



CITY OF BUFFALO
PRESERVATION BOARD
65 NIAGARA SQUARE, ROOM 901
BUFFALO, NEW YORK 14202-3394



BYRON W. BROWN
Mayor

GWEN A. HOWARD, RA
Chair

January 7, 2019

Darius G. Pridgen
Council President
Ellicott District
65 Niagara Square, Room 1315
Buffalo, NY 14202

Re: Memorial Triangle demolition moratorium

Dear Council President Pridgen,

I write on behalf of the Preservation Board to request that the Common Council enact a one-year demolition moratorium for the area bounded by Memorial Drive, Paderewski Drive, and Curtiss Street, referred to as Memorial Triangle. This will allow time for Preservation Buffalo Niagara to work with residents to explore a Certified Local Historic District, which would offer protection for historic resources and the possibility of tax incentives for homeowners.

The Broadway Fillmore Neighborhood Historic Resources Intensive Level Survey, commissioned by the City of Buffalo in 2004, recommended a local historic district for this neighborhood. In 2019, Preservation Buffalo Niagara will begin working with neighborhood residents to implement this recommendation. Meanwhile, however, existing historic resources are threatened by the prospect of demolition, which could undermine efforts to bring historical designation to the Memorial Triangle area. Only recently, 35 Concord Street, which the Preservation Board believes would be a contributing structure to any historic district, was brought to the Preservation Board for an advisory demolition review. Similar applications could be forthcoming.

The State of New York enables municipalities to enact temporary land use moratoria where the restrictions are reasonable and related to public health, safety, or general welfare. The Preservation Board believes that the Common Council has the authority to enact a temporary demolition moratorium to prevent further loss of historic resources while the community is engaged to explore local district designation.

The Preservation Board unanimously voted to authorize this communication at its meeting on December 20, 2018. This recommendation is made per § 337-5 of the City Code, which gives the Preservation Board the power and duty to advise and assist the Common Council and other City departments on matters pertaining to historic preservation.

I thank you and the Common Council for your due and thoughtful consideration of the Preservation Board's recommendations.

Thank you again.

Sincerely,

A handwritten signature in cursive script that reads "Gwen A. Howard". The signature is written in black ink and is positioned above the printed name and title.

Gwen A. Howard
Chair

CC: Commissioner James Comerford, Department of Permit and Inspection Services