In 2016, Preservation Buffalo Niagara was approached by the Historic East Side Neighborhood Initiative (HESNI) to explore preservation options for the Broadway-Fillmore neighborhood. Together, we were able to secure funding through the Preservation League of New York State and Councilman David Franczyk to hire Preservation Studios to update a 2003 survey, and make recommendations for how to approach preservation in this important Buffalo neighborhood.

After numerous stakeholder meetings and two community meetings held over the course of two years, the first recommendation from that study is ready to be implemented.

Participants in the planning process expressed two strong goals for this initiative: 1) That the district would help to slow demolitions in the neighborhood, and 2) that preservation efforts would open community members up for financial incentives to invest in their properties. The initial recommendation that is being implemented now is for a Certified Local Historic District in the area along and immediately east of the Broadway-Fillmore intersection.

A Certified Local District is a locally designated historic district that is certified by the National Park Service allowing those homes and buildings in the district to be eligible for Historic Tax Credits even though they are not listed on the National Register of Historic Places. Once formally accepted by the Buffalo Preservation Board and Common Council, the new local district will include a total of 247 buildings, including homes, religious, civic, commercial, and industrial structures (see map for boundaries).

Neighborhood History

This neighborhood’s rise and challenges very much mirror how Buffalo and much of the industrial Northeast and Midwest were developed, and later impacted by urban renewal and sprawl development. By creating this designation, the community hopes to highlight Broadway-Fillmore’s history as a catalyst for revitalization.

The buildings included in the district represent a variety of styles, types, and uses, many designed by prominent Buffalo architects. The district was named after the intersection of Broadway and Fillmore Avenue, which as its name suggests, is the heart of the neighborhood. Broadway (known as Batavia Street until 1877) was laid out in 1821, extended in 1848, and paved east of Fillmore by the 1870s. It was one of the earliest radials in Joseph Ellicott’s plan for Buffalo, connecting Buffalo to the City of Batavia and beyond. Fillmore Avenue was surveyed as a public highway around 1830 and was extended to Broadway in the late 1840s. It was eventually named after former President Millard Fillmore, who lived in Buffalo after his presidency. While much of
Dear Friends,

Winter is in full force here in Western New York, and we hope that you are enjoying the quiet majesty of our snow-covered landscapes as much as we are. Even in the depths of winter, PBN has not slowed down. From Jamestown to Niagara Falls and in virtually every neighborhood in Buffalo, we have been active in empowering our region to protect and promote our unique architecture and historic legacy on behalf of our members.

In November, I attended the National Trust’s PastForward Conference in Chicago. It was a great opportunity to meet with preservation colleagues from across the country and around the world, as well as a chance to reflect on the importance of expanding the preservation world to include more people and more stories and build a movement that is truly reflective of who we are as a nation. From the Opening Plenary which featured Lee Bay, Vice President of the DuSable Museum of African American History and the announcement of the National Trust’s new African American Cultural Heritage Action Fund, to the standing-room only Learning Lab on Catalyzing an Antiracist Community Preservation Movement, the conference seemed wholly dedicated to expanding the voices at the table and deepening what preservation can mean.

My personal favorite event at the 2017 conference was an all-day workshop at the Jane Adams Hull House titled: “In the Company of Radical Women.” There, we explored how the work and legacy of three activist women (Jane Adams, Matilda Joslyn Gage, and Pauli Murray) was brought to life for new generations through interpretation and programming in their homes. Lucky for us, the Matilda Joslyn Gage Center is located just down the road from us in Fayetteville, New York near Syracuse, and you can bet it is on my family’s to do list this summer!

2018 will be filled with programs and opportunities for PBN members to learn and to come together. We are looking forward to seeing you at one of these events soon!

Sincerely,

Jessie Fisher
Executive Director
the area around the proposed district has been heavily impacted by demolition, the proposed historic district itself remains relatively intact, providing a critical view of the development of commercial and residential architecture in East Buffalo.

That said, the historic district is threatened. It has experienced several decades of physical and environmental deterioration from disinvestment, which has led to increased vacancies and high demolition rates. Although many buildings have been lost, the remaining buildings for the most part retain their historic architectural character, and combine to form a distinct sense of place, recalling a significant era in Buffalo’s history.

The Broadway-Fillmore Historic District has a significant social history tied with its residential and commercial development, representing the period of late nineteenth and early twentieth-century Polish immigration on Buffalo’s East Side. The district is part of the area known as Polonia, a Buffalo enclave of what was one of the largest Polish communities in the United States.

Architectural Distinction

The majority of the architectural fabric is defined by detached, frame workers’ cottages consisting of one and two stories falling under the following categories: one-story residences mainly with telescoping additions that expand to the rear of the lot; two-story residences, similarly containing rear additions; two-story residences with no additions; and two-story doubles with separate flats on each level. The Worker’s Cottage is significant for its widespread popularity in American urban and semi-urban areas during the second half of the nineteenth and early twentieth century. Earlier, more prominent homes are located

continued on page 4

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**Broadway-Fillmore Neighborhood Development**

1821 – Batavia Street is laid out.

1853 – The area that includes Broadway-Fillmore was annexed by the City of Buffalo.

1870 - A small Polish community of 150 residents occupied the neighborhood.

1873 – Joseph Bork, a real estate developer and former treasurer of the City of Buffalo, donated a piece of property to the Catholic diocese for the establishment of St. Stanislaus parish. Bork then built some 400 homes in the surrounding blocks.

1877 – Batavia Street is officially renamed as Broadway.

1889 – The Eckhardt Family begins commissioning buildings at the intersection of Broadway-Fillmore, leading the development of a major commercial district.

1890 - Broadway City Market constructed. Over 20,000 Polish residents lived in the neighborhood.

1900 – John G. Sattler built his shoe store between Gibson and Beck, which expanded into one of the earliest and eventually largest and most iconic department stores in the area.

1914 – Polish Union Hall, 761 Fillmore Avenue, was built. A cornerstone of the Polish community, it was the headquarters of the Polish Union of America.

1939 – The Eckhardt’s built an Art Moderne style building to replace their c.1899 brick store at 950 Broadway.

1956 – The current Broadway Market was constructed.

1804

1870’s

1874

1880’s

1890

1891

1939

1940’s

1956

1853

1873

1877

1889

1890

1900

1914

1939

1956

1804

1870’s

1874

1880’s

1890

1891

1939

1940’s

1956
mainly along Fillmore Avenue and are predominantly built in the Colonial Revival, Craftsman, American Four Square, and Queen Anne styles.

Commercial structures in the Broadway-Fillmore Historic District were largely architect designed. These commercial buildings consist primarily of early twentieth century commercial style; flat-roof, two-part blocks that vary between two to five stories. The early twentieth century commercial style emerged as a contrast to the more decorative Victorian-era styles of architecture popularized in the late nineteenth century. Defining characteristics of early twentieth century commercial architecture that can be found in the district are the use of patterned masonry wall surfaces, shaped parapets at the roofline, and large rectangular windows arranged in groups. A common feature is the “Chicago Window”, one large fixed piece of glass with two narrow, double-hung windows on either side for ventilation. A good example of this can be found at 239 Lombard Street in the Lederman Building. The early twentieth century commercial style is exemplified on Broadway where buildings are primarily two-part commercial blocks, varying from two to five stories. Other less common but significant twentieth century architecture utilized for Broadway-Fillmore’s commercial structures are the Neo-Classical styled Union Stockyards Bank at 949 Broadway, the Art Deco style of the former Lederman’s Furniture store at 239 Lombard Street, and the Art Moderne style department store at 950 Broadway.

Like the commercial buildings, religious and civic institutions followed the residential growth of the area, changing the scale and style of the neighborhood. These architect-designed structures are stylistically distinct in that many are monumental in scale. There are several religious institutions in the district, the most prominent being the Corpus Christi Church at 199 Clark Street, designed in the Romanesque style in 1909 with later additions of a school, rectory, and convent.

Notable architects also designed the schools, firehouses, and police stations needed by this burgeoning population. There are three such important structures in the district: PS 57 at 243 Sears Street, built in a simple Neo-Classical style in 1914; Hook & Ladder Company No. 11 at 636 Fillmore Avenue, designed with a gable-front; and Police Station No. 8 at 647 Fillmore Avenue, designed in the Classical Revival style in 1915.

Social and cultural centers are similarly impressive buildings that were an integral part of Polish-American life. The three most significant social and cultural centers in the Broadway-Fillmore neighborhood are the Renaissance Revival styled Dom Polski Building at 1081 Broadway (1905-1906); the Adam Mickiewicz Library and Dramatic Circle at 612 Fillmore Avenue (1895), and the striking three-story Polish Union Hall at 761 Fillmore Avenue (1914).

As one of the leading manufacturing centers in the country, Buffalo’s industrial economy attracted and employed thousands of Polish immigrants in the nineteenth and twentieth centuries. While most of these businesses were located outside of the Broadway-Fillmore Historic District, the A. Schreiber Brewing Company is an extant example of a manufacturing facility located in the actual neighborhood. Located on Fillmore Avenue, this two-story brick building at 662 Fillmore Avenue was built in the early 1900’s, was the largest Polish-American business in Buffalo, and was one of the most successful among a number of local breweries.

Next Steps

The proposed district is scheduled to come before the Preservation Board and the Common Council in March of 2018. We will keep our members apprised of its progress! The Preservation Studios report also gave several more recommendations regarding other sections of the community and individual buildings within the study area. Once this designation occurs, we will look forward to working on additional ways to protect the historic heritage of the Broadway-Fillmore neighborhood.

HISTORIC PLAQUE PROGRAM

PBN is proud to celebrate WNY’s unique architecture and historic legacy with our Historic Plaque Program. These custom-made plaques will your building’s built date, original owner, and if applicable, the historic district its located within. These plaques share the history of your property and acknowledged your continued stewardship.

For more information, call Christiana. Applications for the this order period will be accepted until March 31st, order yours today!
Religious architecture plays a vital role in urban communities by helping people express religious beliefs, celebrate art and architecture, and come together as a community. But as people and money sprawl out of traditional neighborhoods and attitudes towards religion shift, these community landmarks are increasingly vulnerable to deterioration and loss. In the City of Buffalo alone, over the last two years, no less than three National Register Eligible churches have been demolished.

There are many reasons why we are ultimately faced with the demolition of so many religious buildings. It’s common for buildings, when sold by the religious institution, to place restrictive covenants in the deed. This can make the buildings difficult to re-use, and so buildings may be left to languish for want of a new owner. Municipalities must hold owners accountable for keeping their property up to code and not allow the cycles of demolition by neglect to continue. Code enforcement should be using the full potential of the law to either get owners to fix the property, fix it themselves and then place the bill as a lien on the property, or work to get the property transferred to someone who can and wants to bring the property back to its full potential.

Another key aspect of why religious buildings often sit vacant for many years is because of limitations in the use of Historic Tax Credits (HTC). While HTCs are a key driver of Western New York’s current renaissance turning around countless vacant properties, they aren’t as encouraging to the rehab and reuse of religious buildings. HTCs are guided by the Secretary of the Interior’s Standards, which can be tricky to apply to places of worship, with their wide-open spaces, high ceilings, and other character defining features. There are, however examples across the state and country of sacred sites that were able to alter or modify the open space and still use HTCs, but it takes a lot of planning and negotiating with the State Historic Preservation Office and the National Parks Service.

So, what can be done? Here’s some ways that PBN is moving forward to stop the loss of religious architecture and encourage the revitalization of these historic structures.

Inventory
Over the years there have been many different lists and inventories completed, but today we find those lists out of date or they only included sites which were threatened with demolition at that moment. Starting this spring, PBN will be surveying our community’s sacred spaces. Focusing on structures originally built as places of worship, we will inventory their current use, condition, ownership status, and current landmarking status.

Proactive Outreach
With a current inventory, we can more effectively work with religious institutions, private owners, and municipalities to address issues before they become a problem. It’s easier to find a productive future for an underused building than a longtime vacant building with a pending demolition order.

Education
Every year there are more examples of innovative rehabilitations which are able to marry preservation best standards and a property owner or developer’s project needs. These projects are not just happening here in New York, but across the country. PBN will be exploring and highlighting these projects so we can expand the conversation from why we should preserve to how we can preserve. And then working to engage our design community to help show current and prospective owners the potential to be had with our religious architecture.

We can use a few good interns and volunteers to help us survey buildings and research case studies. If you’re interested in helping or have any questions, contact PBN’s Director of Preservation Services, Christiana Limniatis.
Last November, the “Out of the Shadows” exhibit was on display at the Buffalo & Erie County Central Library. The travelling exhibit highlights the life and career of John Edmonston Brent (1889-1962), Buffalo’s first African-American architect.

Despite devoting much of his architectural career to the Western New York region, Brent is a relatively unknown name. Part of this is due to the fact that many of his buildings have long been demolished, which has been an unfortunate consequence of Buffalo’s urban renewal policies of the mid-twentieth century. Among Brent’s lost buildings was the YMCA at 585 Michigan Avenue, built in 1928 as a cornerstone to what was then Buffalo’s African-American entertainment district (effectively dubbed, “Little Harlem”). The YMCA was demolished in 1977. Some of Brent’s surviving works can be found in familiar locations around the city, including the Entrance Court and Gateways to the Buffalo Zoo, Westbrook Luxury Apartments (675 Delaware Avenue), and Houghton Park (1675 Clinton Street).

As implied, “Out of the Shadows” aims to raise public awareness of John E. Brent’s contributions to Buffalo architectural legacy. His works are a testament to a time period when Buffalo’s rich heritage continued to attract seasoned architects from around the country. To overcome the challenge in traditional preservation methods, due to the fact many of Brent’s works are now gone, a series of local and national recommendations will be undertaken for continued research, including interviews with surviving Brent descendants; promotion and preservation of his existing works; and historic designations, landmarking, and curriculum development in local public schools.

Preservation Buffalo Niagara has been a proud collaborator with local historian Christine Parker for this project, which has surveyed over 100 buildings and landscapes over the 50-year career of John E. Brent. Funding has been provided by the National Trust for Historic Preservation and the First Niagara Foundation.
Welcome New Board Members

Kristan Carlson Andersen is a Vice President at Gurney, Becker and Bourne and has been selling residential real estate in Western New York for 21 years. A lifelong Buffalonian and city of Buffalo resident, she enjoys introducing people to our communities and our unique architecture.

Mike Puma is a principal at Preservation Studios, working directly with developers and architects to formulate comprehensive rehabilitation plans that conform to the Department of the Interior’s Standards for Rehabilitation. He joined Preservation Studios in 2011, became a partner in 2013, and continues to work in the greater northeast on a variety of different preservation projects. Mike is active in his historic neighborhood of Hamlin Park where he works with long time residents to continue beautification and stabilization efforts. He purchased a home from the city’s demolition list in the historic district and has been lovingly restoring it since 2014.

Maureen Purcell has spent the majority of her career on the creative side of advertising and marketing, including 20 years as a writer for Fisher-Price. Her non-profit experience includes 12 years as a board member (three as chair) for Shakespeare in Delaware Park, and pro-bono work for John R. Oishei Foundation. A graduate of Canisius College (go Griffis!), she looks forward to sharing ideas and enthusiasm to further the mission of Preservation Buffalo Niagara.

Ally Spongr is the Project Coordinator for the Niagara Falls National Heritage Area and the Director & Curator for the Niagara Falls Underground Railroad Heritage Center. As the Director & Curator at the Heritage Center, opening in May 2018, Ally provides dynamic leadership to the Center’s operations, fundraising, exhibitions and initiatives. With a background in fine arts, history, museums and arts administration, Ally brings enthusiasm for the advancement of Niagara’s cultural assets and dedication to local community. Ally holds her BFA in Fine Arts with a second major in Art History and has completed courses for her MA in Museum Studies at Buffalo State College.

Meet a Docent: Gretchan Grobe

How long have you been a docent with PBN?
10 years.

What tours do you do?
City Hall.

What’s your favorite part of giving a tour?
Meeting people and showing off City Hall.

Where else do you docent/do volunteer work?
Explore Buffalo, Allentown Association, Buffalo Arts Commission, Garden Walk, Albright-Knox Art Gallery, and I have served as the chairperson of the Allen West Art Festival for the last 18 years.

What is your favorite fact about Buffalo/WNY history?
More aviation history happened in Western New York than pretty much anywhere else in North America.

What is your favorite building in Buffalo/WNY?
It’s a tie between City Hall & 1905 building at the Albright-Knox Art Gallery.

Why is historic preservation and learning about architecture important to you?
Our city is so rich and so interesting! I love showing it off to people and making them love Buffalo as much as I do. I love seeing the light go on when they realize it’s a really cool city full of great architecture that has so much to offer.
PBN has recently relaunched its website. Check out our all-new database of preservation resources, the latest updates on at-risk buildings, and how YOU can get involved with the action!

http://preservationbuffaloniagara.org
Historic Tax Credits have become one of Western New York’s most important tools in improving our local economy while encouraging private investment, promoting small business growth, and keeping tax rates stable. In 2017 alone, more than 50 homeowner and commercial tax projects have been completed in our region, generating over $400,000,000 in total investment, and more than $84,000,000 each in State and Local tax receipts. While the preservation community successfully secured Historic Tax Credits in the Federal tax code, our NYS Historic Tax Credits are at risk. They were not included in the Governor’s Budget, and the commercial tax credit is subject to restrictive changes to the federal tax credit.

To make sure that this important economic development and investment driver is secured for current and future projects, two important legislative steps need to be taken: they need to be extended and decoupled. But what does that mean?

**Extended**

As the law stands now the NYS Historic Commercial Properties Tax Credit and NYS Historic Homeownership Rehabilitation Tax Credit will sunset on December 31, 2019. While Governor Cuomo extended the tax credits in 2013 and back in April touted that NYS led the nation in the number of completed tax credit revitalization projects, he did not include an extension of the credits in his proposed 2018-2019 Budget. If it is not extended, hundreds of rehabilitation projects will be in jeopardy and this important economic development and investment driver will not be available in the future.

**Decoupled**

When the NYS Historic Commercial Property Tax Credit was established in 2006 and strengthened in 2009, it was done so in conjunction with the Federal commercial tax credit therefore any changes at the Federal level would also apply to the NYS credit. The Federal Tax Cuts and Jobs Act of 2017 requires that the credit be taken over 5 years instead of all at once. And because the Federal and NYS credits are currently coupled, that division over 5 years would apply to the state credit as well. Experts estimate that this change may result in a 15% credit value reduction on the Federal credit, a reduction we can assume the NYS Historic Tax Credit would likely see as well. If we can decouple the credits, then the state credit can be taken all at once, restoring some of this lost value.

PBN has been working with the Preservation League of New York State our Western New York delegation, including Assemblymembers Sean M. Ryan and Crystal D. Peoples-Stokes, and Senators Chris Jacobs and Timothy Kennedy, and with local developers, to advocate for Historic Tax Credits.

The first steps to rectifying these issues have been taken. Assemblymember Carrie Woerner (D-Round Lake) and Senator David J. Valesky (D-Oneida) have introduced legislation to extend the NYS Historic Tax Credits until December 31, 2024 and to decouple the state and Federal credits. But this isn’t enough. We need to urge the Assembly and Senate to include the language from these measures in Joint Legislative Budget Bills which will be drafted in March.

Wondering how you can help? Contact your Assemblymember and Senator TODAY to let them know that you want NYS Historic Tax Credits to stay and urge them to include them in the Budget Bills. You can contact them directly or visit PBN’s website to use our quick and easy online advocacy tool to email them your support. Every message counts and will help to ensure that this vital program continues.

**NYS Historic Tax Credits at Risk**
Scajaquada Downgrade/Route 198
On January 8th, NYS DOT Region 5 Director, Frank Cirillo, announced that the DOT will “hit the ‘reset’ button and begin a fresh dialogue with stakeholders.” This is a huge victory for the Buffalo Olmsted Parks Conservancy, our fellow members of the Scajaquada Corridor Coalition, and the thousands of people who voiced their opposition to the project. PBN looks forward to participating in future conversations to create a new plan that prioritizes the park user’s experience and works to restore the landscape to Frederick Law Olmsted’s original intent.

Wildroot
On February 6th the Common Council approved the Local Landmark Application for 1740 Bailey Avenue making it the first Local Landmark of 2018! Thank you to the Buffalo Preservation Board for submitting the nomination and to the continued advocacy work by Buffalo’s Young Preservationists and the Preservation League of NYS. Securing landmark status is an important step towards supporting rehabilitation of the property.

The Fruit Belt
238 Carlton Street moves closer to Local Landmark status after the Preservation Board approved the application at their February 8th meeting. PBN has been working with Commissioner Comerford and the Dept. of Permits and Inspection Services to avoid the demolition of this c.1876 Italianate mixed-use building and to work with the owner to find a productive future for the building. Council President Pridgen has also pledged his support for the landmarking of 238 Carlton Street and preservation efforts throughout the Fruit Belt Neighborhood. The preservation of 238 Carlton Street also affects the Fruit Belt Cultural Resource Survey which is nearing completion by project consultant Preservation Studios. Once completed, the first-ever full scale survey of the historic neighborhood will offer recommendations for future preservation efforts.

Sycamore Street
Disaster struck on January 10th when 68 Sycamore Street suffered another fire resulting in a total loss of the building. Built c.1843 by Joseph Staub, the property had been vacant since c.2015 when it suffered a fire that caused substantial interior damage. In May 2017 landmark status was secured for 68 & 72 Sycamore. In June, they were purchased by Rocco Termini and PBN has been working with Termini on plans for the rehabilitation of the buildings. The loss of 68 Sycamore is heartbreaking but we are continuing to work on finding a fruitful future for the still standing 72 Sycamore Street.

University District Survey
After successfully securing a 2017 Preserve New York grant, the University District Community Development Association, Inc. (UDCDA) is undertaking a reconnaissance-level survey focusing on the Summit Park, Kensington Heights, and Kensington Park neighborhoods. Project consultant kta preservation specialists will be surveying these neighborhoods which were originally developed between 1900 and 1940, in large part because of the expansion of streetcar service and the University at Buffalo. The goal of the survey will be to determine whether any of the neighborhoods under review would be eligible for nomination to the National Register of Historic Places.

Getzville Historic District
The Amherst Historic Preservation Commission unanimously approved an historic district in the hamlet of Getzville on March 6th. The first local historic district in the town, the district centers around the land purchased by Jacob and Franklin Getz at what is now known as Dodge Road and Campbell Blvd and focuses on the buildings which were essential to the business core of the hamlet in the years 1850-1870, including the original train station at 175 Campbell, an early hotel, store, tavern, and post office at 260 Campbell, and the cider and grist mill, cooperage, and a weigh station known as 1-7 Center Street. PBN spoke in support of the district at the February 5th public hearing.

East Aurora
The East Aurora Historic Preservation Commission is exploring the possibility of a new local Historic District for the neighborhood of East Main Street. The Commission hosted a information meeting with homeowners and residents to learn about the benefits of local designation. Receiving an overall positive response and interested in moving forward, the Commission is looking towards the next step of holding a public hearing.
Historic Tax Credit Assistance & Services

Historic Homeowner Tax Credit Drop-In Workshops
PBN offers monthly workshops on the second Wednesday of every month in our offices at 617 Main Street, Suite 201, Buffalo 14203. The Drop-In Workshop is a chance to get information about the NYS Historic Homeowner Tax Credit program and to even bring in your own application with any questions!

The Drop-In Workshops run with the following schedule:
6pm–6:30pm—NYS Historic Homeowner Tax Credit Program Info Session
6:30pm–8pm—Questions & Individual Application Reviews
$10 for general public; FREE for PBN members

Tax Credit Application Preparation Services
We are now offering Homeowner Tax Credit preparation services. Charging on a sliding scale fee schedule, our trained staff can work with you through the entire process—from determining eligibility, reviewing work to assess compliance with the Secretary of the Interior Standards, and preparing Parts 1, 2, and 3 of the State application.

For more information about Drop-In Workshops or Preparation Services, contact Christiana at 716-852-3300 or climniati@pbn saves.org

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### Tours & Events

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<td>March 24th at 9am</td>
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<tr>
<td><strong>Members-Only Niagara Falls Underground Railroad Heritage Center Tour</strong></td>
<td>March 29th at 6pm</td>
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<tr>
<td><strong>Landmarks 101</strong></td>
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<td><strong>2018 Preservation Awards</strong></td>
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### Event Descriptions

- **Windows 201**
  - A hands-on follow-up to our Window 101 workshop, Historic Preservation Woodworker Steve Swiat of Northwood Historic Restoration, will teach participants the techniques to repair and restore wood windows. Space is limited, registration is required.

- **Members-Only Niagara Falls Underground Railroad Heritage Center Tour**
  - Join us for a sneak peak of the installation of the new interactive exhibition, One More River to Cross. Stories are brought to life with powerful images by award winning illustrator and fine artist E.B. Lewis and voice-overs by Emmy Award winning actor Keith David. Open to current PBN members. Contact us to RSVP or to join/renew your membership.

- **Landmarks 101**
  - Learn more about the basics of preservation including landmarking, available financial resources, and the beneficial impacts preservation can have within communities. Free and open to the public.

- **2018 Preservation Awards**
  - This year’s Preservation Awards will be held at the Saturn Club to celebrate excellence in historic preservation throughout Western New York. Information on tickets will be available in the coming weeks!

- **Guaranty Building Tours**
  - Originally built in 1896, this Adler & Sullivan designed structure is a highlight of Buffalo’s downtown architecture. Come see the beautiful terra cotta tiles on the exterior, the incredible mosaic work on the interior, and learn the history of this building, including what makes it a great preservation story. Preservation Buffalo Niagara is the exclusive provider of tours of the Guaranty Building. Preregistration is required. Call PBN or visit our website to register today!

- **Queen City Downtown Tours**
  - This comprehensive outdoor walking tour highlights some of Downtown Buffalo’s architectural wonders. Our Queen City Downtown tour covers approximately 2 miles on well-paved ground. Join us on Fridays and Saturdays between March and November.

- **City Hall Tours**
  - Recently named one of the “100 Things Every Western New Yorker Should Do At Least Once” by the Buffalo News, our FREE Buffalo City Hall tour covers the history of the building, the architectural elements, and takes you behind the scenes to view some of the best features of this art deco masterpiece. We’re proud to offer this tour every weekday at noon.

For more information on all upcoming **Tours & Events** visit our website: [www.preservationbuffaloniagara.org](http://www.preservationbuffaloniagara.org)