Ding Dong!

"Hi, I'm here from Windows’R’Us, would you like to find out how you can save money on your energy bills by replacing your old windows with these brand new state of the art ones?"

If you live in an older neighborhood, chances are, you’ve participated in this exchange. If your original wood windows have already been lost, there is value in thinking about making sure you have the best replacements available. However, if you are lucky enough to retain your original historic wood windows, you should make sure you really have the facts before you send these irreplaceable components of your home to a landfill. Here’s a little practice Q & A to help you along!

Aren’t new windows more energy efficient than these drafty old things?

Because window manufacturing is a multi-billion dollar industry, there is a lot of incentive to place the blame for your home’s energy loss on windows. However, work done by the U.S. Department of Energy shows that windows account for only a small percentage of energy loss in homes. Before you let a window sales person talk you into replacing your historic windows, get a full energy audit of your home. Chances are, making other upgrades will save you much more on your energy bill.

In addition to being visually more appealing than replacements, keeping your original wood windows has a number of environmental and economic benefits.
Dear Preservation Friends,

Wow, this has been some winter! We hope you and yours have weathered all the storms and come out safely on the other side as we await the beginning of spring in Western New York.

As we reflect upon this wild weather, we can stop and consider that preservation is an important part of mitigating climate change. According to the USGS, 75% of all natural resource extraction in the world goes toward the construction industry, and here in the U.S. building demolition and construction add 165 million tons of waste to landfills around the country. Historic preservation is the ultimate form of “Reduce, Re-Use, Recycle” and whenever we make the decision to re-use our existing buildings rather than build new, we are lessening our impact on the earth.

And, as you will read about in our cover article, there are simple things you can do as a homeowner to mitigate your impact on the earth, like preserving and weatherizing your original windows. You may think that preserving original windows is just one of those fussy aesthetic things that architects are into, but as you’ll read, there are very real environmental and economic benefits to rehabbing existing historic windows. And through our Traditional Trades Training Program, we are helping to ensure that there will be craftspeople available to do these and other preservation related crafts - creating pathways to employment while protecting our historic fabric!

We hope you enjoy this edition of our newsletter. As you can see, its been an exciting time for PBN as we roll out new programs and continue to advance our mission to identify, promote, and protect our unique architecture and historic legacy and connect people to the places they love in Western New York. None of this would be possible without our members, and we look forward to seeing you at an upcoming event soon!

Jessie Fisher
Executive Director
The protection and rehabilitation of our region’s historic homes and neighborhoods are an important part of Preservation Buffalo Niagara’s mission. Up to this point, PBN has mainly served as an advocate and as a knowledge partner for homeowners. However, this year, PBN will launch a loan fund allowing us to provide direct help to low-income homeowners who have locally landmarked properties they are struggling to keep up with, but who may not qualify for traditional bank lending or limited public programs.

To be eligible for assistance through this program, the applicant must meet the following criteria:

• The home must be owner-occupied;
• The home must be a contributing property within a local historic district, or individually locally landmarked;
• Work to be performed must be consistent with the Secretary of the Interior’s Standards for Rehabilitation;
• Homeowner’s income must not exceed 100% of the Area Median Income as defined by New York State.

The program is limited to exterior work only (though the program can be coupled with other programs offered through other agencies), and qualifying homeowners will be given design and construction management assistance through the program to make sure that work meets historic standards and is performed satisfactorily. General program guidelines include loans of up to $10,000 at 4% that self-amortize over a five-year period.

More information on the program can be found on our website, and applications will be accepted beginning on May 1, 2019. Funding for this program was generously provided by the 1772 Foundation, the Estate of Paul Maine, and an anonymous donor. If you would like to help support this program through a gift, please contact the office. 💌
**Preservation in Progress**

**MICHIGAN-SYCAMORE HISTORIC DISTRICT**

PBN has submitted an application to extend the Michigan-Sycamore Historic District to include 82 Sycamore and 608 Michigan. Once approved by the Common Council, this extension will result in the landmarking and protection of the entire northwest corner of Michigan and Sycamore. 82 Sycamore, a three-story commercial/residential structure, was built c. 1847 by Theodore Stover who operated a grocery store on the first-floor and resided upstairs with his family and rented out additional rooms to borders. 608 Michigan, a two-story brick commercial/residential structure was likely built between 1900 and 1913. These structures, together with neighboring local landmark at 72 Sycamore Street, provide a unique glimpse into the societal and cultural development of Buffalo from an early Canal town to the present day. Additionally, the buildings are contemporary to the anchor institutions in the Michigan Street African American Cultural Heritage Corridor and therefore part of the historic built landscape of this designated NYS Heritage Area.

**FORD MOTOR COMPANY PLANT**

Also known as the Port Terminal Building or as Terminal A, the former Ford Motor Company Plant at 901 Fuhrmann Boulevard moved closer to local landmark status after the Preservation Board approved the application at their March 7th meeting. PBN submitted this landmark application as a member and on behalf of the Our Outer Harbor Coalition and is part of our continued work to advocate for the natural and built environment of Buffalo’s Outer Harbor. The application was prepared by kta preservation specialists. Assemblymember Sean Ryan and Common Councilmember Christopher Scanlon have also joined the Our Outer Harbor Coalition to support the landmarking of 901 Fuhrmann Boulevard. The application will now move to Common Council for a public hearing before the Legislation Committee in April.

**JOHNNIE RYAN CO. BOTTLING PLANT**

On March 5th, the Niagara Falls Historic Preservation Commission held a public hearing for the landmarking of 822 Niagara Street. Built c. 1946, 822 Niagara Street was built for and served as the sales and manufacturing headquarters of Johnnie Ryan Co., a locally owned soda pop company, for over 30 years. An excellent example of Art Moderne architecture and a lasting testament to Niagara Falls’ entrepreneurial and industrial history, 822 Niagara Street is currently endangered and securing local landmark status is an important step in the efforts to avoid...
demolition. The Commission will be accepting written statements until April 2nd. At that time, they will vote whether or not to recommend the application to the City Council. If recommended, the landmark application will then be on the agenda at the April 3rd City Council meeting, where the Council Members will vote on the application. Visit PBN’s website to get details on how to submit a written statement in support of this important Niagara Falls building.

ERIE COUNTY OUTREACH
PBN was honored to bring our “Preservation 101” and “Landmarks 101” programs to the Black Rock Historic Society as part of their Preservation Lecture Series on February 28th and March 7th. Introducing the basics of historic preservation, “Preservation 101” focuses on the key terminology and processes that are used to complete preservation projects, and “Landmarks 101” focuses on the different types of designations and the associated regulation and financial resources available. PBN will be back out in East Aurora this spring holding an additional session of “Landmarks 101”, as well as providing some continuing education for the East Aurora Historic Preservation Commission. Don’t forget to contact us if you’d like to bring these workshops to your community!

NIAGARA COUNTY OUTREACH
On Wednesday April 10th, PBN will be taking our monthly Tax Credit workshop on the road to Lockport! Join us from 6pm-7pm in the Common Council Chambers at the Lockport Municipal Building to learn more about available NYS and Federal historic tax credits. PBN has also been working with the Niagara Falls Historic Preservation Commission and the Niagara Falls Historic Preservation Society to coordinate a preservation lecture series this summer. A four-part series, the program will include PBN’s “Preservation 101” and “Landmarks 101” programs, and also lectures on the architectural styles of Niagara County and historic tax credits. We’ll be announcing the dates and locations soon so keep an eye on PBN’s website and Facebook page for the info.

PROPERTY TAX COALITION
The Buffalo Tax Coalition is a group of more than a dozen neighborhood and community groups working together to find solutions to protect low- and moderate-income homeowners from steep tax increases as part of the upcoming city-wide reassessment. As a part of the Coalition, PBN participated in a community meeting on March 2nd where we presented on our work to secure a property tax exemption for income-qualified homeowners. Follow the Coalition on Facebook (@BuffaloPropTaxCoalition) to find out more and learn how you can join us at our next monthly meeting.
As sustainable building practices and historic preservation gain popularity, and as more and more Western New York homes are covered by significant preservation incentives, demand for the rehabilitation and restoration of older structures has skyrocketed. However, despite this clear upward trend in demand, the number of skilled preservation trades craftspeople available for local projects, especially in the residential sector, has not kept pace with the market demand for these unique and highly technical services.

Working with old buildings and their original materials is not the same as doing new construction with modern materials, and likewise requires specialized knowledge and training. Preservation Buffalo Niagara is excited to launch our new Traditional Building Trades Training and Certification Program, designed to address this critical need. These training courses are suitable for contractors, students, and professionals, as well as anyone interested in enhancing their training in the rehabilitation of historic properties.

Courses will be presented in five subject areas: Repair and Rehabilitation of Historic Windows; Maintenance and Repair of Historic Masonry Systems; Preservation Carpentry and Woodworking; Energy Retrofitting of Historic Buildings; and Maintenance and Repair of Historic Plaster and Stucco. In addition to including a general overview of historic preservation, each course will provide hands-on training with historic building materials, field work at historic buildings and in neighborhoods, and traditional classroom training. Participants can take all the courses or focus on individual offerings based on their interests and training needs.

The program is being offered in conjunction with the New York State Division for Historic Preservation (SHPO), which will issue certificates of completion for participants of the program. Additionally, those who complete courses will be listed in PBN’s online database of preservation services and resources.

Our first training module is Repair and Rehabilitation of Historic Windows, which launched on March 12th. The course is taught by Steve Swiat of Northwood Historic Restoration. With over twenty years of experience, Mr. Swiat has been one of the leaders of the historic window restoration community in Western New York, with work ranging from individual homes to national historic landmarks both locally and throughout the northeast. We are so lucky to have him in Buffalo, and willing to share his knowledge. If you were interested in taking this class and didn’t get a chance, don’t worry - we will be offering it again! And watch for launches of the next training modules! For more information or to see how you can be involved, please contact our Director of Preservation Services, Christiana Limniatis, at climniatis@pbnsaves.org or 852-3300.
Save the Date!

The 2019 Preservation Awards will be held on May 16th at 6 pm on the 31st floor of One Seneca Tower. Visit our website or call (716) 852-3300 to purchase tickets!

Sign up for our summer Hard Hat Tours!

July 11th: Our Lady of Lourdes
June 20th: 155 Chandler Street

More details and registration available on our website, or by calling (716) 852-3300. Special discounts provided to PBN members!
Windows
continued from front cover

as well as brand new replacement windows. And these energy retrofits are generally much less expensive than buying new windows, meaning these upgrades offer a much stronger return on your investment. Options to upgrade your historic window’s energy efficiency include weather stripping, cellular shades, interior or exterior storm windows, and insulating shades. Interior storms can also reduce potential exposure to lead-based paint where that may be a concern, and exterior storms will help extend the life of your historic window by offering protection from the elements.

I’d really like a maintenance free window. If I replace these old windows, I get a lifetime guarantee and won’t have to worry about them again, right?

Sorry, “lifetime” guarantees are typically limited to 7 - 10 years. And while traditional windows are made of individual parts that can each be repaired, vinyl aluminum, fibreglass, and composite windows are a fully manufactured unit, meaning that if any one component fails, the entire unit must be thrown away and fully replaced! You are then looking at paying for the entire window all over again. In our climate, vinyl is an especially poor choice, as vinyl doesn’t do well in extreme cold, leading to warpage, which will necessitate the replacement of the entire window unit.

In addition, if your wood windows pre-date 1940, they are very likely made from locally sourced old-growth wood, which has a lot of maintenance benefits not available today even in the highest end replacement windows. Locally sourced woods are best suited for our local climate. In addition, these old growth woods are much denser than anything available on the market today, meaning that they hold paint and stain better, have natural rot resistance, and are less susceptible to insect infestations.

Don’t historic wood windows contain lead paint, and doesn’t that cause health and environmental problems?

If you have a wood window that was painted prior to 1978, it is likely that it contains lead paint. There are several steps you can take to protect your family while also keeping your original windows. These include: fully remediating the window by removing all of the lead paint; keeping the lead encapsulated by fully covering the surface in non-lead containing paint kept in good condition; partially remediating the meeting rail and where the sash meets the wall; and wet-cleaning around window openings to ensure that lead dust is not getting on surfaces.

However, while lead paint can be mitigated, the environmental and human health concerns of replacement windows cannot be. Production of replacement windows necessitates a high level of resource extraction from the earth, and the manufacture, transportation, and disposal processes of making new windows produces large quantities of CO2 and other environmental impacts. And since you’ve just replaced a product that has last for a hundred years - and could last a hundred more with proper maintenance - with a product that will need to be replaced every 7 - 20 years, you’ve ensured that these impacts will have to be undertaken again and again in the future.
These impacts are even stronger when a vinyl replacement window is used. Vinyl is a petroleum product, which means that it continues our dependence on fossil fuels. Its manufacture is associated with some of the worst human health outcomes of any manufacturing process on the planet. In addition, as it becomes older and brittle, or if it is subject to a house fire, it releases gases that are known human carcinogens.

So celebrate your historic home by keeping and upgrading your historic windows! If you need help or ideas, contact PBN and we can direct you to a workshop or other resources to help you keep your historic home beautiful and environmentally sound for generations to come! 🌱

Meet a Docent: Shannon

How long have you been a docent with PBN?
I think I started in 2012, even though I’m not sure about the year, I DO remember the docent training was in January. It was held at the Buffalo History Museum that year for six full Saturdays in a row and it seemed to snow heavily only on Saturdays that winter! We moved to Buffalo in 2011 and I learned how to be intrepid about the snow that year.

What tours do you do?
I give tours for City Hall and Guaranty Building.

What’s your favorite part of giving a tour?
I love when a face lights up. It can be because I’ve pointed out some aspect of the building they hadn’t noticed or from a historical tale relating to the building or even maybe a moment of ah ha – perhaps I’ve taught them something new. I love that look of wonderment and joy.

Where else do you docent/do volunteer work?
I’m currently the President of Working For Downtown, an all volunteer non-profit that works to promote and improve the quality of downtown Buffalo through revitalization and educational efforts.

What is your favorite fact about Buffalo/WNY?
The sheer number of innovations this city is responsible for fascinates me – Erie Canal, grain elevators, fire hydrants, movie theatres, hydroelectric power plants, first licensed female architect, air conditioning, windshield wipers for automobiles, supersonic planes, the pace-maker, finger-print scanning…it only makes sense that the architecture is as amazing in this town!

What is your favorite building in Buffalo/WNY?
This is such a difficult question – there are so many! I am fond of the Dun Building for it being the first “tall” elaborate (and quirky) building in Buffalo but I also love the Electric Tower.

Why is historic preservation and learning about architecture important to you?
Preserving older buildings and architectural forms serve as a reminder of our capabilities to create necessary, functional forms in a beautiful, aesthetically pleasing way in the future. They also give a backdrop we can use to tell stories and share history with people in a more accessible way. I feel this gives honor to the people that have lived and created a place and for those that are to come. 🌱
Get to Know an Architectural Style: ART MODERNE

Art Moderne Style (sometimes simply called Moderne or Streamline Moderne) is closely related to its sister Modernistic style of Art Deco which developed and was popular from the 1920s-1940s. As Modernistic styles, both were a conscious departure from the styles and forms of traditional architecture.

Art Deco takes its name from the Exposition Internationale des Arts Décoratifs et Industriels Modernes, a 1925 exposition in Paris which showcased works of “new inspiration and real originality.” The promotional material for the exposition stated that “reproductions, imitations and counterfeits of ancient styles will be strictly prohibited.” Therefore, we see that Art Deco ornamentation consists largely of low-relief geometric designs (most often zigzags, chevrons and other stylized motifs), smooth stucco wall surfaces, and often towers or other vertical projections which give a vertical emphasis to the building.

Art Moderne borrows some of that ornamental styling from Art Deco, but combines it with the sleek and streamlined modernity of 1930s industrial designs used for ships, airplanes, and automobiles. Therefore, Art Moderne style buildings exhibit smooth wall surfaces, curved corners, and a horizontal emphasis. Other common character defining features include glass-block windows or sections of wall, windows that wrap around a corner, and round/porthole windows.

The Modernist styles were nationally popular from about 1920-1940, with Art Deco prevailing as the earlier dominant form, and then Art Moderne succeeding as the predominate modernistic form by the 1930s. While nationally the frequency of the style ebbed by the 1940s, locally in Western New York, there continued to be examples of Art Moderne into the 1950s. That was in part due to the continued strength of our post-WWII industry and economy.

Notable local examples of Art Moderne include: the Lovejoy Theatre at 1169 East Lovejoy Street; Alleyway Theatre (former Greyhound Bus Terminal) at 672 Main Street in Buffalo; Eckhardt’s Department Store at 950 Broadway in Buffalo; Johnnie Ryan Co. Bottling Plant at 822 Niagara Street in Niagara Falls; and Wendt’s Dairy at 8450 Buffalo Avenue in Niagara Falls.

Do you have a great example of Art Moderne in your community? Share it to social media with the hashtag: #pbnartmoderne

THE FORMER JOHNNIE RYAN CO. BOTTLING PLANT
822 Niagara Street in Niagara Falls

Flat roof, usually with ledge at roof line
Horizontal grooves or lines (here created with bands of red glazed brick)
Curved corners
Glass-block windows or sections of wall
Smooth wall surfaces (often as stucco but here as glazed brick)
Asymmetrical façade (here with only one curved corner)
REGISTRATION OPEN!

Early Bird rates available through April 1st
landmarksociety.org/conference

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The Landmark Society of Western New York, Preservation Buffalo Niagara and Preservation League of New York State are supported, in part, by the New York State Council on the Arts with the support of Governor Andrew Cuomo and the New York State Legislature.
Support Preservation Buffalo Niagara

PBN protects Western New York’s historic and architectural legacy and connects people to the places they love. This work would not be possible without the generosity of our members and donors. Consider making a tax-deductible gift to PBN today!

YES, I’d like to support Preservation Buffalo Niagara with a tax deductible contribution of $______________.

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