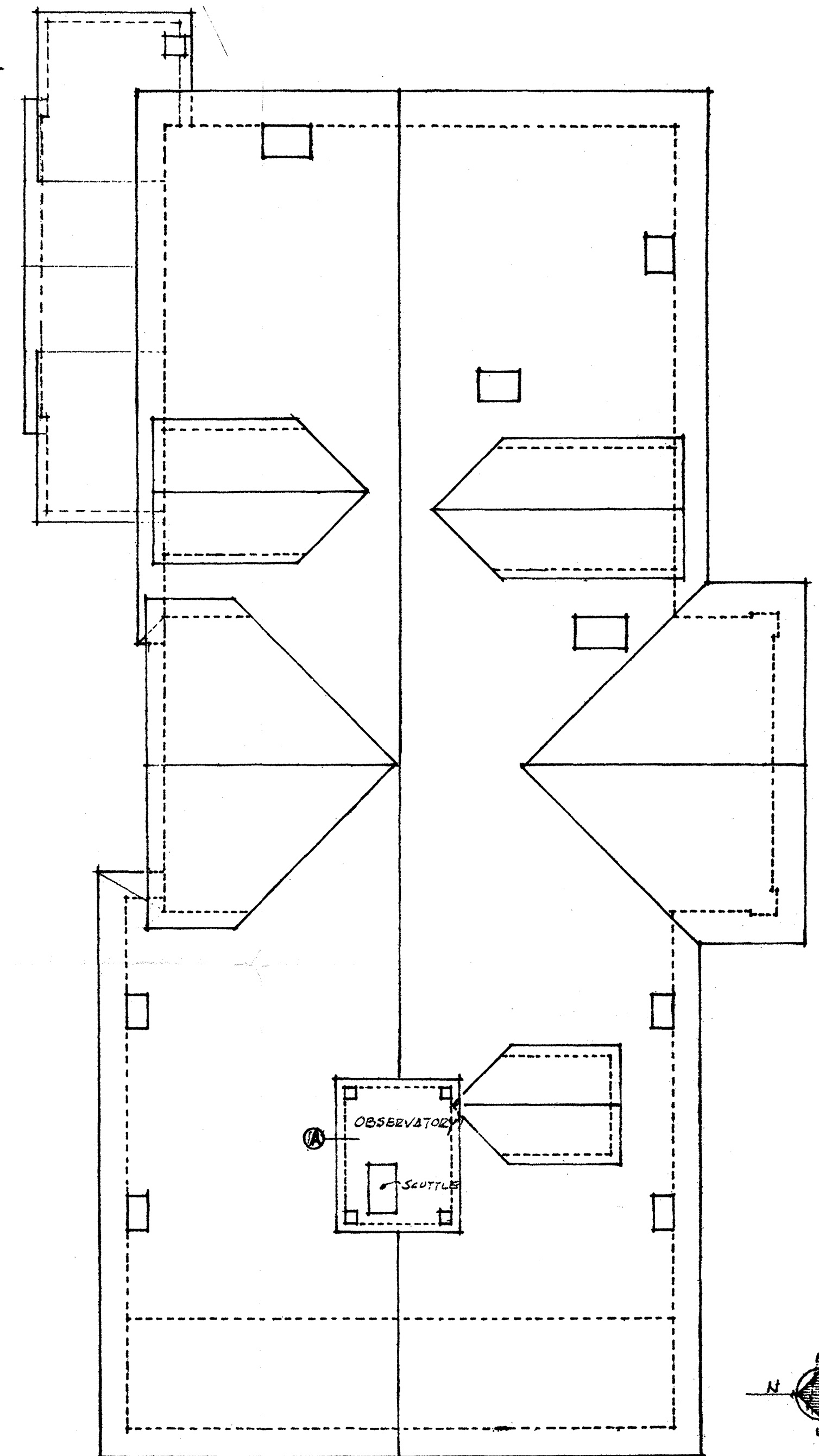


DELAWARE AVE.

PLOT PLAN SCALE 1" = 32'



SECTION AT "A"
SCALE 3" = 1'-0"



ROOF PLAN SCALE 1/8" = 1'-0"

DRAWN BY: Shelgren, Patterson & Marzec

UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

ANSLEY WILCOX HOUSE

NAME AND LOCATION OF STRUCTURE

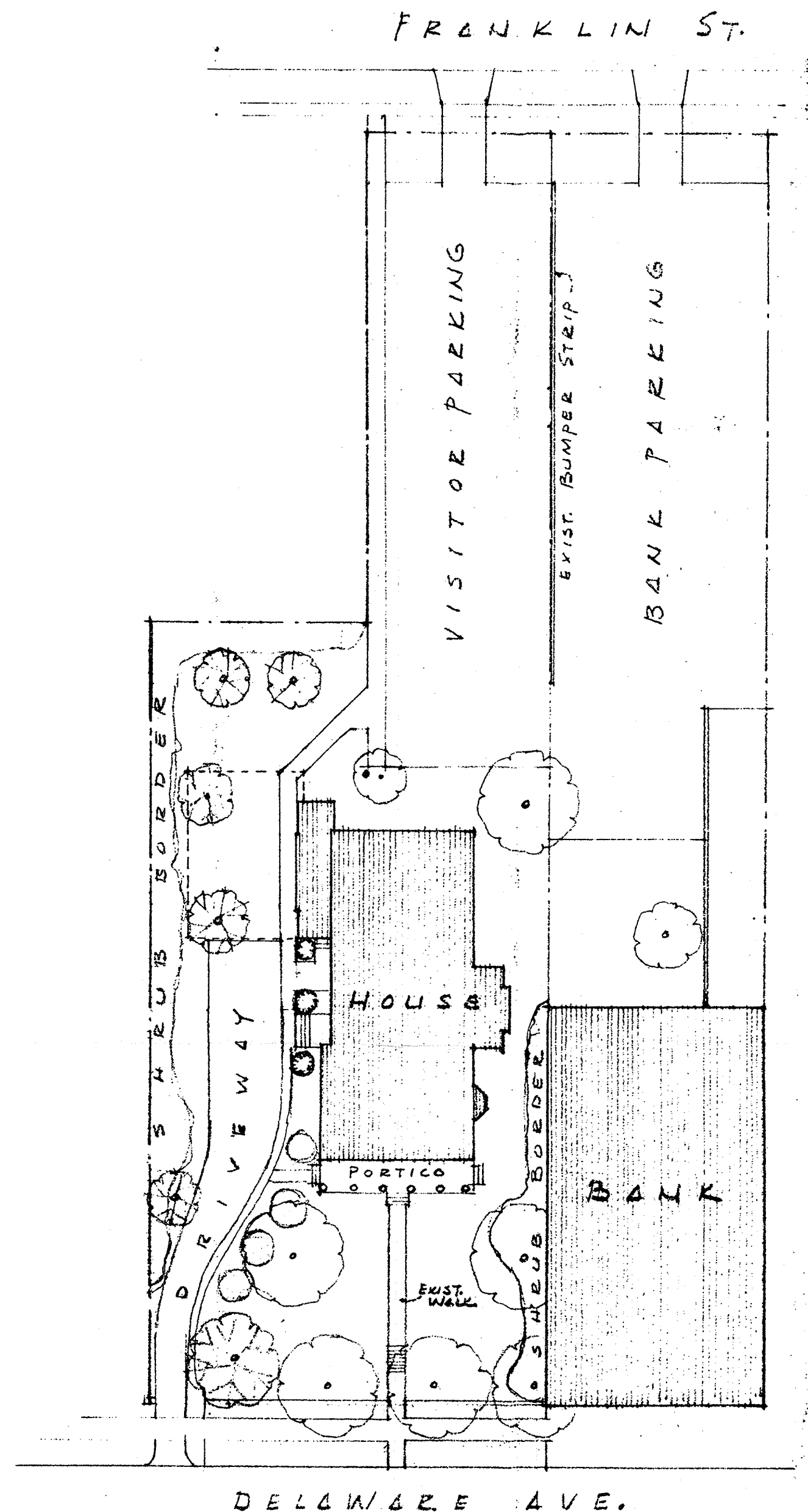
641 DELAWARE AVE.

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UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE

ANSLEY WILCOX HOUSE, 641 DELAWARE AVE., BUFFALO, N.Y.
PROPOSED LANDSCAPING PLAN

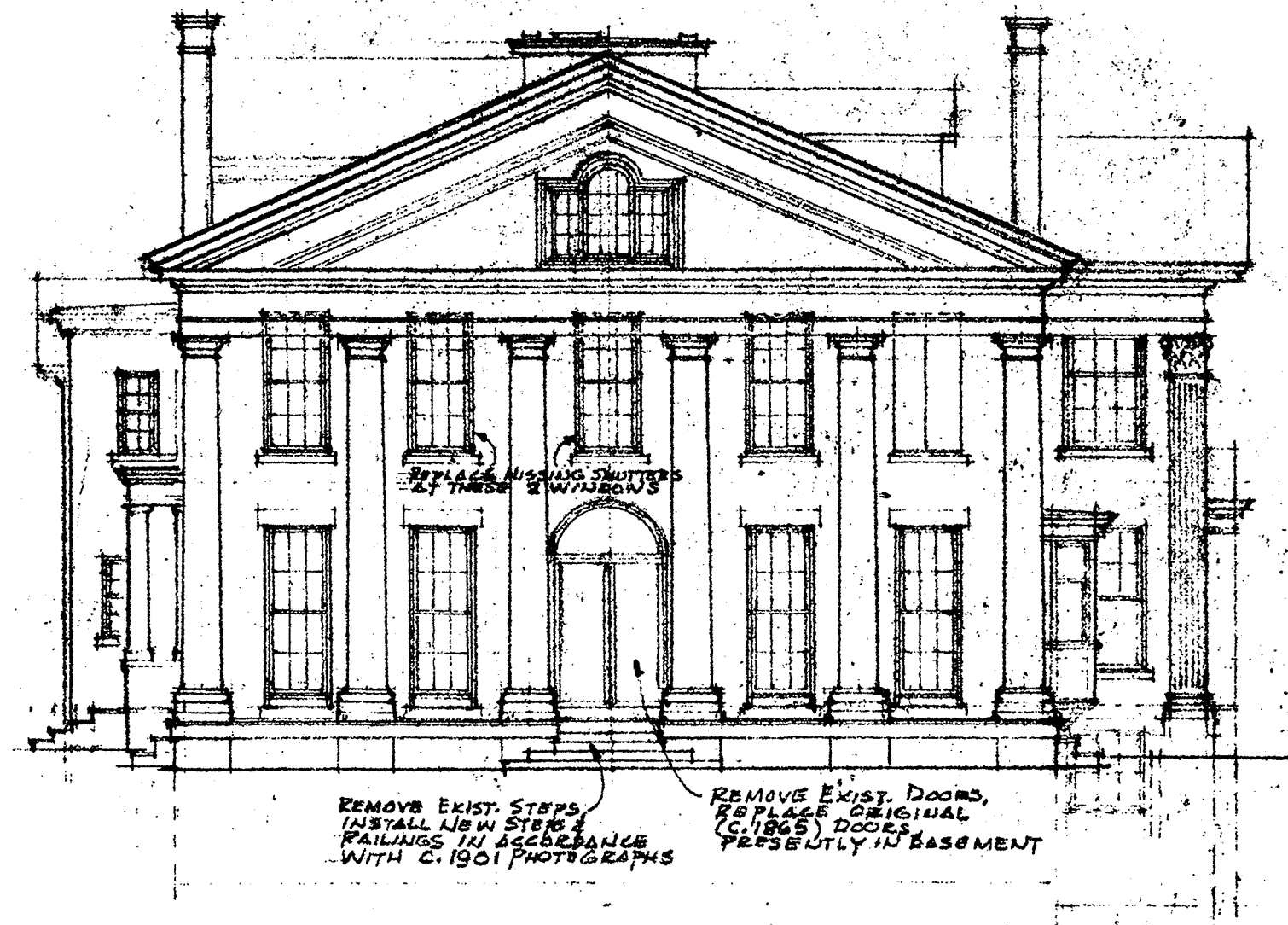
SCALE 1" = 32'

SURVEY NO.

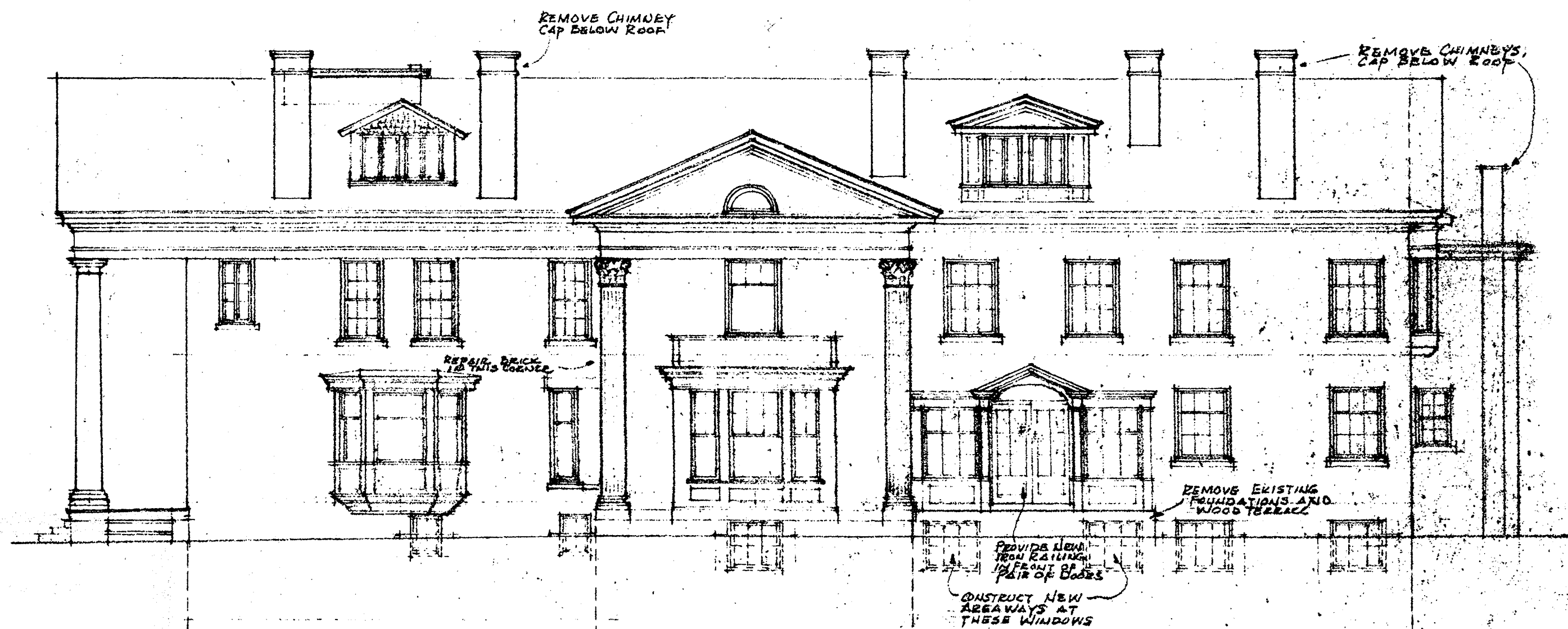
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BUILDINGS SURVEY
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INDEX NUMBER

3-15-69



WEST ELEVATION



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

EXISTING CONDITIONS - ELEVATIONS

DRAWN BY: Shaloven, Patterson & Durzee

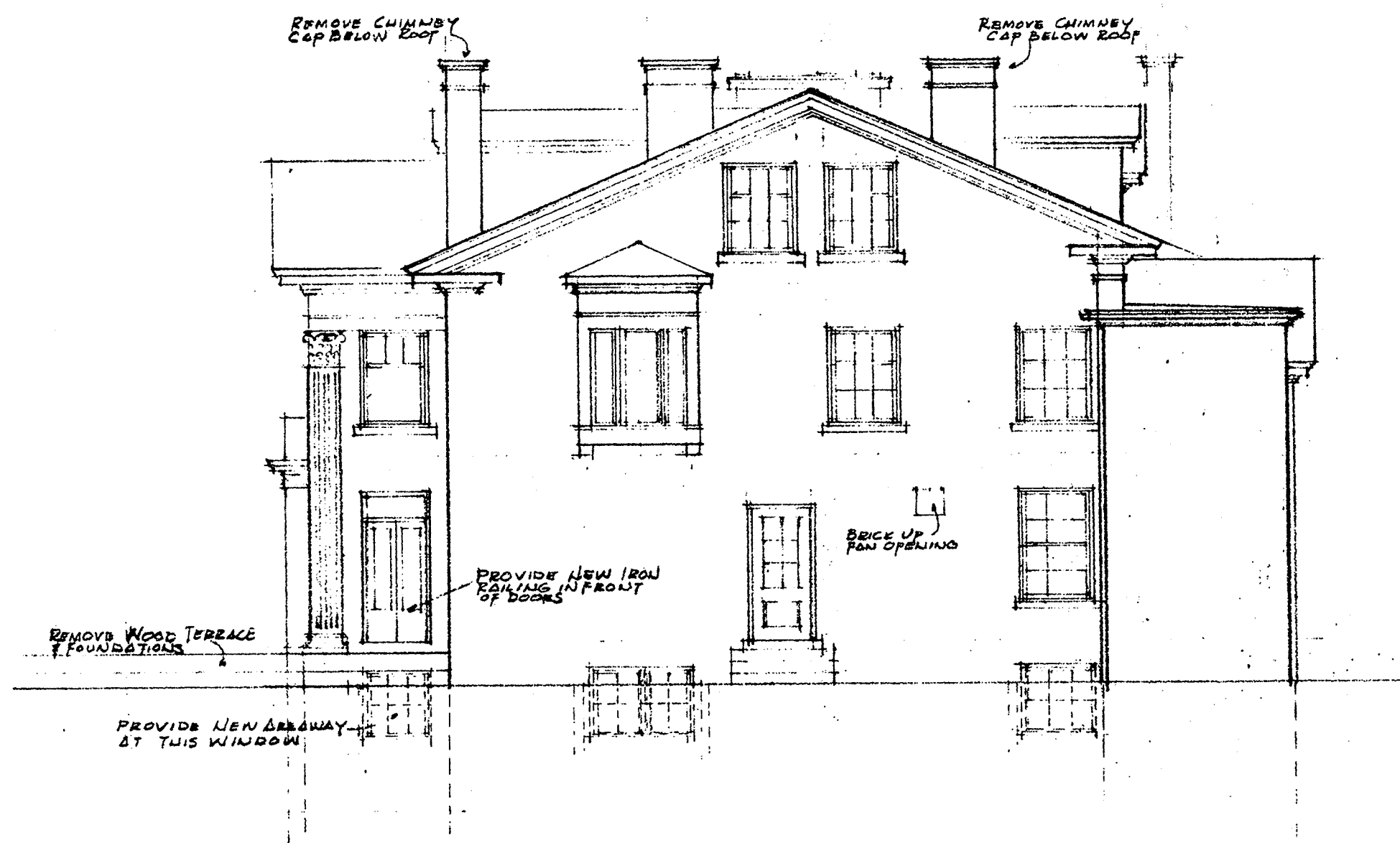
UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
ANSLEY WILCOX HOUSE, 641 DELAWARE AVE., BUFFALO, NEW YORK

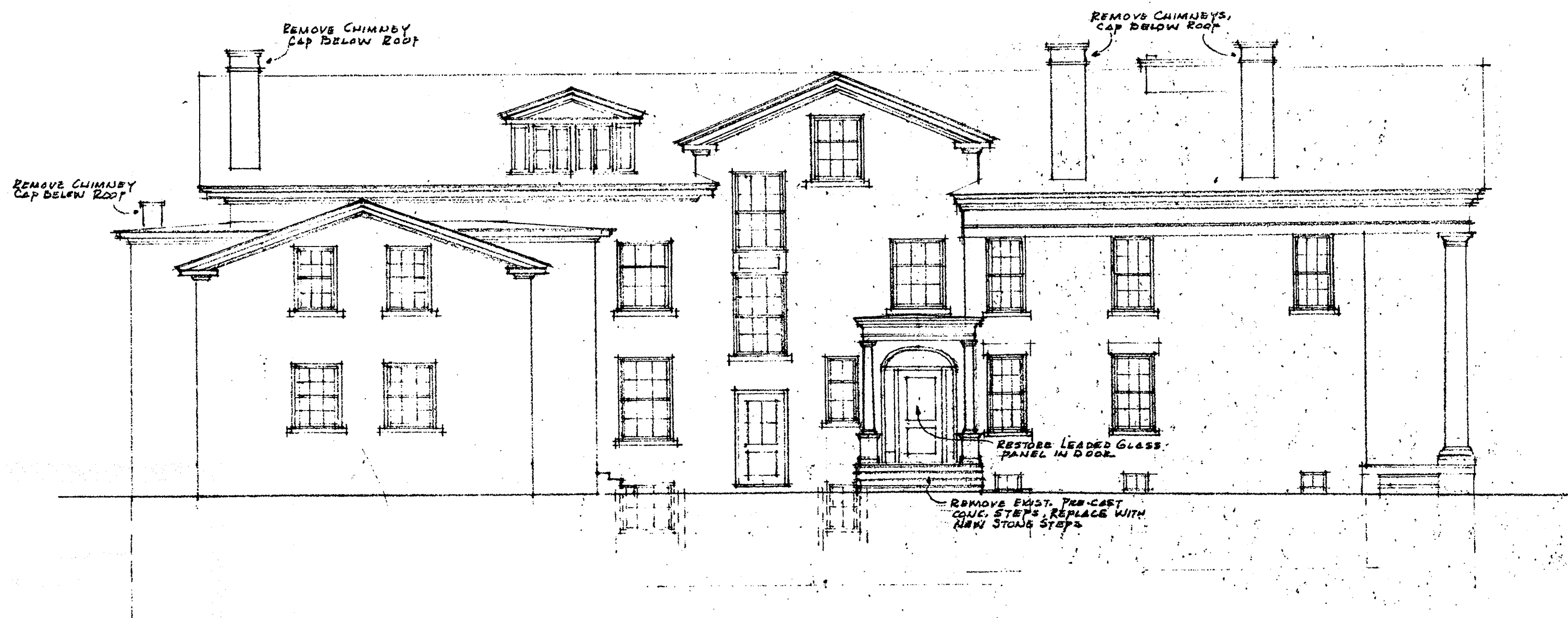
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BUILDINGS SURVEY
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INDEX NUMBER



EAST ELEVATION



NORTH ELEVATION

EXISTING CONDITIONS - ELEVATIONS . SCALE 1/8" = 1'-0"

DRAWN BY: Shelgren, Patterson & Marzee

UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE

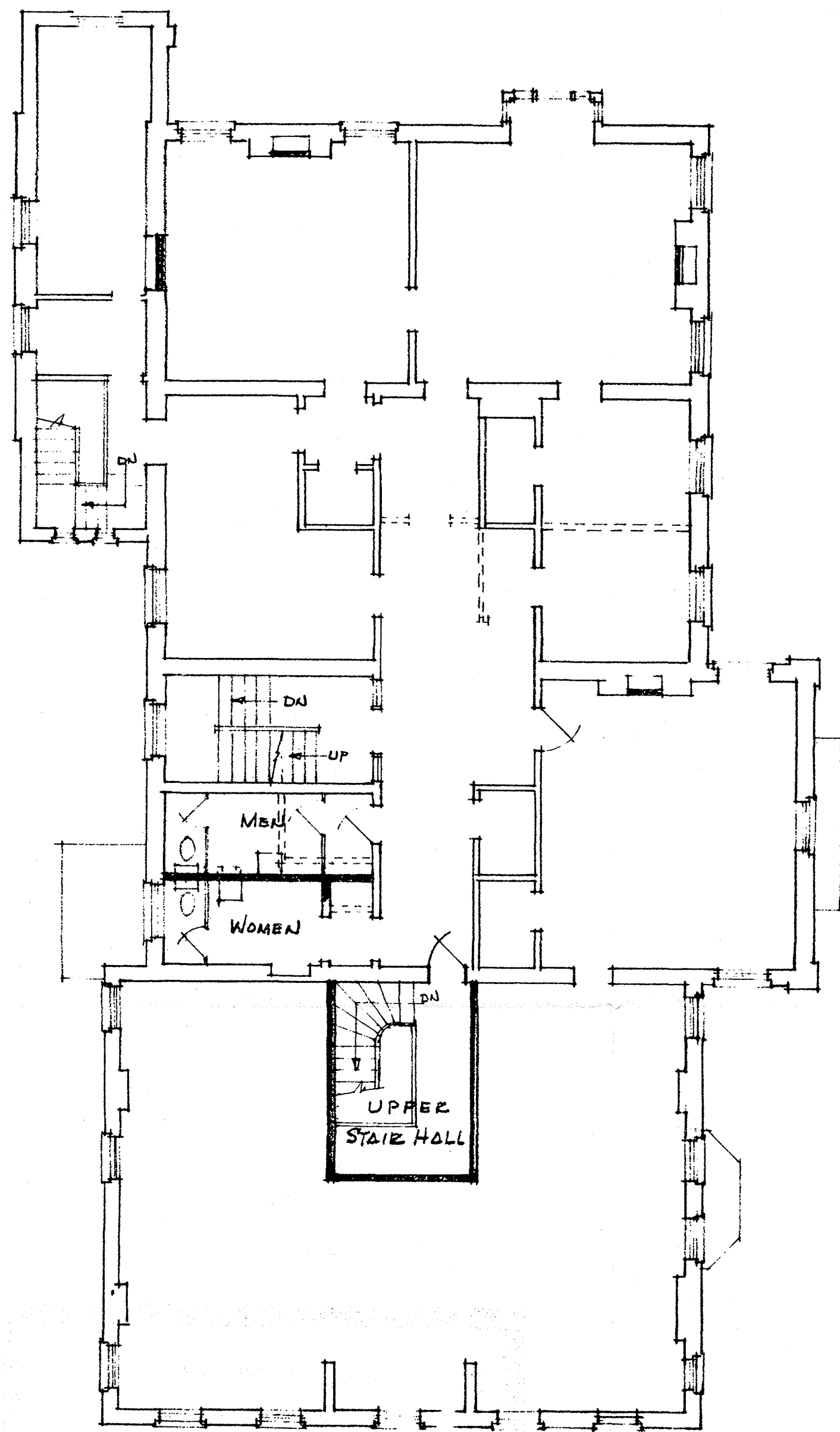
ANSLEY WILCOX HOUSE, 641 DELAWARE AVE., BUFFALO, N.Y.

SURVEY NO.

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET OF SHEETS

LIBRARY OF CONGRESS
INDEX NUMBER

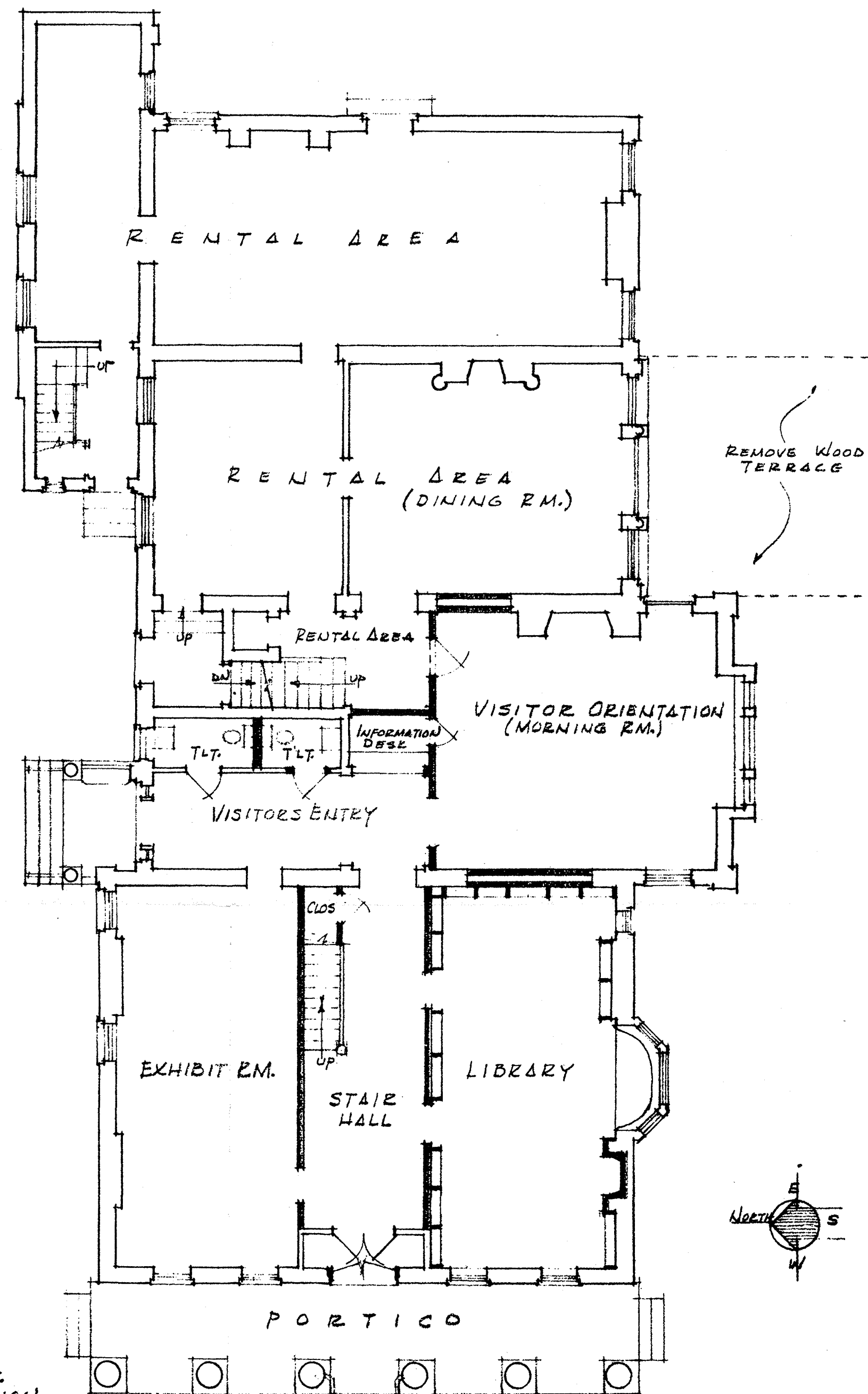
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SECOND FLOOR PLAN

COMPATIBLE USE RENTAL AREA

- LEGEND
- EXISTING CONST.
 - NEW CONSTRUCTION
 - EXIST. CONST. REMOVED



FIRST FLOOR PLAN

DRAWN BY: Sheldgren, Patterson & Marzec

UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
ANSLEY WILCOX HOUSE, 641 DELAWARE AVE., BUFFALO, N.Y.
PROPOSED RESTORATION - REHABILITATION; FLOOR PLANS 1/8"=1'-0"

SURVEY NO.

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET OF SHEETS

LIBRARY OF CONGRESS
INDEX NUMBER



Wm. Leach & Sons



LONGITUDINAL SECTION

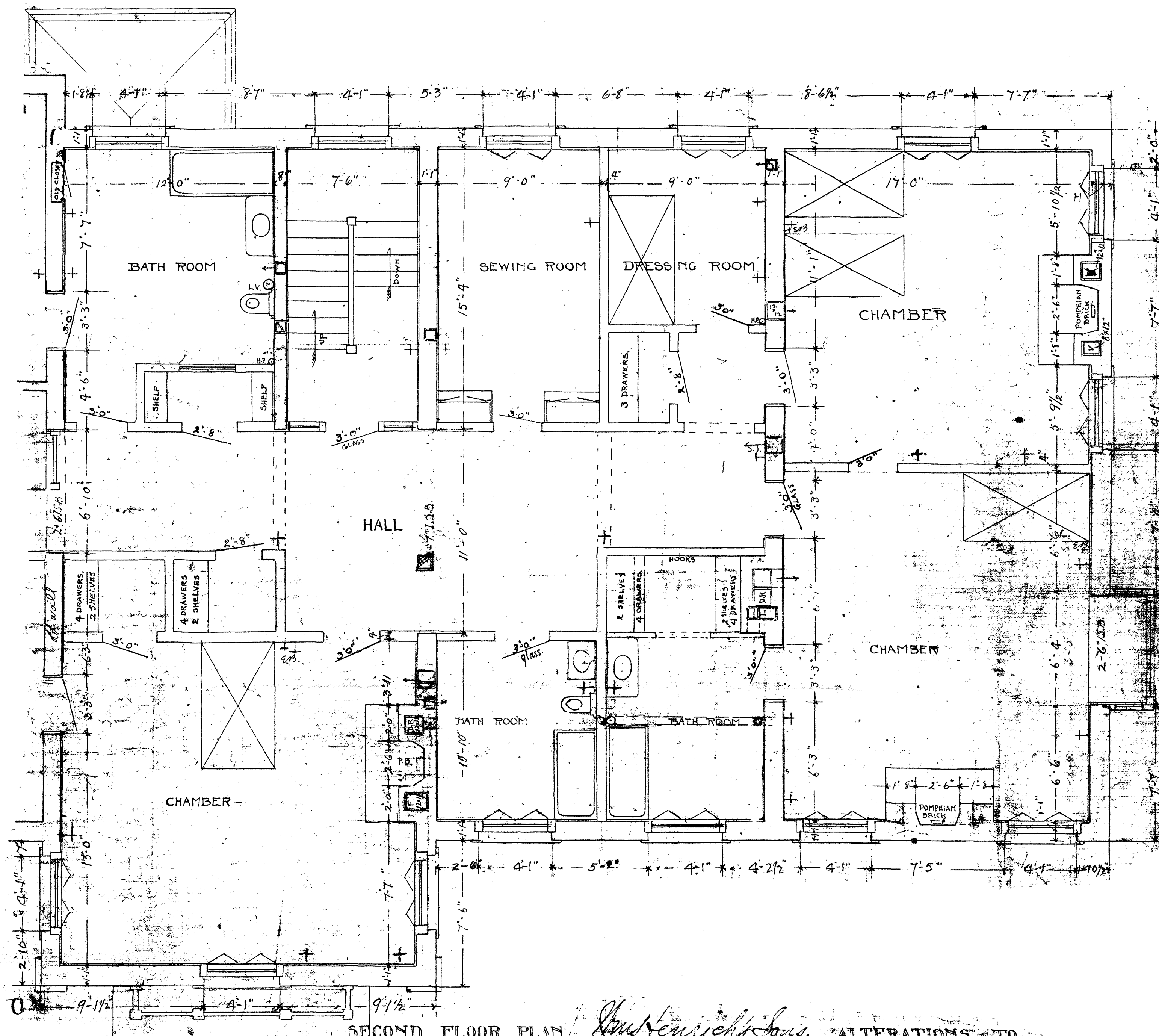
ALTERATIONS TO
RESIDENCE OF
ANSLEY WILCOX ESQ
GEORGE CARY ARCH'T
JOB N° XLVIII
SHEET N° 41



NORTH ELEVATION

Henrich's Sons.

ALTERATIONS TO RESIDENCE
ANSLEY WILCOX, ESQ.
BUFFALO, N.Y.
GEORGE CARY ARCHT.
JOB N° XLVIII
SHEET N°
SCALE 3/4" INCH = 1 FOOT



SECOND FLOOR PLAN

Ansley Wilcox's
Ansley Wilcox

ALTERATIONS TO
 RESIDENCE OF
 ANSLEY WILCOX ESQ
 GEORGE CARY ARCHT
 JOB NEEKLIN

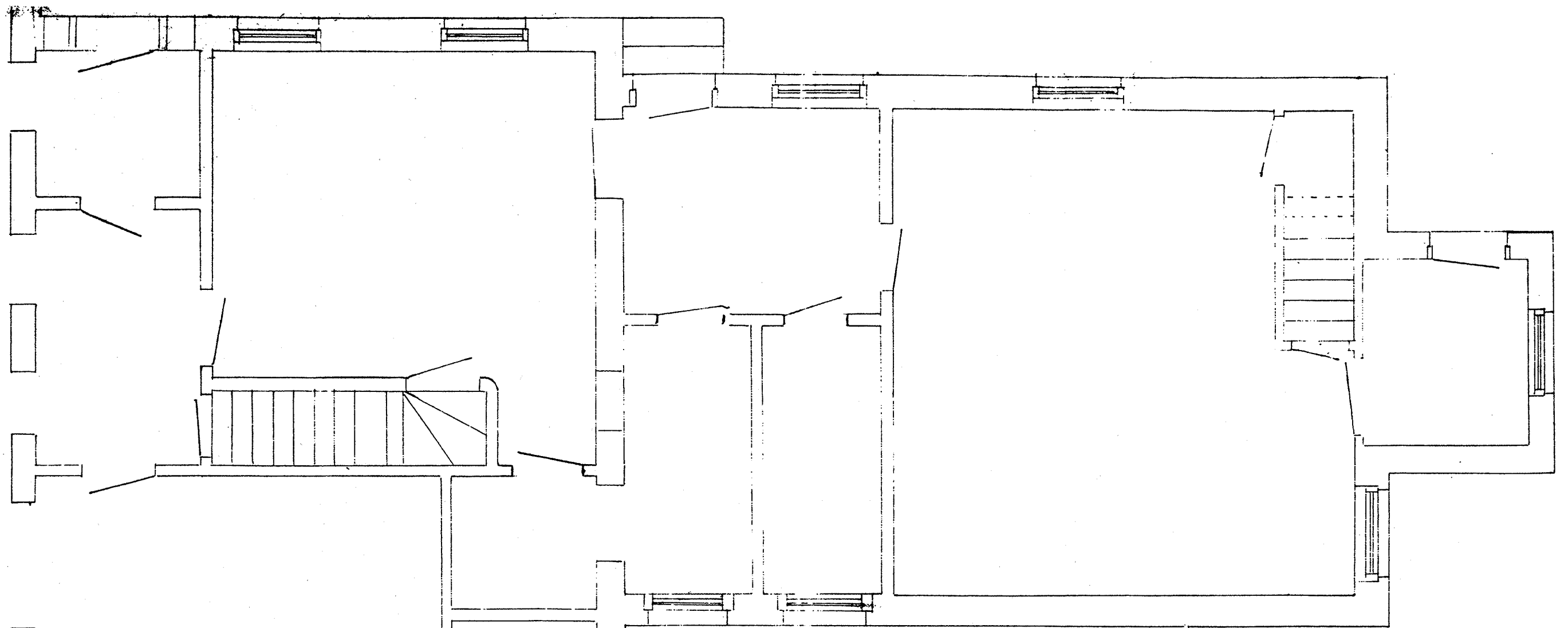


TRANSVERSE SECTION

Scale 1/4" = 1 foot

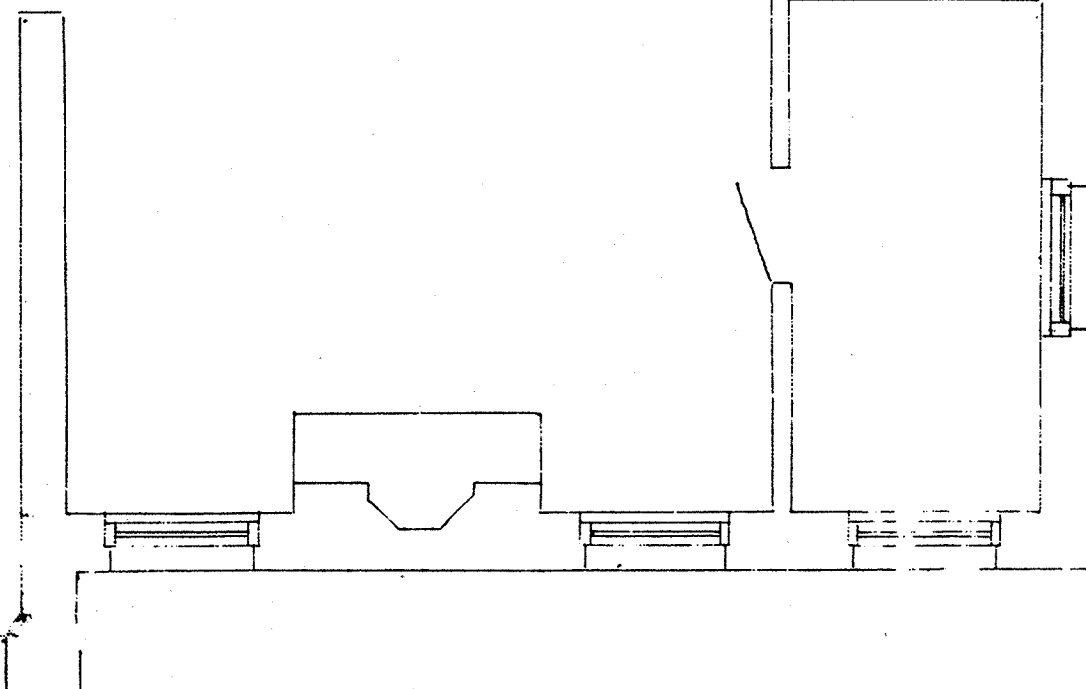
Amick & Henrichs Son.

ALTERATIONS TO
RESIDENCE OF
ANSLEY WILCOX ESQ
GEORGE CARY ARCH'T
JOB N^o XLVIII
SHEET N^o 10
SCALE 1/4" = 1 foot

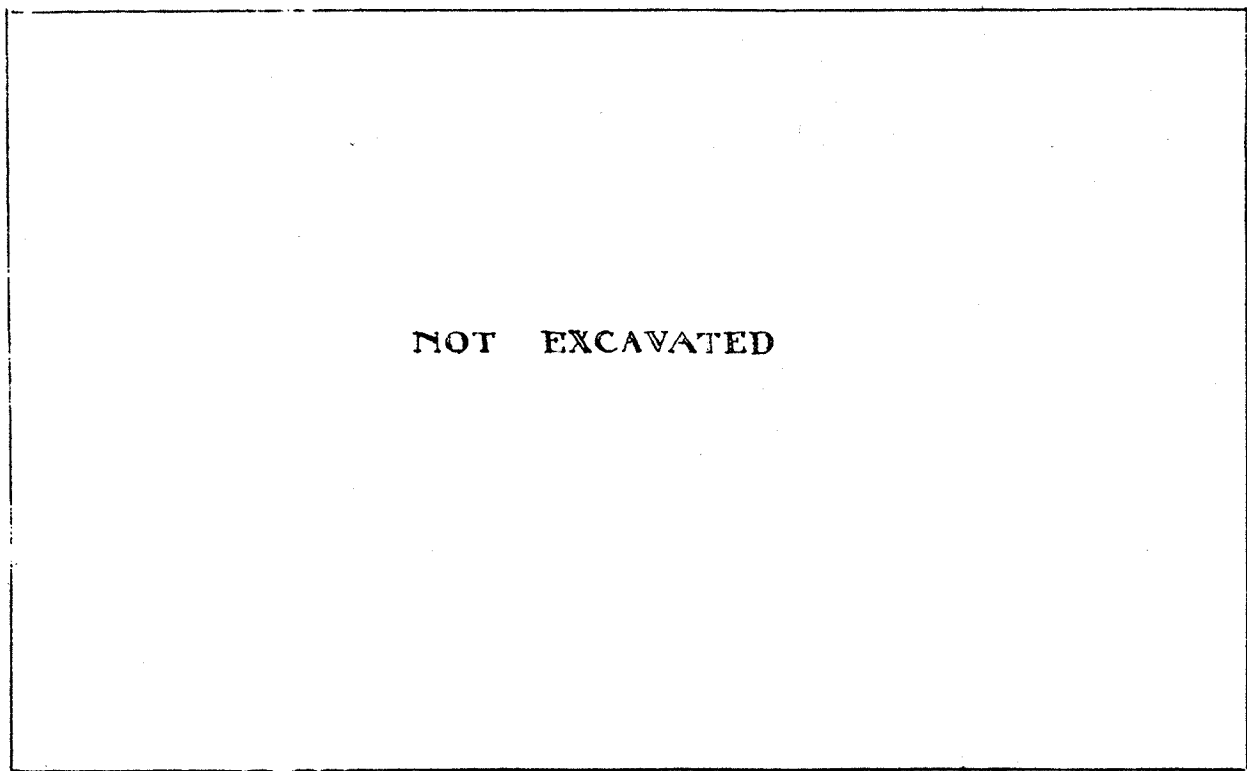


FIRST FLOOR PLAN

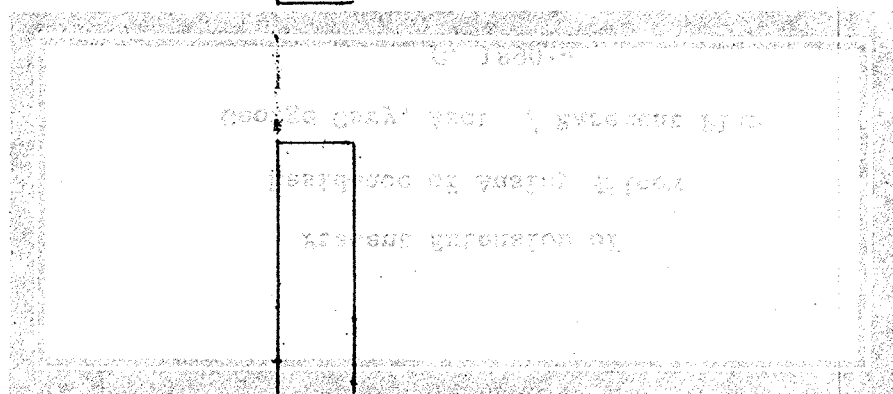
PRESENT EXTENSION OF
RESIDENCE OF
ANSLEY WILCOX ESQ
SCALE $\frac{1}{4}$ in = 1 foot
JOB N° XLVIII
SHEET N° 1
GEORGE CARY ARCH'T

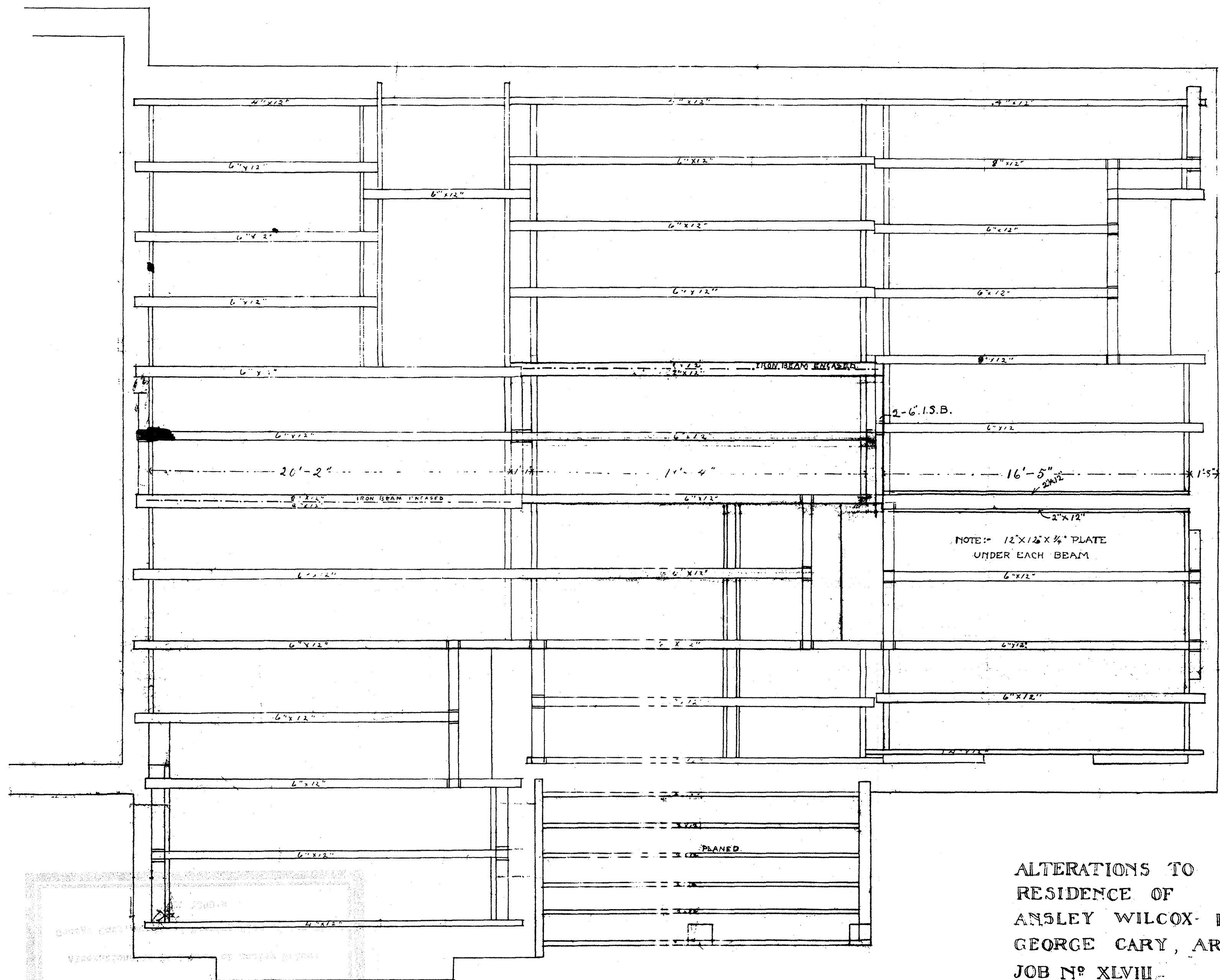


NOT EXCAVATED



BASEMENT PLAN

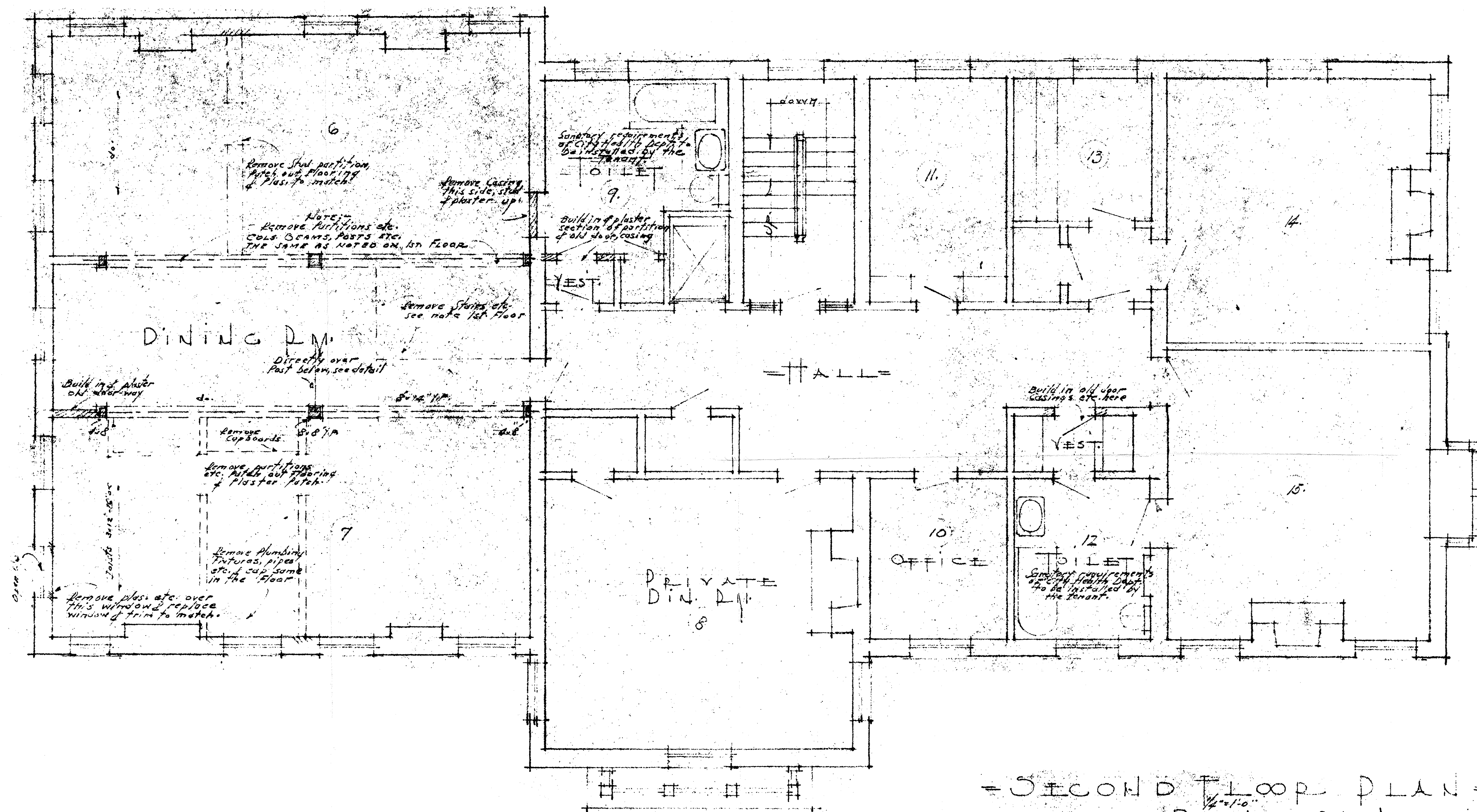




FRAMING PLAN OF FIRST FLOOR

Kruppenrich's Sons

ALTERATIONS TO
RESIDENCE OF
ANSLEY WILCOX- ESQ.
GEORGE CARY, ARCH'T
JOB N° XLVIII
SHEET N° 12
SCALE 1/4" = 1 Foot.



= SECOND FLOOR PLAN =
 641 DELAWARE AVE