



Preservation
BUFFALO NIAGARA



NEWSLETTER SUMMER 2022

PBN Tours Are Back!

With summer in full swing, Preservation Buffalo Niagara (PBN) is thrilled to relaunch popular tours of our region’s most celebrated spaces, many of which have been inaccessible to the public for years due to the pandemic.

For the first time ever, in 2022 PBN will be offering tours of the Richardson Olmsted Campus in a partnership with the Lipsey Architecture Center Buffalo. The Richardson’s redevelopment is one of the most prominent preservation projects in Buffalo, and the campus’ history and architecture have long fascinated locals and visitors alike. We are thrilled to be able to reintroduce the spaces and stories of the Richardson Olmsted Campus to you this summer!

We are also excited to relaunch our popular tours of the Guaranty Building. Offered year-round and led by skilled docents, our tours provide access to the renovated interior of Louis H. Sullivan’s early skyscraper and expert commentary on the iconic terra cotta exterior.

In addition to these scheduled tours, we are proud to offer our full slate of brand new 2022 Preservation Passport self-guided travelogue guidebooks. This year, we’re featuring National Register Historic Districts in Alfred, Ellicottville, Westfield, and Buffalo. Explore Western New

York’s many exceptional historic districts on your own time with Preservation Passport!

Full details on these tours are included below. We hope you get a chance to check them out this summer!

RICHARDSON OLMSTED CAMPUS HARD HAT TOURS

Grab a hard hat and head inside the Richardson Olmsted Campus, a National Historic Landmark and one of the largest preservation projects in the nation!

Opened in the 19th century as the Buffalo State Asylum for the Insane, today the Richardson Olmsted Campus is undergoing redevelopment.

Led by an expert docent, the 2-hour “In-Depth Tours” will feature 2-3 historic buildings on the campus and explore spaces untouched since the 1970s. Visitors will be immersed in the philosophies integrated into the Richardson by architect Henry Hobson Richardson, landscape architects Frederick



Aerial view of the Richardson Olmsted Campus by Joe Cascio.

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Preservation

BUFFALO NIAGARA

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MISSION

PBN identifies, protects, and promotes our unique architecture and historic legacy, and connects people to the places they love in Western New York.

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Letter from the EXECUTIVE DIRECTOR

Happy Summer, Western
New York!

While all the seasons are glorious here, I think summer holds a special place in so many of our hearts. Whether it's biking to your favorite treat spot or enjoying our local parks, people in our region know how to celebrate the good weather!



Here at PBN we have put together a number of fun ways for you to support preservation while also enjoying the best that our community has to offer. From our E.B. Green Bike Tour on July 31 to bringing back tours of the Guaranty Building and the Richardson Olmsted Campus, we have something for everyone. We hope you'll take some time to browse these offerings and to come out to see us!

Behind the scenes we are also as busy as ever. This summer marks my six-year anniversary at the helm of PBN. When I started there were two of us and, by the time you read this newsletter, there will be seven of us here in the office doing the day-to-day work of identifying, protecting, and promoting the places we all love. And while that growth is good, it brings with it its own set of special challenges. The PBN staff and Board are currently undertaking a strategic planning process with the help of our community partners. We hope that taking the time to do a deep dive into the hows and whys of what we do and who we do it with will result in an even stronger, more dynamic preservation organization. We are excited to unveil our new strategic plan to you this winter.

As always, we are so appreciative of our members' support. If you are getting this newsletter it means you've taken the time to support the organization, and we couldn't be more grateful. Your support is the main reason we are able to do everything we do.

And we hope to see you soon!

Yours,

Jessie Fisher
Executive Director

PBN Tours Are Back!

continued from front cover

Law Olmsted and Calvert Vaux, and mental health advocate Dr. Thomas Kirkbride.

Tour routes will vary throughout the season based on active construction, so each tour is unique.

Space is limited, so tickets will be released in batches throughout the summer to ensure as many people as possible have the opportunity to visit.

When: *Every Saturday and Sunday from July 9 – October 2*

Length: *2 hours*

Cost: *\$40 per person*

Pre-registration is required via <https://preservationbuffaloniagara.org/events>.

GUARANTY BUILDING

One of Buffalo's most beautiful buildings and a National Historic Landmark, the Guaranty Building is a terra cotta masterpiece. Built in 1895-1896, the Guaranty Building is a bridge between two centuries and two eras of architectural theory, and a pivotal point in the evolution of the skyscraper.

On our popular 1-hour tour, visitors will experience the renovated interior and restored exterior of this exceptional example of "Father of the Skyscraper" Louis H. Sullivan's work.

We are thrilled to see the reopening of this exceptional building and will relaunch tours of the Guaranty Building on Friday, July 22.

When: *Every Friday at 2pm and Saturday at 11am starting on July 22, year-round*

Length: *1 hour*

Cost: *\$10 for the general public and \$5 for PBN members*

Pre-registration is required via <https://preservationbuffaloniagara.org/events>.



The Guaranty Building.



PRESERVATION PASSPORT

Want to experience Western New York's historic districts at your own pace? Then our self-guided Preservation Passport series is perfect for you!

Preservation Passport encourages discovery and exploration by spotlighting historic districts listed in the National Register of Historic Places across our region. Each year, PBN publishes in-depth travelogue guidebooks detailing each district's history and leading you on a tour of its must-see sites. Our guidebooks make it fun and easy for anyone to experience Western New York's historic architectural legacy one historic district at a time.

In 2022, the Preservation Passport program includes:

ALFRED VILLAGE HISTORIC DISTRICT

Alfred, New York

Consisting of 55 acres and 133 buildings, the Alfred Village Historic District features a mix of commercial, civic, religious, and residential architecture dating from as early as 1818. With styles ranging from Greek Revival to Neoclassical, the district also includes the National-Register-listed Fireman's Hall, and is well known for its many red terra cotta tile roofs, which reflect the importance of the local ceramic industry in the area.

ELLICOTTVILLE HISTORIC DISTRICT

Ellicottville, New York

While currently known as a playground for outdoor fun and adventure, Ellicottville was originally planned and occupied by European settlers in 1817 as a center for land transactions. Prospering as the onetime county seat of Cattaraugus County, this district retains its Federal style Town Hall/Old Cattaraugus County Courthouse, while also featuring buildings of various styles from the village's earliest days through the 1930s.

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Preservation in Progress



State Senator Sean Ryan and Jessie Fisher visited the Great Northern Grain Elevator in December to advocate for its preservation.

GREAT NORTHERN GRAIN ELEVATOR UPDATE

At the end of April, an appellate court reversed the New York State Supreme Court ruling that upheld the granting of an emergency demolition permit for Buffalo’s Great Northern grain elevator. At a new hearing before the NYS Supreme Court in early June, expert testimony was presented to explain that the building remains structurally sound despite the damage, and thus the emergency demolition permit was not warranted. However, in a decision announced on July 5th, the judge once again ruled in favor of the demolition. PBN is now calling on Mayor Byron Brown to rescind the demolition permit and is asking anyone concerned about the potential loss of this historic structure to do the same.

NATIONAL REGISTER LISTINGS

On May 9th, two Western New York sites were added to the National Register of Historic Places. Located on Grote Street in Buffalo, the Visco Meter Factory – Buerk Tool Factory is a two-story brick building constructed in 1921 as the

headquarters of the Visco Meter Corporation, a manufacturer of automobile accessories. It was later home to a machine shop for Buerk Tool Company. The other property is the Levi J. & Frances A. Pierce House in Forestville, Chautauqua County. Built c. 1871, it is the only Second Empire-style building in the community. The elaborate brick residence is incredibly intact on both the exterior and interior and retains its original hitching posts and carriage house.

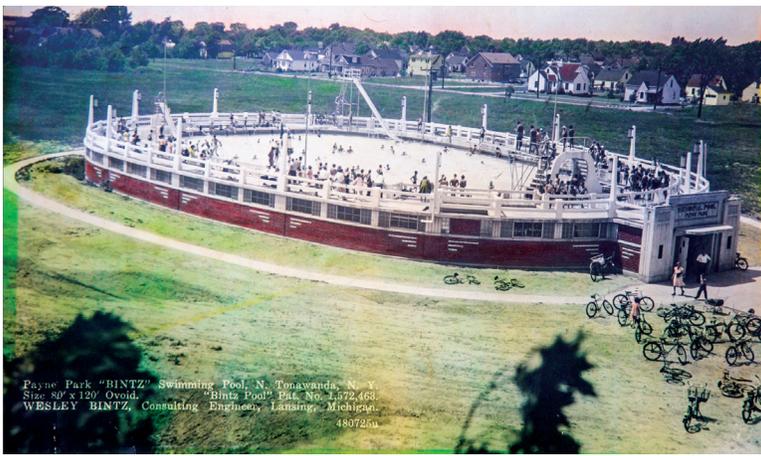
LANDMARKING UPDATES

Buffalo

On June 14, the City of Buffalo Common Council denied our application to landmark 1274 West Avenue, aka the Cutting Family Cottage. Rather than considering the merits of the application and reviewing whether the property meets at least one of the nine Criteria for Designation found in the City code, the Council based the denial on the owner’s wish to not have the cottage landmarked, as well as an erroneous interpretation of the notification requirements. In *The Campaign For Buffalo History Architecture & Culture, Inc. v. The City of Buffalo Common Council* (2019), the New York State Supreme Court stated that it is “implicit that [the Common Council] must follow the nine criteria” when making a decision on a landmark application. Because they failed to do so when considering the application for 1274 West Avenue, PBN is now strategizing our next steps, which may include resubmitting the application or contesting the decision in court.



1274 West Avenue, Buffalo.



Payne Avenue Memorial Pool, North Tonawanda (c. 1950).

North Tonawanda

On June 28th, the City of North Tonawanda's Common Council held a public hearing for the North Tonawanda Historic Preservation Commission's landmark application for the Payne Avenue Memorial Pool. While the application was scheduled to be voted on by the Council at their July 5th meeting, the vote was tabled until the City's Payne Park master plan is finalized. In the meantime, the NT Historic Preservation Commission is working with the State Historic Preservation Office to get the pool listed in the National Register of Historic Places. Completed in 1947, the Payne Avenue Memorial Pool is an excellent example of a pool designed by Wesley Bintz, a civil engineer from Michigan. He designed the above-ground concrete pool as part of a post-WWII effort to create affordable recreational activities that also served as memorials to those who had served in the war. While it's estimated that approximately 135 Bintz pools were constructed, today fewer than 20 are said to survive.



10478 Main Street, Clarence.

Clarence

On May 11th, the Shope House at 10478 Main Street was designated as a landmark by the Town of Clarence. Built c. 1808, it is a rare early-19th-century house with a first story made of stone.

One early owner was Pascal Pratt, co-founder of what would become M&T Bank, and around 1840 it was purchased by early Clarence settler Abraham Shope.

PRESERVATION AWARD FOR THE JOHN ALBRECHT HOUSE

At their June meeting, the Village of Lancaster Historic Preservation Commission presented their Heritage Property award to Peggy Ludwig, owner of the John Albrecht House at 30 School Street. Given in honor of Preservation Month, the award recognizes Ms. Ludwig's continued stewardship of her c. 1893 historic home, which was recently painted in a period-appropriate color scheme.



Michael Meyer, Chair of the Commission, presented property owner Peggy Ludwig with a plaque.

MUNICIPAL OUTREACH PROGRAM UPDATES

Congratulations are due to the Town of Amherst and City of North Tonawanda for having successfully secured 2022 Certified Local Government (CLG) grants from New York State. Both communities will be using their awards to provide further training for their commissions, conduct continued survey work, and support the 2nd annual Preservation Day. Amherst will also be using part of their award to support the creation of the "HPC Roundtable." A cooperative partnership with PBN, the Roundtable will be a quarterly networking and training opportunity for all historic preservation commissions (HPCs) in Erie and Niagara Counties, helping them

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Preservation In Progress

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implement best practices and developing a larger partnership and sense of community among the HPC commissioners.

Additionally, so far this year PBN has held HPC trainings for both the Niagara Falls and the Town of Amherst's HPCs, and trainings are in the works for Grand Island and East Aurora. These trainings, which include sessions such as "Preservation Commissions 101" and "Understanding the Standards" are given by PBN Director of Preservation Services Christiana Limniatis and help HPCs understand, update, and implement their historic preservation codes.

AFRICAN HERITAGE FOOD CO-OP

Early in June, the Buffalo-based African Heritage Food Co-op was awarded \$200,000 from the United States Department of Agriculture's (USDA) Healthy Food Financing Initiative (HFFI), and later that month New York State announced \$3 million for the rehabilitation of the Co-op's building at 238 Carlton Street. The building was threatened with demolition back in 2018 after a fire and nearly 20 years of vacancy, but Preservation Buffalo Niagara and the Fruit-Belt McCarley Gardens Housing Task Force led a successful effort to landmark the property. In 2019, an anonymous community member purchased the building and donated it to the Co-op. PBN provided the initial funding to secure and stabilize it through our revolving loan fund, and we look forward to seeing the rehab work completed thanks to the new funding.



Left: 238 Carlton Street before rehabilitation began.

Below: 238 Carlton Street now.



NATIONAL PRESERVATION PARTNERS NETWORK SUMMER RETREAT IN BUFFALO

From July 19-21, the National Preservation Partners Network (NPPN) will hold its annual summer retreat in Buffalo, co-hosted by PBN. A membership-based, independent association of non-profit organizations from across the United States and Territories working in the fields of historic preservation and heritage conservation, the NPPN advances the growth and effectiveness of the organized preservation movement through communication, education, training, and a common advocacy agenda. The summer retreat's programming will include discussions and bus tours. 🏠

Historic Tax Credit Webinars



Our Monthly Historic Tax Credit Webinar offers you time to ask questions about finalizing your homeowner historic tax credit application.

Upcoming 2022 Webinars

Wednesday, August 10 at 6pm
Wednesday, October 12 at 6pm
Wednesday, November 9 at 6pm

Registration required.



Wait, That's About Preservation?

A Review of *The Muppets* (2011)

By Corey Fabian-Barrett, Director of Operations & Grants Management

Rating: 🏠🏠🏠🏠🏠

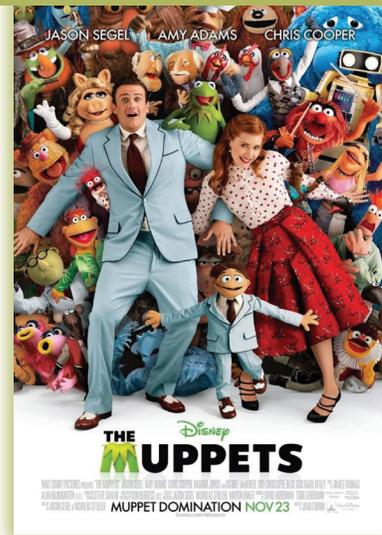
Welcome to "Wait, That's About Preservation?", where PBN staff reviews movies, TV shows, and other media that are, surprisingly, all about historic preservation.



The Muppets Theatre, sadly in need of attention from a ragtag group of preservation-minded Muppets.

From their very first theatrical outing in 1979, the Muppets have been preservationists. (Don't believe me? Check out Dr. Teeth and the Electric Mayhem's adaptive reuse of a historic church as a sweet concert venue and coffee house in *The Muppet Movie*!) But nowhere does their natural inclination to save historic structures come through more strongly than in 2011's *The Muppets*.

The film opens on Walter, a Muppet Show super-fan (and Muppet himself) living with his human family in Smalltown, USA. Walter has never felt like he belongs in Smalltown and obsessively watches *The Muppet Show*, wishing he could join his fellow Muppets in Hollywood. When Walter's human brother Gary (Jason Segel, who also co-wrote the script with Nicholas Stoller) decides to take his long-term girlfriend Mary (Amy Adams) on a vacation to Los Angeles, Walter gets his chance to go to Hollywood and, maybe, take his place with the Muppets.



Courtesy of Walt Disney Pictures.

As soon as they get to LA, the trio heads to Muppet Studios, which they expect to still be in tip-top shape from *The Muppet Show* era. To their disappointment, they find the studio half-abandoned and rotting with nary a Muppet in sight. In the years since the old *Muppet Show* days, apparently OG Muppets Kermit, Fozzie, Gonzo, and Miss Piggy have drifted apart and none of them keep in touch.

Walter, still a fan, sneaks into Kermit the Frog's former office and overhears oilman Tex Richman (Chris Cooper) plotting to buy Muppet Studios, including the historic Muppet Theatre. Richman reveals he has no intention of keeping the theater—instead, he plans to demolish it and drill for oil on the land.

Horrified, Walter, Gary, and Mary seek out Kermit (voiced by Steve Whitmire), who immediately decides they should get the old gang back together and, in classic Hollywood contrivance, put on a show to save the historic theater!

What could be more preservationist than this? Working together, the Muppets aim to bring their community together around a historic structure, save their neighborhood, and restore a local cultural icon.

But will the delightfully preservation-minded Muppets be able to prevail against the villainous plans of developer Tex Richman? Can they save the theater? Will Walter finally find where he belongs? Settle in for an evening of song, dance, Gonzo-related explosions, wocka-wocka jokes, and historic preservation in *The Muppets* to find out! 🏠

Introducing Constance Strother

EAST SIDE PRESERVATION SPECIALIST



Constance Strother, PBN's new East Side Preservation Specialist.

In April, PBN was pleased to welcome Constance Strother to our team. Constance's passion for our built environment began with the completion of her thesis in Interior Design at Villa Maria College in 2015. She received a master's degree in Urban Planning, specializing in Urban Design and Physical Planning, from the University at Buffalo in 2019. Constance enjoys interior design and building wood furniture. When she has free time, she enjoys attending live jazz, and watches crime shows and HGTV while hanging out with her son and her cat, Stinky.

Why does preservation matter?

Preservation provides us an opportunity to improve neighborhoods by bringing people together. As communities become ever more fragmented, projects that are unifying can uplift communities by simply raising morale and connecting people to one another and the environments that serve them. Ideally, we want to not just save buildings but save communities and the values they embody. Understanding that if we protect the past, our futures will grow with us. Many of the historic structures from yesterday

were designed to be more energy efficient than many of today's modern buildings.

What brought you to PBN?

As a young girl taking long rides with my parents on weekends, I often wondered what many of the abandoned buildings were in previous years. My parents would share stories with me about many of the buildings and what services were provided inside. I also always knew that one day I would have an opportunity to make a difference on the East Side of Buffalo. My education in interior design led me to my true passion for planning the built environment and how it can better serve communities.

I was so excited to have an opportunity to make a difference on the East Side of Buffalo! Which also is where I was raised and still live today. There are so many buildings that have suffered from neglect over the years. PBN has a wonderful program through Empire State Development (ESD) to assist owners with stabilizing buildings until they can be further developed by the current owners or new developers. As a planner I understand how our built environment can work to service the needs of communities, but on the East Side of Buffalo we have lost our way over the years. My goal is to save, protect, and teach others the importance of preserving historic buildings. My personal thought is "everything new isn't always better than what came before us."

What is your favorite local landmark?

One of my favorite landmarks in our city is The Darwin Martin House. I am very passionate about Frank Lloyd Wright's understanding of blending the natural landscape with the built environment. It's a beautiful marriage between them when they each speak to each other. The Martin House complex appears to be rising from the beautiful gardens that surrounds it. His attention to details allowed him to capture the gardens and trees from every designed space through the "Tree of Life" stained glass windows, capturing and reflecting the natural dance of colors.



Constance is also a woodworker and made her own dining room table and bench from scratch.

What structure is overlooked or underrated?

Willert Park Courts Apartments has been standing abandoned for years! This is such a jewel in Buffalo, with a missed opportunity to serve the community. This has the foundation to become another vibrant housing complex for single women with children. There are so many programs available that assist abused women, the complex could easily become a home for future families that want a fresh new start in life. Yes, it needs a lot of work to bring it up to code, but the bones are strong. The architect who designed Willert Park Courts is well known, and I'm excited to work with PBN on getting this significant resource protected from a possible wrecking ball or further deterioration.

Any hidden talents?

Yes, PBN, funny you should ask me about my hidden talents! I love to garden during Buffalo's wonderful sunny summer months. I secretly inherited a green thumb from both my parents, Wilbur & Edna Strother. My love for gardening over the last 20 years has kept me busy with my pond and koi fish, but now that I am growing younger (lol) I will be revamping my pond over the next year or two with my new design of a pond-less pond and no fish. Look for me on the East Side Garden Walk tour next year!

Wood is my favorite natural material to build with. I took on a massive project just about three years

ago, to design and build my dining room table because I just couldn't find anything that spoke to my inner design spirit. I was able to work under the leadership of Professor Jesse Walp from Villa Maria College, in their woodshop on the campus.

I selected a beautiful species of Zebra wood from a local vendor here in Buffalo. Well, during my evaluation of the wood, I quickly learned the wood was way too long, but it afforded me the opportunity to create a pair of beautiful benches for additional seating. My table seats 8 to 10 people comfortably. I kept the live sides of the tree for the unique character and beauty. The welding process was not new to me, as my mother was a welder in her day. But I learned quickly how hard it is, so I relied on my professor's expertise. 🏡

PBN Tours Are Back!

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FRENCH PORTAGE ROAD HISTORIC DISTRICT

Westfield, New York

The French Portage Road Historic District encompasses the commercial core of the village of Westfield, which is centered on an intersection that has existed since 1805. Its 100+ buildings include a c. 1819 brick mansion, commercial buildings from as early as the 1850s, and the former headquarters building for Welch Foods, which moved to Westfield in 1897.

WEST VILLAGE HISTORIC DISTRICT

Buffalo, New York

One of the city's oldest residential neighborhoods, the West Village straddles the line between the original village of Black Rock and the then-village of Buffalo, and includes buildings constructed between 1854 and 1914. The earliest area to be developed within the neighborhood was Johnson Park, former estate of Ebenezer Johnson, Buffalo's first mayor, which was subdivided after his death.

When: *Whenever you want!*

Length: *Go at your own pace*

Cost: *\$65 for Preservation Passport 2022 Package set (four travelogues), or purchase guidebooks individually (\$15 for PBN members or \$20 for the general public) 🏡*

2022 Preservation Awards Wrap-Up



The PBN Board of Directors celebrates a beautiful night and a sold-out Awards ceremony in the garden of The Darwin D. Martin House.

On May 19th, PBN was thrilled to welcome our community back to an in-person Preservation Awards ceremony—and you must have been happy to join us again, too, since the event sold out!

At the Awards ceremony, we were joined by keynote speaker Donovan Rypkema, an industry leader in the economics of preserving historic structures. Mr. Rypkema has been engaged by PBN to produce a study focused on Buffalo, to be released later this year. At the Awards, Mr. Rypkema shared insights gained over decades in the field and a brief preview of his findings.

The ceremony itself honored projects big and small, local preservationists making a difference in their communities, and advocates for our region's historic architecture, including:

- **Louise Bethune Award for Outstanding Project (over 10,000 SF):** Hollywood Theater
- **John E. Brent Award for Outstanding Project (less than 10,000 SF):** Eugene V. Debs Hall
- **The Robert T. Coles Award for Neighborhood Conservation:** The Charles Burchfield Gardenville District
- **The George K Arthur Award for Preservation Leadership:** Sam Hoyt
- **The Robert J. Kresse Award for Education, Outreach, and Planning:** The Michigan Street African American Heritage Corridor Commission's Strategic Action Plan

- **The Mary Talbert Award for Emerging Preservation Leader:** Brandi Barrett
- **2022 Award for Preservation Advocacy:** Newell Nussbaumer

Visit www.preservationbuffaloniagara.org/preservation-awards to learn more about our 2022 Awardees!

To support our community after May 14th's racist attack and send help where it is most needed right now, we also donated the proceeds from the event's silent auction and raffle totaling over \$2,000 to Black Love Resists In the Rust who is ensuring the community has access to fresh food and mental health services.

Special thanks to our presenting sponsor Douglas Development and all our event sponsors: Buffalo Spree; Bond Schoeneck & King; Ciminelli Real Estate Corporation; Hodgson Russ; the National Trust Community Investment Corporation; Eric Stenclik; Young + Wright Architectural; Buffalove Development; Flynn Battaglia Architects; Preservation Studios; and Peyton Barlow Company. Special thanks to Daddy's Plants for their generous support of the event.



Brandi Barrett accepts the Mary Talbert Award for Emerging Preservation Leader from PBN Executive Director Jessie Fisher.



PBN Executive Director Jessie Fisher is joined by keynote speaker Donovan Rypkema.

THE TOWN OF AMHERST HISTORIC PRESERVATION COMMISSION PRESENTS

Second Annual PRESERVATION DAY! At the Buffalo Niagara Heritage Village

Saturday August 6, 2022
10am-4pm | FREE ADMISSION

PRESENTED BY:



TO GET MORE INFORMATION AND PREREGISTER VISIT WWW.BNHV.ORG

PRESERVATION PASSPORT

AVAILABLE NOW



Alfred Village
Historic District



Village of Alfred | Allegany County
Listed 9/11/1985



Ellicottville
Historic District



Village of Ellicottville | Cattaraugus County
Listed 8/23/91



French Portage Road
Historic District



Village of Westfield | Chautauque County
Listed 12/16/83



West Village
Historic District



City of Buffalo | Erie County
Listed 3/6/1980

FOR MORE INFORMATION VISIT
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