NPS Form 10-900
(Oct. 1990)

United States Department of the Interior
National Park Service

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name The H. A. Meldrum Company Building

other names/site number

2. Location

street & number 265-267 Pearl Street [ ] not for publication

city or town Buffalo [ ] vicinity

state New York code NY county Erie code 029 zip code 14202

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 as set forth in 36 CFR Part 60. In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] see continuation sheet for additional comments.)

Ruth A Pierpont DSHPO 4/1/13
Signature of certifying official/Title Date

New York State Office of Parks, Recreation & Historic Preservation
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. ([ ] see continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
[X] entered in the National Register
[ ] see continuation sheet
[ ] determined eligible for the National Register
[ ] see continuation sheet
[ ] determined not eligible for the National Register
[ ] removed from the National Register
[ ] other (explain)

for Signature of the Keeper Alexis Abernathy date of action 5/29/13

5. Classification

Ownership of Property
(check as many boxes as apply)

[X] private
[ ] public-local
[ ] public-State
[ ] public-Federal

Category of Property
(Check only one box)

[X] building(s)
[ ] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	**1**	**TOTAL**

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(enter categories from instructions)

COMMERCE/TRADE/department store

Current Functions
(Enter categories from instructions)

DOMESTRIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

EARLY 20th C AMERICAN/commercial

Materials
(Enter categories from instructions)

foundation concrete, stone
walls brick, terra cotta
roof membrane
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

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.)

[X] **A** Property 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.

[X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or that 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 boxes that apply.)

[ ] **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 of age or achieved significance within the past 50 years

Areas of Significance:
(Enter categories from instructions)

Architecture

Commerce

Period of Significance:

ca. 1909 – ca. 1922

Significant Dates:

c.1909

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

[X] 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 Building Survey
_____
[ ] recorded by Historic American Engineering Record
_____

Primary location of additional data:

[X] State Historic Preservation Office
[ ] Other State agency
[X] Federal Agency
[ ] Local Government
[ ] University
[ ] Other repository: _____

10. Geographical Data

Acreage of Property .15

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	183555	4755500	3	18		
2	18			4	18		

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kerry Traynor (Daniel McEneny, NYSHPO)

organization kta preservation specialists date 1/10/2013

street & number 422 Parker Avenue telephone 716.864.0628

city or town Buffalo state NY zip code 14216

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with SHPO or FPO for any additional items)

Property Owner (Complete this item at the request of the SHPO or FPO)

name 8127 Group LLC

street & number 295 Main Street telephone 716.854.0060

city or town Buffalo, state NY zip code 14203

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. 470 *et seq.*)

Estimated Burden Statement: public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

Narrative Description

The H. A. Meldrum Company Building, an eight story brick commercial building located at 265 - 267 Pearl Street, was commissioned by H.A. Meldrum and constructed in ca. 1909, between W. Mohawk Street to the north and Court Street to the south, in Buffalo, Erie County, New York.[1] The property is internally linked to a separate building to the east, at 456-458 Main Street, which was constructed ca.1889-1908. The two buildings were not connected during the period of significance and are unrelated historically. The building on Main is also extensively altered.[2] Located directly across Pearl Street is the Buffalo Convention Center, constructed in ca. 1978.[3] The east side of Pearl Street between W. Mohawk Street and Court Street retains the commercial character evidenced on the historic *Sanborn Fire Insurance Maps*. Immediately to the south is a four-story brick commercial building constructed ca. 1899 and to the north is a five-story commercial block that has been significantly altered.[4]

The ca. 1909 building was constructed as an addition, with an entrance on Pearl Street, to Meldrum's existing department store located at 460 – 470 Main Street. The Main Street property has been demolished. However, the nominated property is significant as the only extant building associated with the H. A. Meldrum Company, as significant retailer in the city of Buffalo at the turn of the 20th century.

Historically Pearl Street, between W. Mohawk Street and Court Street, had a number of department stores including Hens & Kelly at the northeast corner of Pearl and W. Mohawk Streets; Neisner Bros. Inc. Department Store; F.W. Woolworth & Co.; H.A. Meldrum Company and E.W. Edwards and Sons, who occupied most of the west side of Pearl Street by ca. 1926 until 1952 when they ceased all Buffalo operations. To the southeast in the 300 block of Main Street is the J.N. Adams/A.M. & A Historic District (08NR05952, listed 2/20/2009). The J.N. Adams Company Department Store and the Adam, Meldrum & Anderson Company (AM&A's) were iconic in Buffalo's retail history.[5]

EXTERIOR

The H. A. Meldrum Company Building fronts Pearl Street. The building is an early example of a reinforced concrete frame structure with brick veneer walls. Unlike later reinforced concrete frame factories and warehouses, where the structure becomes part of the exterior aesthetic, 265-257 Pearl Street features classical detailing on the brick masonry façade. The original windows on the Pearl Street elevation were one-over-one

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[1] The tax address for the building is 456 Main Street. *Men's Wear The Retailer's Newspaper, Vol. 27 No. 1*, 1909 announces the addition planned by Meldrum.
[2] The buildings were not connected on the 1925 *Sanborn Fire Insurance Map* but were on the 1951 map. National Park Service (NPS) review of Historic Preservation Certification Application – Part 1 determined that because of the extensive alterations it was not a "certified historic structure".
[3] The Buffalo Convention Center was constructed on the site where E.W. Edwards and Sons constructed a large expansion for their department store in ca. 1925.
[4] The H.A. Meldrum occupied the building on this property when they were first incorporated in 1897. It was occupied by E.W. Edwards and Sons between 1926 and 1938, and then by the Neisner Brothers Department Store.
[5] H.A. Meldrum was the son of Alexander Meldrum.

double-hung wooden sash units. The second floor window featured with a transom light. The windows on the Main Street elevation were three-over-three metal sash units, while those on the north elevation were six-pane lights and those on the south elevation were three-over-three double hung metal sash units. The windows on the Pearl Street elevation have been replaced with aluminum clad wood windows, while the original steel windows have been replaced with aluminum units. All of the units match the original profiles and light division.

Pearl Street Elevation (West)

The eight story H. A. Meldrum Company Building is a classic, tall building tripartite form (base, shaft, capital), with Neoclassical detailing at the cornice.[6] The two bay elevation is asymmetrical through the shaft with four, one-over-one double hung sash windows in the north, and three in the south bay. Although the building's height and narrow width suggests verticality, a continuous sill running the width of the building beneath the windows and the progressive reduction in floor height results in a horizontal sensibility. The "cornice" or attic is separated from the shaft by a broad sill that projects out from the plane of the wall. The attic features seven, one-over-one sash windows separated by terra cotta mullions. The windows are set back within the depth of the wall resulting in strong shadow lines. A classically detailed pressed tin cornice completes the composition. Brackets above each pier carry the cornice, which features dentils and two pendants between each bracket. Slightly larger brackets emphasis the corners.

There is an entry at each bay of the storefront. There are three windows, with transom on the bay to the north and two windows, with transom flanking the entrance door to the south.

South Elevation

A four story building is located to the south of the H. A. Meldrum Company Building. There is one window on the sixth floor and three on the eighth. None are visible from the street.

Main Street Elevation (East)

A two-story building fronts Main Street, obscuring the Company Buildings lower floors. Six stories rise above the two-story building. This elevation features three six-over-six metal frame sash windows in each bay.

North Elevation

A four story building is located adjacent to the north elevation of the H. A. Meldrum Company Building. To the west of center on the fourth through eighth floor are four three-over-three metal sash windows. A faded painted sign running across the length of the upper floor reads: "DEPARTMENT STORE DRUM MPANY". The

[6] In March, 1896 Louis Sullivan published The Tall Office Building Artistically Considered wrote: "the true prototype of the tall office building is the classical column, consisting of base, shaft and capital the molded base of the column". The base is the lower stories, the shaft suggesting the monotonous, uninterrupted series of tiers, and the capital, as Sullivan writes "the completing power and luxuriance of the attic".

middle portion of the sign is obscured by window openings, suggesting they were not original.[7] As illustrated on a ca. 1912 historic postcard H.A. Meldrum took full advantage of blank masonry walls to advertise.[8]

INTERIOR

The H. A. Meldrum Company Building was constructed in ca. 1909 using a reinforced concrete framing system that allowed for large open spaces. The spaces could be partitioned as necessary to serve the functional requirements of the department store including sales, storage and office space. A line of square brick piers, with rounded edges, run east to west, to the south of center, defining the structural grid. The columns support a system of beams and girders forming a waffle slab above. As constructed the building featured wood floors, which remain extant, and plaster walls and ceilings. The detailing was minimal as expected in a commercial retail space. A combined stair and elevator shaft is located at the southwest corner of each floor. The stair is utilitarian. The Meldrum Department Store addition featured the women's department on the ground floor and men's attire on the upper floors. The children's and growing girls departments were located on the second floor level.[9]

Basement

The basement level currently functions as a garage, defined by the column grid, concrete foundation and polished concrete and terrazzo floors. During the department store era it functioned as the "Bargain Basement".

First Floor

The first floor level is the main entrance vestibule off Pearl Street, with a combined elevator/stair shaft to the south and stairs leading down to the basement and garage space to the north. The display windows have been maintained.

Upper Floors

The upper floors are all arranged similarly, each with three residential units per floor. The units occupy the entire width of the building, one facing Pearl Street, one facing Main Street and one located in between. The original hardwood has been restored. The structural grid remains visible as does the waffle slab it supports. Vertical circulation occurs at the combined elevator/stair shaft at the southwest corner of the building and at a stair located along the portion of the north wall to the east of center, where there are no windows. Horizontal

[7] This sign and portion of the elevation is not visible from the street. It is visible on various internet mapping sites including Google Maps, Google Earth and Bing.

[8] The back of the postcard identifies that it was made by the Chilton Company, Philadelphia, PA. A number of these postcards were for sale on EBay, many with writing on the back and a postmark date of 1912.

[9] The *Boot & Shoe Recorder, Vol. 81,* 1922 describes the location of various departments in The H. A. Meldrum Company Building in a discussion of renovations being undertaken by the E. W. Edwards & Sons Company when they purchased the building in 1922. Edwards would renovated the eighth floor as a

circulation occurs along the south wall providing access to the front and middle unit. The corridor turns to the north to access the stair along the north elevation and the unit that faces Main Street.

H.A. Meldrum Company Building - Significance

Constructed in ca. 1909, The H. A. Meldrum Company Building is an excellent, intact example of an early use of reinforced-concrete frame construction in the city of Buffalo. As an early example of reinforced-concrete construction, the aesthetic of eight story brick and terra cotta building references the classic, tall building tripartite form (base, shaft, capital), with Neoclassical detailing at the cornice as opposed to the industrial aesthetic, expressive of structure and form, that will come to characterize the daylight factory. The building retains a high level of integrity and meets Criterion C of the National Register Eligibility requirements. The building is also significant under Criterion A for its association with commerce, specifically department stores. The H.A. Meldrum Company was a successful and highly regarded company in the city of Buffalo and region. The ca. 1909 building is the only remaining property associated with the H.A. Meldrum Company. The period of significance begins with the construction of the building in ca. 1909 and ends when the H. A. Meldrum Company sold their assets to E.W. Edwards & Sons in 1922.

Early Buffalo as a Trading and Retail Center[10]

Buffalo began as a frontier outpost at the confluence of the Buffalo Creek, Lake Erie and the Niagara River. New Amsterdam, a village laid out by Joseph Ellicott and the Holland Land Company, was be renamed the Village of Buffalo by 1805.[11] During the early decades of the 19th century, Buffalo was a port servicing the Great Lakes. The change in elevation between Lake Erie and Lake Ontario forming Niagara Falls prevented waterborne commerce between the Midwest and East Coast. With the completion of the Erie Canal in 1825 Buffalo had the infrastructure in place to become a major port and commercial center and a dominant power in the transshipment of goods between the east and west coasts.[12] Buffalo was incorporated as a city in 1832 and by 1836 Buffalo's first railroad was built. By 1896 hydroelectric power from Niagara Falls flowed to Buffalo, specifically the industrial neighborhoods along the Buffalo River. The city expanded as a highly diversified factory-based economy that facilitated a relatively rapid growth in population. The frontier village of about 1,500 people grew to a densely populated port city with over 155,000 people in 1880. By the turn of the century the city's population was about 352,000 and by 1950 it had peaked at over 580,000 people.

The industrial, working class neighborhoods, such as the First Ward, were located close to the Buffalo River and waterfront activity in the southwest portion of the city. The streets that radiated out on Ellicott's plan from Niagara Square, such as Delaware Avenue, Main Street and Richmond Avenue were residential in character. By 1868 Frederick Law Olmsted had begun his park and parkway plan for Buffalo. Olmsted envisioned a plan for the city where residential neighborhoods would be located away from the downtown industrial and commercial center. By the late 1880s the "streetcar" suburbs developed north of the city as people could now "commute" to downtown to work and shop.

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[10] Refer to "J.N. Adam/AM&A Complex Historic District" National Register Nomination for an excellent discussion of Buffalo's retail history.
[11] *1805 Map of Buffalo Village Inner Lots* by E.R. Jewett & Company.
[12] William L. Stone and George W. Clinton. *The Holland Land Co., and Canal Construction, in Western New York Buffalo-Black Rock Harbor Papers, Journals and Documents. Buffalo*: Anton and Times, 1910.

The 1889 *Sanborn Fire Insurance Map* shows Main Street lined with small retail storefronts, while Pearl Street remained residential. The lot at 269 Pearl Street is noted as the residence of Mrs. Ehrnpforth in the 1872 City Directory and on the 1872 and 1893 Hopkins *Atlas of the City of Buffalo.* By 1899 Pearl Street is lined with shops, including the H.A. Meldrum Co Dry Goods store at 271-273 Pear Street. The residence at 269 Pearl Street is replaced by an expansion of the H.A. Meldrum Co. Department Store in ca. 1909.

The Department Store

Department stores are places where consumers could purchase durable goods ranging from clothing, furniture, toys, toiletries and various other items choosing from multiple merchandise lines, all under the same roof. The product choices would be arranged in "departments," hence the name department store. Bennett's of Irongate in Derby, England, is the oldest department store, founded in 1734. Aristide Boucicaut founded Le Bon Marche in Paris in 1838, and by 1852 it was selling a range of goods in separate departments. Boucicaut introduced a number of practices that became standard in department stores. Customers were allowed to browse freely, without an obligation to purchase any goods; prices were fixed, whereas in the past items were displayed without a price and the customer and shopkeeper would "haggle" over price, and Boucicaut provided guarantees that allowed exchanges and refunds.

In the United States the department store was readily accepted. Alexander Turney Steward founded the "Marble Palace" in New York City in 1846, offering European retail merchandise at fixed prices. He also adopted Boucicaut's policy of "free entrance" to potential customers. In 1862 Stewart built a seven-story department store which occupied an entire city block at Broadway and 9th Street. Steward had nineteen departments selling goods ranging from dress fabrics, carpets, glass and china, to toys and sporting goods. The department store was firmly established and by the 1890s a specific building typology had evolved. The functional requirements of the store necessitated large, open, well-lit spaces. Clad cast iron and reinforced concrete frame structural systems facilitated this need, providing an open plan and with broad expanses of window openings allowing light into the space.

Shopping was a recreational pastime in the first half of the 20th century. Trips from the suburbs were planned, often taking advantage of public transportation, even if the intention was not necessarily to purchase a needed item. The line between the upper and middle class was blurred as anyone could enjoy the store's elegant tea room, browse the same items and linger. Clothes off the rack and mass-production of goods leveled the economic playing field, while revolving credit allowed for purchases that might not otherwise be affordable. The department store was opulent, with merchandise creatively displayed to entice the eye of the browser. During holiday seasons the displays were even more magnificent. The department store helped give "material expression to vague ideas of what success, femininity, citizenship, and popularity might mean."[13] The store was not just selling goods, it was selling an experience.

[13] Jan Whitaker's *Service and Style: How the American Department Store Fashioned the Middle Class*, 2011, provides an excellent discussion of department stores as cultural icons.

Shopping in Buffalo: H.A. Meldrum Company 1897 – 1925

> As head of the Great Meldrum Department Stores, Mr. Meldrum represents modern mercantile development in its broadest and most progressive sense.[14]

Herbert Alexander Meldrum (1870-1960) was the son of Alexander Meldrum, a leading Buffalo merchant and one of the founders of the Adam, Meldrum, & Anderson Company. [15] The younger Meldrum would also become a prominent merchant and member of the community. He was appointed by Governor Charles E. Hughes as a member of the board of managers of the Buffalo State Hospital, a position he held for seven years, and served as president of the Chamber of Commerce for three consecutive terms beginning in 1913. He was the first president of the American Savings Bank of Buffalo, established in 1907, after which he held position of chairman of the board.[16] He belonged to numerous social clubs including the Saturn Club, Automobile Club and Buffalo Club.

Meldrum was educated in Buffalo, attending Central High School before entering his father's firm to learn the department store and dry goods business. He remained with the firm until 1897, when the H.A. Meldrum Company was incorporated "for the purpose of conducting a general business in dry goods, notions, millinery and cloaks."[17] The firm opened its retail emporium in a five-story, iron frame building located at 460-466 Main Street (271 – 273 Pearl Street). The cast iron storefront facing Main Street was pictured in the 1908 publication *A History of the City of Buffalo*. H.A. Meldrum was progressive in his approach to business. In 1898 he introduced "the first automobile delivery car in Buffalo. It was a Waverly electric and traversed the streets of Buffalo years before the large commercial houses of the country adopted automobiles for delivery purposes." Meldrum understood the importance of technology and advertising. In 1906 he brought A. Roy Knabenshue, a pioneer aviator, to the city, sponsoring the first power-propelled airship flight in the city's history. The flight ended with the airship landing on the roof of the H.A. Meldrum and Company Building. The event created such a spectacular stir in the city that street traffic was blocked during the flight and the phone system was out of commission because the operators had abandoned their post to watch the event. [18]

In 1909 Herbert A. Meldrum expanded his existing retail operations into the adjacent lot where a Mrs. Ehrnpforth's residence had stood. A notice in the May 1909 edition of *Men's Wear* indicates that the H.A. Meldrum Company planned to add an eight-story addition to its current building. It also noted that the top floor would be a resting room for woman employees and an emergency hospital. The company remained at this address until the store, stock, fixtures and assets of the H.A. Meldrum Company were acquired by the E.W.

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[14] *Memorial and Family History of Erie County, New York*, 1908.
[15] J.N. Adam/AM&A National Register Listed Historic District (08NR05952)
[16] Cutter, *Genealogical and Family History of Western New York*, 1912.
[17] *Fur Trade Review*, 1897
[18] *Memorial and Family History of Erie County, New York*, 1908; *Fitch, Encyclopedia of Biography of New York*, 1916

Edwards & Sons Company after Meldrum went into receivership in early 1922.[19] E.W. Edwards & Sons were an established merchant in Rochester and Syracuse, New York. In December 1952 the company terminated its Buffalo operations to concentrate on its Syracuse and Rochester stores. The Edwards Building in Rochester is listed on the National Register of Historic Places (October 11, 1984)

Early Reinforced Concrete Construction

Concrete is a compound made from sand, gravel and cement. When mixed with water the sand and gravel are bound into a solid mass. The result is a moldable, fireproof material. The use of concrete as a building material goes back to the Roman's use of *opus caementicium* from 300 BC, and resulted in amazing spans and structures such as the Pantheon (200) and aqueducts.[20] After the "Sack of Rome" (410) the art of concrete was essentially lost until 1756, when John Smeaton, a British Engineer "re-discovered" hydraulic cement through testing mortar in fresh and salt water.[21] Patents were given for hydraulic cement to various American and European inventors through the 19th century. Concrete functions well in compression, but poorly in tension. In 1884, American Ernest Ransome (1844-1917) received a patent for a twisted metal reinforcing bar, the beginnings of reinforced concrete.[22] Reinforced concrete combines the compressive and fire resistant attributes of concrete with the tensile qualities of steel, resulting in a complementary combination of materials.

Reinforced concrete is a poured, formable, fireproof material with excellent compressive and tensile strength. It became the perfect system for industrial buildings, where concrete frames, in-filled with transparent glazing, would in the early decades of the 20th century give rise to the "daylight factory."[23] Reinforce concrete is a versatile building material. It is quick to build and fireproof, taking the shape of its formwork and can span great distances. When used by H.A. Meldrum to construct his eight-story department building, the reinforced concrete frame provided the advantage of virtually unobstructed retail floor space. In ca. 1909 the use of concrete as a widespread building material was still relative new. Interestingly, concrete is not used in the construction of the internal columns, which remain brick. Whereby later in the century the functional aesthetic of concrete was expressed on the exterior, H.A. Meldrum clad his building with brick and used classical detailing at the cornice, an indication of the lack of understanding of the material's inherent aesthetic. Regardless, in ca. 1909 H.A.

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[19] E.W. Edwards & Sons purchased the Meldrum Company assets for $451,144 and then sold the entire stock at close-out prices. *The Illustrated Milliner*, June 1922; *Boot & Shoe Recorder, Vol. 81,* 1922.

[20] The oldest known surviving concrete is in the former Yugoslavia, thought to be laid in 5,600 BC using red lime as the cement. The Roman's used a pink sand, pozzolana, which was a fine volcanic ash that was a siliceous or siliceous and aluminous material with little or no cementinous characteristics, but when mixed with water chemically reacts with calcium hydroxide to form compounds with qualities similar to cement.

[21] Cement, specifically Portland cement, like pozzolana, is a hydraulic material consisting of two-thirds calcium silicates by weight. Joseph Aspdin developed portland cement in England.

[22] Ernest Ransome (1852-1917) was an English-born architect and engineer. His father's business produced artificial stone, a process he had patented in 1844. Ernest worked in the family business until he moved to the United States in the 1870s. Ransome experimented with "ferro-concrete", and patented a system of inserting iron rods in concrete to improve tensile strength. The material was used in the construction of bridges and eventually concrete frame industrial architecture. The material would prove to be relatively inexpensive, easily standardized and fireproof.

[23] Reyner Banham discusses the revolutionary impact of reinforced concrete in *Concrete Atlantis: US Industrial Building and European Modern Architecture 1900 – 1925.*

Meldrum was taking risks and experimenting with new technologies. This is not surprising given his electric car delivery service and sponsoring of the first airship to fly in the city. The H. A. Meldrum Company Building is an excellent, intact example of early experimentation with reinforced concrete frames in the city of Buffalo.

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Verbal Boundary Description

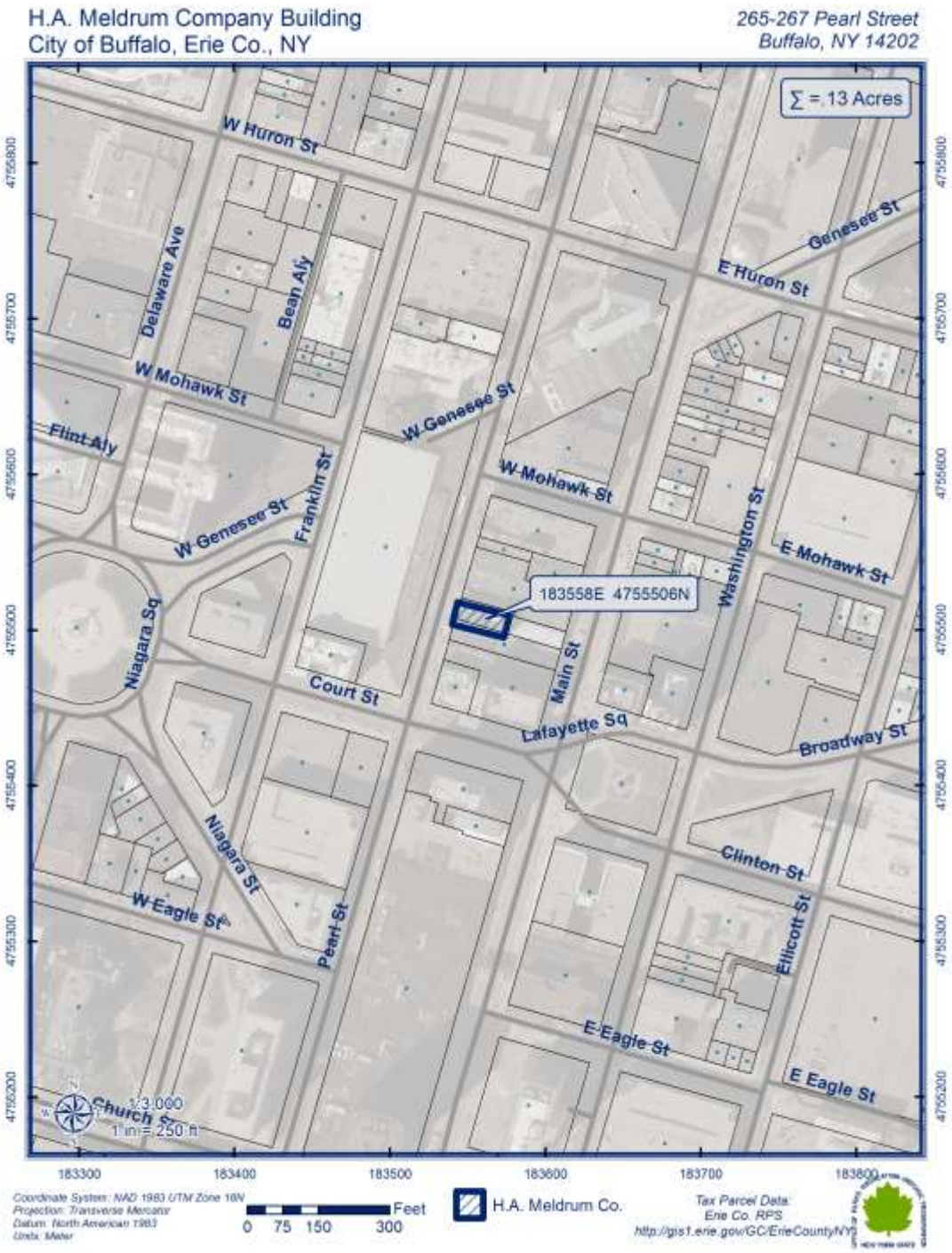
The boundary for the property is indicated by the heavy line on the enclosed map and is defined by GIS documentation: Section – Block – Lot (SBL) 111.13-5-4.1

Boundary Justification

The boundary is drawn to include the original parcel associated with this complex of building.

H.A. Meldrum Company Building
City of Buffalo, Erie Co., NY

265-267 Pearl Street
Buffalo, NY 14202


H.A. Meldrum Company Building
City of Buffalo, Erie Co., NY
265-267 Pearl Street
Buffalo, NY 14202
∑ = .13 Acres
W Huron St
Genesee St
E Huron St
Delaware Ave
Bean Aly
W Mohawk St
W Genesee St
Flint Aly
Franklin St
W Mohawk St
Washington St
E Mohawk St
W Genesee St
183558E 4755506N
Niagara Sq
Main St
Court St
Lafayette Sq
Broadway St
Niagara St
Clinton St
W Eagle St
Pearl St
Ellicott St
E Eagle St
E Eagle St
Church St
1:3,000
1 in = 250 ft
4755800
4755700
4755600
4755500
4755400
4755300
4755200
183300
183400
183500
183600
183700
183800
Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter
Feet
0 75 150 300
H.A. Meldrum Co.
Tax Parcel Data:
Erie Co. RPS
http://gis1.erie.gov/GC/ErieCountyNY/

Additional Information

Photo Log:

Name of Property:	H. A. Meldrum Company Building
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	Ellicott Development
Date of Photograph:	December 2013
Location of Original Digital Files:	Ellicott Development
Number of Photographs:	13

Photo # 1 (NY_ErieCounty_Meldrum_0001)
West elevation looking northeast.

Name of Property:	H. A. Meldrum Company Building
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	Ellicott Development
Date of Photograph:	December 2013
Location of Original Digital Files:	Ellicott Development
Number of Photographs:	13

Photo # 2 (NY_ErieCounty_Meldrum_0002)
North and west elevations showing detail of cornice, eighth floor attic windows and faded “DEPARTMENT STORE DRUM MPANY” sign.

Name of Property:	H. A. Meldrum Company Building
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	Mike Smith
Date of Photograph:	November 2013
Location of Original Digital Files:	Ellicott Development Company
Number of Photographs:	13

Photo # 3 (NY_ErieCounty_Meldrum_0003)
East elevation looking northwest.

Name of Property:	H. A. Meldrum Company Building
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	unknown
Date of Photograph:	ca. 1908
Location of Original Digital Files:	N/A
Number of Photographs:	13

Photo # 4 (NY_ErieCounty_Meldrum_0004)
First floor vestibule space looking southwest showing elevator, partial storefront and stair accessing basement.

Name of Property:	H. A. Meldrum Company Building .
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	Mike Smith
Date of Photograph:	November 2013
Location of Original Digital Files:	Ellicott Development Company
Number of Photographs:	13

Photo # 5 (NY_ErieCounty_Meldrum_0005)
First floor vestibule space looking east toward stairs to basement level.

Name of Property:	H. A. Meldrum Company Building
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	Mike Smith
Date of Photograph:	September 2011
Location of Original Digital Files:	Ellicott Development Company
Number of Photographs:	13

Photo # 6 (NY_ErieCounty_Meldrum_0006)
Basement, looking northeast.

Name of Property:	H. A. Meldrum Company Building
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	Mike Smith
Date of Photograph:	November 2012
Location of Original Digital Files:	Ellicott Development Company
Number of Photographs:	13

Photo # 7 (NY_ErieCounty_Meldrum_0007)
Interior looking northwest toward Pearl Street. Typical.

Name of Property:	H. A. Meldrum Company Building
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	Mike Smith
Date of Photograph:	November 2012
Location of Original Digital Files:	Ellicott Development Company
Number of Photographs:	13

Photo # 8 (NY_ErieCounty_Meldrum_0008)
Interior looking southwest toward Pearl Street. Typical.

Name of Property:	H. A. Meldrum Company Building
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	Unknown
Date of Photograph:	ca. 1977, Seneca Plumbing Supply Co., Inc. Scrapbook
Location of Original Digital Files:	N/A
Number of Photographs:	13

Photo # 9 (NY_ErieCounty_Meldrum_0009)
Interior looking northwest showing masonry wall. Typical.

Name of Property:	H. A. Meldrum Company Building
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	Mike Smith
Date of Photograph:	December 2012
Location of Original Digital Files:	Ellicott Development Company
Number of Photographs:	13

Photo # 10 (NY_ErieCounty_Meldrum_0010)
Interior looking northeast showing upper story windows on north elevation and brick column.

Name of Property:	H. A. Meldrum Company Building
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	Mike Smith
Date of Photograph:	December 2012
Location of Original Digital Files:	Ellicott Development Company
Number of Photographs:	13

Photo # 11 (NY_ErieCounty_Meldrum_0011)
Interior looking northeast towards windows on east elevation.

Name of Property:	H. A. Meldrum Company Building
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	Mike Smith
Date of Photograph:	August 2011
Location of Original Digital Files:	Ellicott Development Company
Number of Photographs:	13

Photo # 12 (NY_ErieCounty_Meldrum_0012)
Interior looking southeast toward windows on east elevation.

Name of Property:	H. A. Meldrum Company Building
City of Vicinity:	Buffalo
County:	Erie
State:	NY
Name of Photographer:	Mike Smith
Date of Photograph:	August 2011
Location of Original Digital Files:	Ellicott Development Company
Number of Photographs:	13

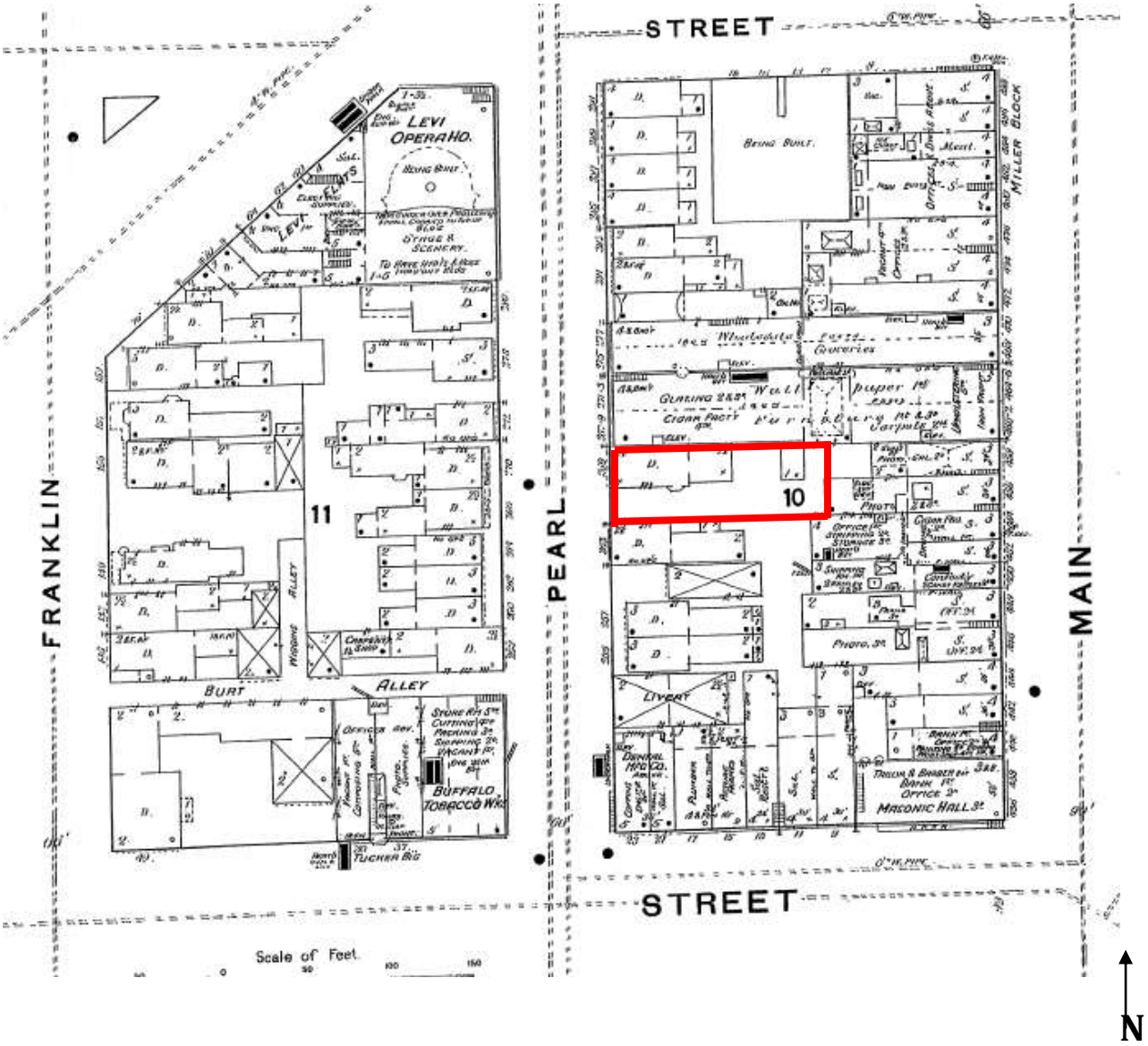
Photo # 13 (NY_ErieCounty_Meldrum_0013)
Interior looking east toward metal sash windows on east elevation.

Historic Photos

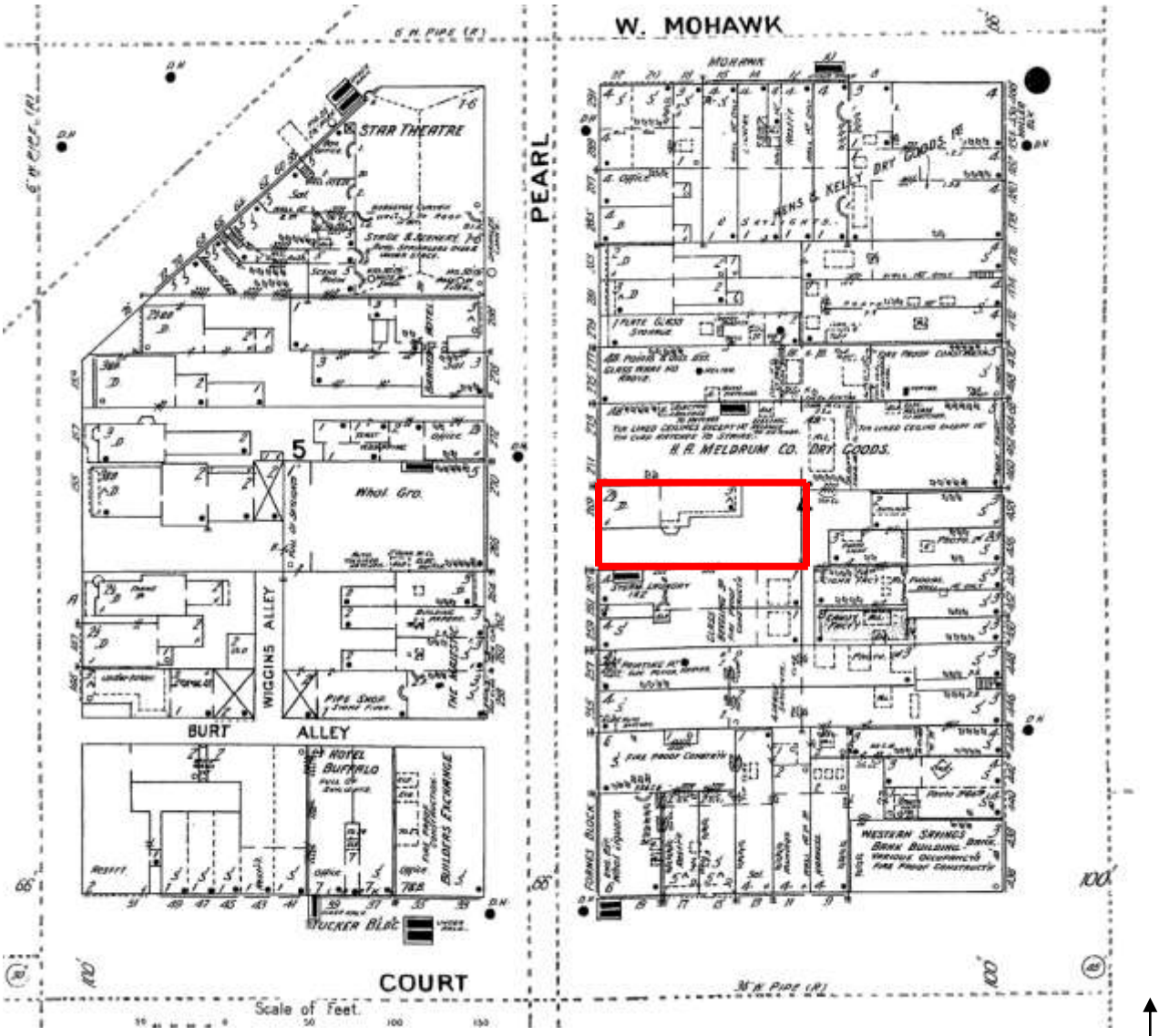
Historic postcard published ca. 1912 by Chilton Company Philadelphia, PA entitled "Bird's-eye View of the H.A. Meldrum Company's Department Stores 460-470 Main Street Buffalo, NY. South and east elevation of eight-story, ca. 1909 H. A. Meldrum Company Building addition visible. Note painted sign on south elevation of H. A. Meldrum Company Building and south elevation of 460-470 Main Street.

Main Street elevation, ca. 1908, of H.A. Meldrum Company Department Store, looking west. Published in the *A History of the City of Buffalo, Its Men and Institutions*. (The nominated property is sited to the left and at and the rear of this view, fronting Pearl Street)

Sanborn Fire Insurance Maps



1889 Sanborn Fire Insurance Map: detail



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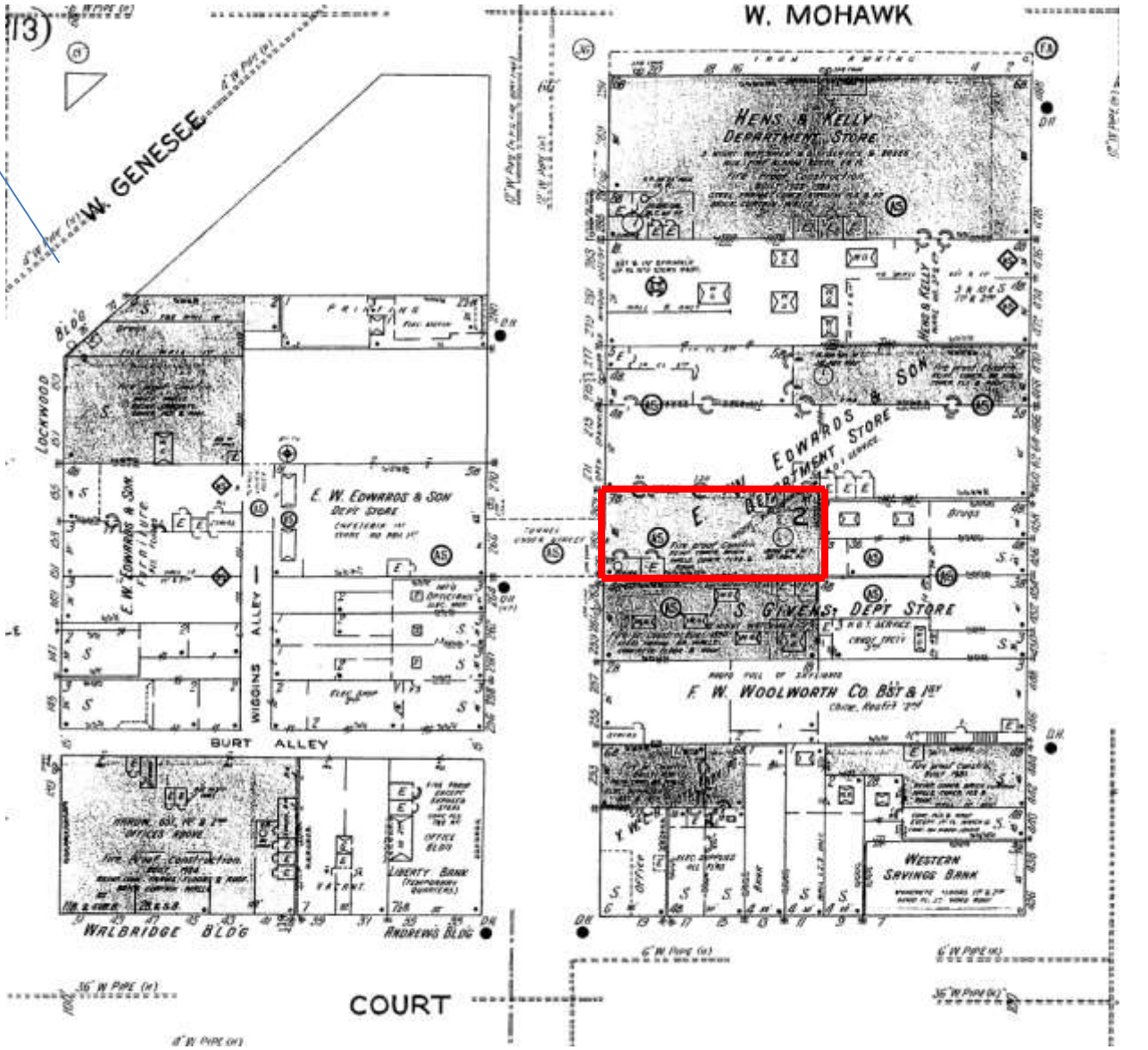
1899 Sanborn Fire Insurance Map: detail



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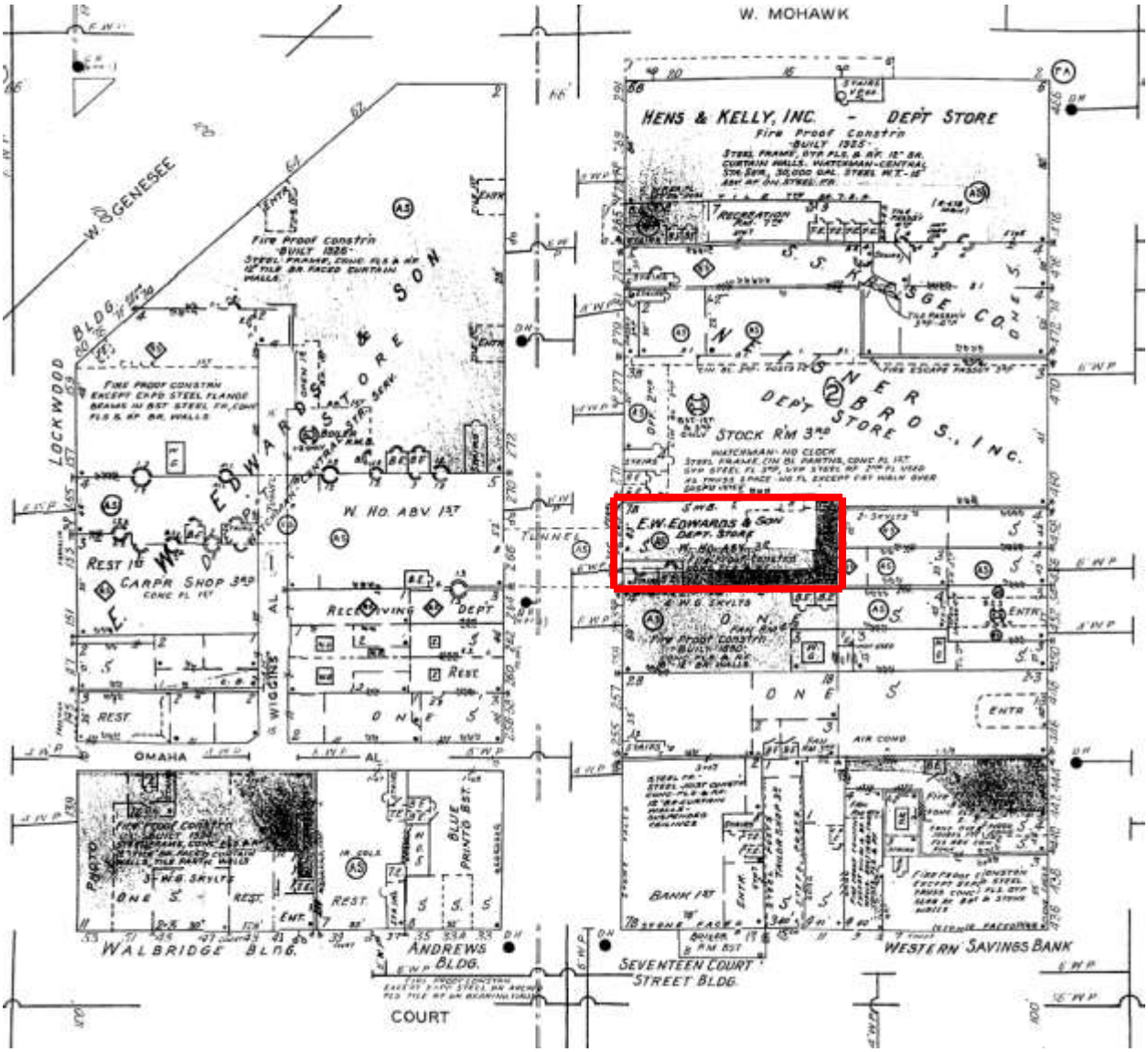
1925 Sanborn Fire Insurance Map: detail



1951 Sanborn Fire Insurance Map: detail

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267
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