



THE CITY OF BUFFALO

The City of Buffalo Preservation Board

Agenda • December 2, 2021

901 City Hall

Buffalo, NY 14202
<http://www.city-buffalo.com>
Gwen Howard

Regular

Webex Virtual Meeting
webex.com, Buffalo, NY 14202

3:00 PM

I. Call to Order

II. Minutes Approval

1. Preservation Board - Regular - Nov 18, 2021 3:00 PM

III. Public Hearings

2. 1100 Niagara Street - Designate the Charles G. Curtiss Company Malt House as a local landmark.

IV. Communications

V. Certificate Activity - Board Action Required

3. 560 Delaware Avenue - Install a wall sign.
4. 393 Pennsylvania Street (First Presbyterian Church) - Remove the finial and terra cotta base pieces from the tower and install a temporary sheet metal cap and lighting rod.

VI. Certificates of No Effect

5. 18 Irving Place - Replace an asphalt shingle roof in kind.
6. 62 Donaldson Road - Remove fire-damaged materials, reconstruct a roof and walls where needed, replace an asphalt shingle roof, replace wood and vinyl siding, and replace attic windows, all in kind.
7. 127 Sears Street - Replace an asphalt shingle roof in kind.
8. 170 East Eagle Street (Durham Memorial AME Zion Church) - Undertake in-kind repairs to an asphalt shingle roof.
9. 503 Linwood Avenue - Repair/replace a brick pad at the interior side yard.
10. 975 Broadway - Reconfigure a rear egress area.

VII. Old Business

11. 131 Mariner Street - Expand an interior side porch to include a plant conservatory.
12. 328 North Oak Street - Remove a rear addition.
13. 1165 Delaware Avenue - Comprehensively replace windows with vinyl windows.
14. 310 Jersey Street - Replace a slate roof with an asphalt shingle roof.

15. 1054 Broadway - Undertake masonry repointing, replacement of missing coping tiles, replacement of arches over window openings, and replacement of non-original windows with fiberglass windows fitting the original openings.

VIII. New Business

16. 96 Botsford Place - Demolish a warehouse.

**The City of Buffalo Preservation Board**

901 City Hall
Buffalo, NY 14202

ADOPTED**AGENDA ITEM (ID # 17354)**

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Recommendation
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 17354

1100 Niagara Street - Designate the Charles G. Curtiss Company Malt House as a local landmark.

HISTORY:

10/21/21 Preservation Board APPROVED

The Preservation Board determined the application to be complete and scheduled a public hearing for Thursday, November 18, 3 pm.

Form LS-1

Application for Landmark/Landmark Site

Buffalo Preservation Board
901 City Hall
Buffalo, New York 14202
Telephone: (716) 851-5029
Fax: (716) 851-4388

Instructions to Applicant:

The following information is required, at a minimum, prior to the Buffalo Preservation Board considering an application complete:

- a) Three (3) copies of this application;
- b) One complete set of quality photographs, (Preferably 8" x 10"), of all exterior elevations of the building. Interior photographs may also be submitted;
- c) A site plan, map or survey that indicates in sufficient details what building/properties are being proposed for designation;
- d) Any additional information you can furnish that substantiates that the property is deemed to be of architectural, historical, geographical, cultural or aesthetic significance.

Failure to submit the required information may result in an incomplete application and delay the review process:

****** check in the amount of \$500.00 made out to the City of Buffalo Preservation Board must be submitted at time of application for non-owner occupied structures/sites.**

Please provide the following on the property for which landmark consideration is requested.

- 1. Address of Site 1100 Niagara Street, Buffalo NY
- 2. Name of Property (if any) Charles G. Curtiss Co. Malt House

3. Name of Present Owner 1100 Niagara LLC
 Address 58 Tracy Street
 City Buffalo Zip 14201 Phone _____
 Contact person Giles Kavanagh Phone 917.213.2832

Note: If property is in multiple ownership, list the names/addresses of other persons having legal or equitable interest in property:

4. Has the owner, if other than applicant, been contacted?
 Yes _____ No _____ n/a owner is applicant

If yes, is owner in favor of landmark designation?

Yes _____ No _____

If yes, submit a signed statement/affidavit by owner supporting Designation.

5. Present use of property Commercial/Vacant
6. Year of Construction 1898
 Information Source Various, see attached narrative
7. Architect unknown, see attached narrative
 Information Source Various, see attached narrative
8. Is property endangered? Yes _____ No X
 If yes, explain: _____
9. On separate pages, please describe the architectural, historical, geographical and cultural significance of this landmark and/or landmark site. Please indicate the sources of information.
10. Please attach any additional material which might be useful in considering the site for landmark designation, i.e.; newspaper clippings, magazine articles, photographs, etc. Please list below, which of these materials you would like returned. If you would like to present additional materials at a meeting of the Preservation Board, please indicate nature of such materials.

11. Name of Applicant Giles Kavanaugh

Organization, (if any) 1100 Niagara LLC

Address 58 Tracy Street

City Buffalo Zip 14201

Phone 1.917.213.2832

I hereby certify that the information contained herein is true and correct to the best of my knowledge.


Signature of Applicant

10/8/2021
Date

Ms. Gwen Howard, Chair
City of Buffalo Preservation Board
Buffalo City Hall, Room 901
Buffalo New York 14202

October 8, 2021

Dear Ms. Howard,

Please accept the enclosed local landmark application for 1100 Niagara Street, the former Curtiss Co. Malt House. Built in 1898, the two-story brick front gabled brick building with a three-story, partially below-grade brick rear addition, and concrete grain elevator were originally built by the Curtiss family, one of Buffalo's most significant families, for use in their brewing-associated malt business. After housing malting operations for over 20 years, 1100 Niagara Street continued to find new owners and uses, first as a part of the rise of farmer cooperatives that came in the 1920s, and then in then as an art and event space in the 1990s. With its distinctive appearance featuring a stepped gable and pointed-arch corbelling, the building the is linked to both the agri-business in Buffalo but also the recent revival of former industrial corridor of Niagara Street.

Providing this significance, 100 Niagara Street is eligible for local landmarking as provided for in Section 337 of the Buffalo City Charter, 337-15 Criteria for Designation, under Criteria 1, 3, 4, and 5:

- Criteria 1** (It has character, interest, or value as part of the development, heritage, or cultural characteristics of the City, state, or nation);
- Criteria 3** (It exemplify the historic aesthetic, architectural, archaeological, educational, economic, or cultural heritage of the City, state, or nation);
- Criteria 4** (It is identified with a person or persons who significantly contributed to the development of the City, state or nation; and
- Criteria 5** (It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials).

Enclosed you will find three copies of the full completed application and attachments, as well as a site plan. Should you need any additional information or have any questions, please do not hesitate to contact me.

Sincerely,



Giles Kavanagh

Application for Landmark/Landmark Site**The Charles G. Curtiss Company Malt House, 1100 Niagara Street****Application Question 9**City Landmarks Criteria for Designation

1100 Niagara Street, the Charles G. Curtiss Company Malt House was built 1898 is a two-story brick front gabled brick building with a three-story, partially below-grade brick addition to the rear. Built by the Curtiss Family, one of Buffalo's most significant families, for use in their brewing associated malt business, the industrial building continued to find new owners and uses, first as a part of the rise of farmer cooperatives that came in the 1920s, and then in then as an art and event space in the 1990s. With its distinctive appearance featuring a stepped gable and pointed-arch corbelling, the building the building is liked to both the agri-business in Buffalo but also the recent revival of former industrial corridor of Niagara Street.

Providing this significance, the structures included in this proposed expansion are eligible for local landmarking as provided in Section 337 of the Buffalo City Charter 37-14 Criteria for Designation, under Criteria 1, 3, 4, and 5:

Criteria 1: They have character, interest or value as part of the development, heritage, or cultural characteristics of the City, state, or nation.

1100 Niagara Street is a fine example of a late 19th/early 20th century commercial/industrial building, which highlights the significant role that the brewing and malting industries had on the development and growth of Buffalo.

Criteria 3: They exemplify the historic, aesthetic, architectural, archaeological, educational, economic, or cultural heritage of the City, state, or nation.

1100 Niagara Street help to illustrate the role and importance that malting and associated industries played in the economic and cultural heritage of our City.

Criteria 4: It is identified with a person or persons who significantly contributed to the development of the City, state or nation.

1100 Niagara Street is connected with one of Buffalo's most important turn of the century families, that of Charles G. Curtiss and his son Dr. Alexander M. Curtiss. Alexander established the Charles G. Curtiss Company Malt House in part as the continuation of their late father's expansive malt business.

Criteria 5: They embody the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

1100 Niagara Street is a fine example of a late 19th/early 20th century commercial/industrial building. While the use of the property has evolved over the years with several alterations, it still retains a high level of integrity to its original use and association with the malt and grain industries.

Site & Building History

1100 Niagara Street was built c. 1898 by Dr. Alexander Main Curtiss as the home of the Charles G. Curtiss Company Malt House. The company can trace its origin to 1857 when Alexander's father, and company namesake, Charles Gould Curtiss moved to Buffalo. Originally from Utica, Charles first worked in insurance when he arrived in Buffalo but soon thereafter joined his brother Lyman Curtiss working on the dock and formed Curtiss & Co, where they dealt in flour and produce. By 1873 Charles was one of the leading merchants of the city operating his own barley and malt business, which is then used to make beer, whisky, and a variety of other non-alcoholic foods and beverages, with factories and warehouses including ones on Genesee Street and Ohio Street, as well as their main facility at Pratt and Williams (which later became known as The Crosby Company Complex.)

With the opening of the Erie Canal in 1825, Buffalo soon became one of the largest grain ports in the country. That combined with a significant German population that created "a heavy demand for the products of the numerous great breweries and malt-houses," the industry became one of the largest industries in the City during 18th and into the 19th century.¹ In 1896, the nineteen major breweries of Buffalo estimated their production at 652,340 barrels of beer and ale per year, and within the next decade their production rose to upwards of one million barrels; a production value that made Buffalo one of the nation's top beer producing cities.²

As the beer production grew, so did the malt industry. Traditionally malt was produced in small-scale malt houses using floor malting, which involved steeping the barley, or other grains, in deep tubs till they germinated and then kiln dried on a wood floor over a stove. But that method could not keep up with the growing demand so by 1900 the industry saw the development of much larger, purpose-built malt houses and developed new ways to germinate and dry the malt using electricity. The malting industry grew so rapidly that there was a call for the formation of a maltsters national organization, an "association of those engaged in the same line of business ... to have a beneficial effect and tend toward allaying the fierceness of competition" and "un-business-like" methods of doing business.³ On June 3, 1897 the United States Maltsters' Association was formed in Chicago, and their executive board held their first meeting to adopt by-laws and establish committees in Buffalo on June 8, 1897. This meeting not only affirmed Buffalo's role and importance in the malt industry but also of that of the Curtiss family because

¹ Henry Perry Smith, *History of the City of Buffalo and Erie County: With Biographical Sketches of some of its Prominent Men and Pioneers*, (Syracuse: D. Mason & Co., Publishers, 1884) 247.

² Buffalo Evening News, *A History of the City of Buffalo, Its men and Institutions, Biographical Sketches of Leading Citizens* (Buffalo: Buffalo Evening News, 1908) 128.

³ Arnold Spenser Wahl, Robert Wal, and United States Brewers' Association, *American Brewers' Review*, Vol. X, (Chicago: Der Braumeister Publishing Co., 1897) 376.

at this meeting Dr. Alexander Main Curtiss was nominated to a two-year term on the executive board.

Charles Curtiss died in September of 1893 and in his will, he stipulated that his executors continue operating his businesses for five years to benefit the estate. During that time period Charles' malt houses were bought out by the American Malting Company and served as the Buffalo Branch of the company. At the end of that five-year period, the remaining assets of the estate were equally divided between Charles' sons, with Alexander taking over the malt businesses and immediately creating the Charles G. Curtiss Company.

The land that would become 1100 Niagara Street was originally purchased by Charles Curtiss, but after his death the land was transferred to his sons' joint ownership. The land stayed vacant until the spring of 1898, when Alexander in preparation of forming his new malting company, started to excavate and prepare the site for construction. On May 8, 1898, the *Buffalo Courier* reported that excavation of the "cellar of the new Curtiss malt house to be built at Niagara and Albany Streets" workers "unearthed what was left of three coffins containing the skeletons of men."⁴ Upon the arrive of and further investigation by Health Commissioner Dr. Ernest Wende, three additional coffins were discovered.⁵ Dr. Wende hypothesized that the six remains were likely those of soldiers from the War of 1812 as that area had been used a camp during that time period and that "some of the soldiers [who] died in camp and were buried there."⁶ The discovery did not impede construction and 1100 Niagara Street was likely completed by October 1898, when Alexander, along with fellow investors Franklin D. Locke, Gustave Sobotka, and his own brother Harlow, incorporated their new malting company.

When completed, the Charles G. Curtis Company Malt House consisted of a large two-story brick building with a front gabled roof accented by a stepped parapet and pointed-arch corbelling. This building housed administrative offices as well as all the malting drums. To the rear of the brick main block of the building was a flat roof addition clad in corrugated iron that served as the kiln. Immediately to the south of that was a 300-foot-tall grain elevator also clad in corrugated iron, with railway turntable at the rear. In May 1899, plans were submitted to the City for the construction of a new steel grain chute, designed by architect Louis Kreis, that would "run from the malt bins to the towpath and supported by a 60-foot tower."⁷ From practically the very beginning 1100 Niagara Street used electricity to power their operation. A 300-horsepower

⁴ "Relics of the War of 1812," *Buffalo Courier*, May 8, 1898, 21.

⁵ "Skeletons Found," *The Buffalo Enquirer*, May 7, 1898, 2.

⁶ "Relics of the War of 1812," 21.

⁷ "Plans for a new steel grain chute," *The Buffalo Times*, May 25, 1899, 4.

motor was installed to power two the two rows of giant revolving malting drums, with electricity powered by the Niagara Falls Power Company.⁸

Over the next 13 years, the Charles G. Curtiss Malting Company and its leadership had a lot of success but was also met with opposition by the neighborhood with several complaints made to the Health Commissioner about the “objectionable” odor from the drying grain.⁹ In May of 1911 it was announced that the Charles G. Curtiss Malting Company would be absorbed into “the immense malting business” of the Fleischmann Company. A month later the property was transferred into the name of The Fleishmann Malting Co. and was then on known as the Riverside Branch of the company. While the Curtiss family sold 1100 Niagara to Fleischmann Company, they continued the company on as the Curtiss Grain Corporation with Alexander’s son Colman serving as president. But by 1921 the economic impact of Prohibition could not be avoided, and the company filed for bankruptcy and soon thereafter ceased operations.¹⁰

1100 Niagara Streets new owners, the Fleishman Company was founded in 1868 by brothers Charles & Maximillian, operating a variety of successful ventures associated with the grain and distilling industry, most notably their self-named brand of yeast. In October 1920 the Fleischmann Malting Company sold the property to the Cooperative Grange league Federation Exchange, Inc., relocating their operation up the street to 2212 Niagara.

Cooperative Grange League Federation Exchange, Inc. was founded in Syracuse NY in 1921, evolving out of the social organization The National Grange of the Order of Patrons of Husbandry which itself was a mutual aid social organization founded in 1867 and is considered America’s oldest agricultural advocacy group. The first dues paying chapter of The Grange was established in April 1868 in Chautauqua County, and soon there were chapters across New York State. In 1820 the New York Grange, the Dairymen’s League and the State Farm Bureau combined to form Cooperative Grange League Federation Exchange, Inc. (G.L.F.) where they continued to help farmers with cooperative buying and selling.¹¹ After purchasing 1100 Niagara, the property was managed by the Producers’ Warehouse and Elevator Company Inc, which was a subsidiary of G.L.F.

Just six months after purchasing 1100 Niagara Street tragedy struck when on April 14, 1921, the building suffered a significant fire. Believed to have started by “spontaneous combustion in one of the huge bins filled with grain,” the fire completely destroyed the 300-foot-tall wooden grain

⁸ Niagara Falls Power Company, *Niagara Falls Power: its application and use on the Niagara Frontier, 1901* (Niagara Falls, NY: Niagara Falls Power Co. 1901), 26.

⁹ “Grain Drying Nuisance,” *The Buffalo Review*, August 9, 1900, 5.

¹⁰ “Curtiss Grain Corp. Becomes Bankrupt,” *Buffalo Courier*, December 6, 1921, 8.

¹¹ The Town of Pittsford, “The Grange,” Town of Pittsford, accessed September 27, 2021, http://www2.townofpittsford.org/home-history-articles-07_05_2006.

elevator and gutted the main mill building.¹² The fire was so massive that it started “a dozen incipient blazes...in homes in West Ferry Street, West Avenue and Niagara Street” forcing many residents to get their “garden hose into action.”¹³ It was estimated that the fire caused over \$500,000 in damages, with \$200,000 alone in lost grain.¹⁴ Throughout June and July, G.L.F. posted advertisements in several newspapers offering the usable grain remaining on site for free to use as either feed or fertilizer so that they could clear the site, and then in September they secured a permit to build a new grain elevator.¹⁵ By early 1922 the rebuilding was complete, and the mill was back in operation, with the main block of the building fully rehabilitated, and the kiln and grain elevator rebuilt using concrete.

In 1927 G.L.F. transferred the property to Producers' Warehouse and Elevator Company Inc, but just four years later in 1931 G.L.F. took back ownership of 1100 Niagara Street. They continued to use and occupy the building till 1982 when Agway Inc. (the successor organization to the G.L.F.) sold the property to Gear Motions, Inc. In 1988 1100 Niagara Street was purchased by Niagara View Properties, Inc. and housed an art gallery for much of the 1990s, first as the Nina Freudenheim Gallery and then as Gallery 1100/Niagara. In 1996 the property was foreclosed on by the County and subsequently changed owners several times before 2012 when it was purchased by current owner and local developer Giles Kavanagh under the name 1100 Niagara LLC.

Key Individuals

Charles Gould Curtiss was born August 29, 1827, in Utica, NY, the youngest of ten children. He started his business endeavors early, first operating a railroad station newsstand and then a produce business. After a short time working with a wholesale grocery firm in New York City, he had a short stint as an executive of a coal oil company in Louisville, KY. In 1857 he moved to Buffalo initially to work in the insurance business, starting the firm Willard & Curtiss, but eventually partnered with his brother Lyman, establish Curtiss & Company which dealt in flour and produce. In 1873 he started his barley and malt firm that continued operating for nearly a century. He was one of the charter members of the Merchants' Exchange, was elected president of the Board of Trade in 1870 and served as a trustee of the Buffalo State hospital for the Insane. A loyal Democrat, Charles served as president of the Buffalo Democratic Club from 1880-1884, which gave him the opportunity to, in 1882, serve as a delegate to the state Democratic convention where he good friend Grover Cleveland was nominated for governor. Charles was predeceased by his wife of thirty years, the former Amelia Lent Main and two daughters, Charlotte and Mary. He passed away at his home, 63 West Huron Street, located on the

¹² “Flames sweep giant Buffalo structures; much grain destroyed,” *The Buffalo Enquirer*, April 14, 1921, 1.

¹³ “Spectacular blaze licks up elevator,” *The Buffalo Commercial*, April 14, 1921, 1.

¹⁴ “Flames sweep giant Buffalo structure; much grain destroyed,” 1.

¹⁵ “Free Grain,” *The Buffalo Times*, June 5, 1921, 57; Thomas, Millman, *The GLF story, 1920-1964: a history of the cooperative Grange League Federation Exchange, Inc.* (Ithaca, NY: Wilcox Press, 1965), 77.

northwest corner of West Huron and Franklin Streets, on September 27, 1893. After his death the property stayed in family ownership; In 1912 his son Harlow demolished the property to build The Curtiss Building, currently known as the Curtiss Hotel. Curtiss Street, running between Williams Street and Broadway, is named after him; The street was developed by the Lancaster & Depew Land Company, of which he was an officer.¹⁶

Dr. Alexander Main Curtiss was born October 6, 1856, in Utica NY, one of two sons of Charles and Amelia Curtiss. Alexander was a graduate of the University of Rochester and of Cornell University, where he obtained his medical degree in 1880. After positions at hospitals in Denver Colorado and New York City, Alexander returned to Buffalo where he became a surgeon at Buffalo State Hospital. He maintained an active practice while also serving as President of the Charles G. Curtiss and managing his many other investments. Charles was predeceased by his first wife of twenty-two years, the former Sophie J. Coleman, in 1902 and by his second wife of four years, the former Mary O. Lebossier, in 1921. He was survived by his sons Coleman, Geoffrey, and Charles, as well as his brother Harlow.¹⁷

¹⁶ "Curtiss Street memorial To Trade Board Head, Developer," *Buffalo Courier-Express*, October 22, 1939, 10.; Susan J. Eck, "The Curtiss Building: Northwest Corner Franklin & Huron," WNY History, accessed September 25, 2021, https://www.wnyhistory.org/portfolios/businessindustry/curtiss_bldg/curtiss_building.html.

¹⁷ "Curtiss Funeral Services at St. Paul," *The Buffalo Enquirer*, June 12, 1923.

Application for Landmark/Landmark Site

1100 Niagara Street, Buffalo NY
The Charles G. Curtiss Company Malt House

Bibliography

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https://www.wnyhistory.org/portfolios/businessindustry/curtiss_bldg/curtiss_building.html

“Flames sweep giant Buffalo structures; much grain destroyed.” *The Buffalo Enquirer*. April 14, 1921.

“Free Grain.” *The Buffalo Times*. June 5, 1921.

“Grain Drying Nuisance.” *The Buffalo Review*. August 9, 1900.

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“Plans for new steel grain chute.” *The Buffalo Times*. May 25, 1899.

“Relics of the War of 1812.” *Buffalo Courier*. May 8, 1898.

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“Spectacular blaze licks up elevator.” *The Buffalo Commercial*. April 14, 1921.

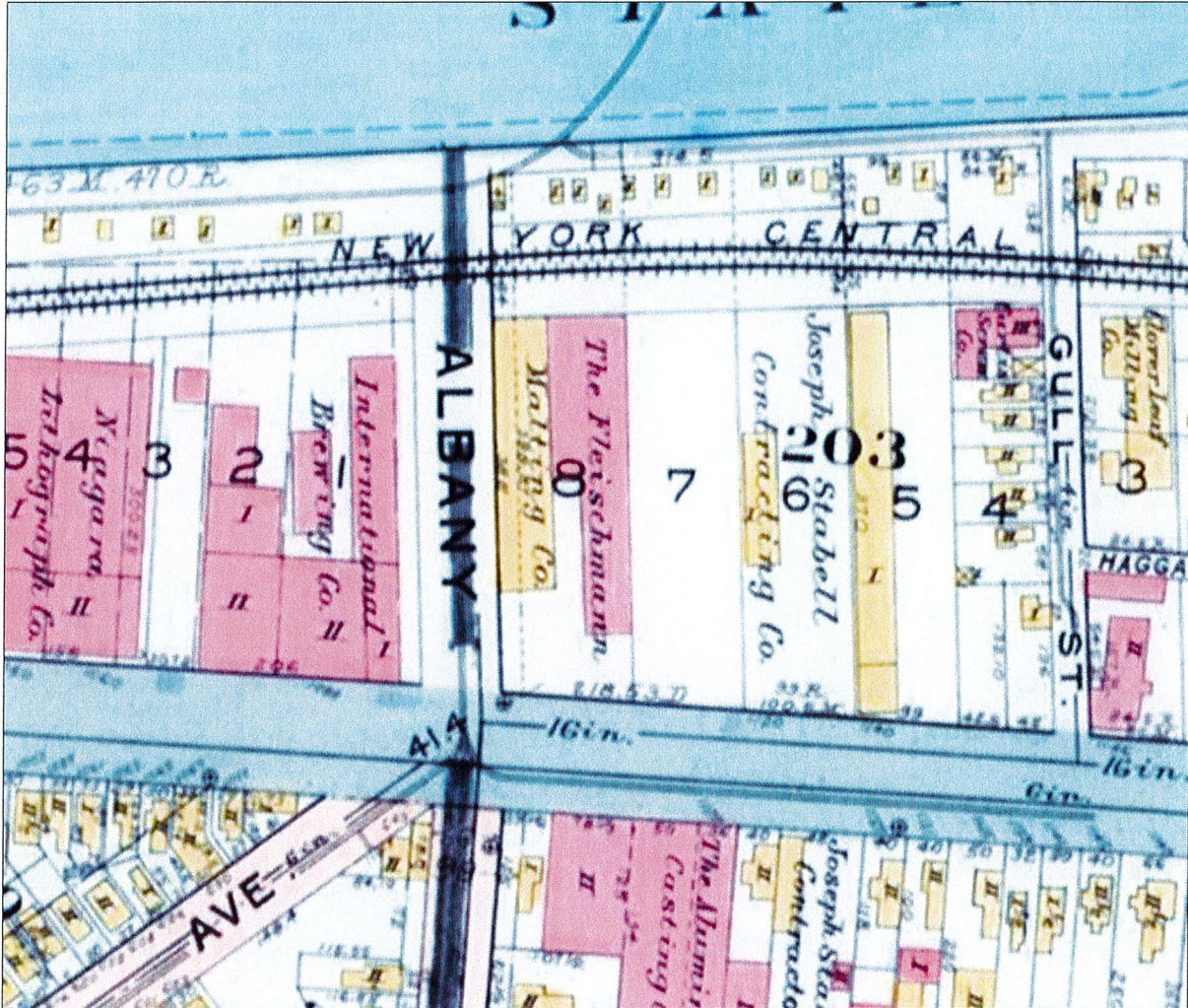
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http://www2.townofpittsford.org/home-history-articles-07_05_2006

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Application for Landmark/Landmark Site

1100 Niagara Street, Buffalo NY
The Charles G. Curtiss Company Malt House

Figure 2: 1915 Century Atlas, 1100 Niagara



Attachment: Charles G. Curtiss Company Malt House, 1100 Niagara Street.pdf (17354 : 1100 Niagara Street)

Figure 3: 1925 Sanborn map, 1100 Niagara

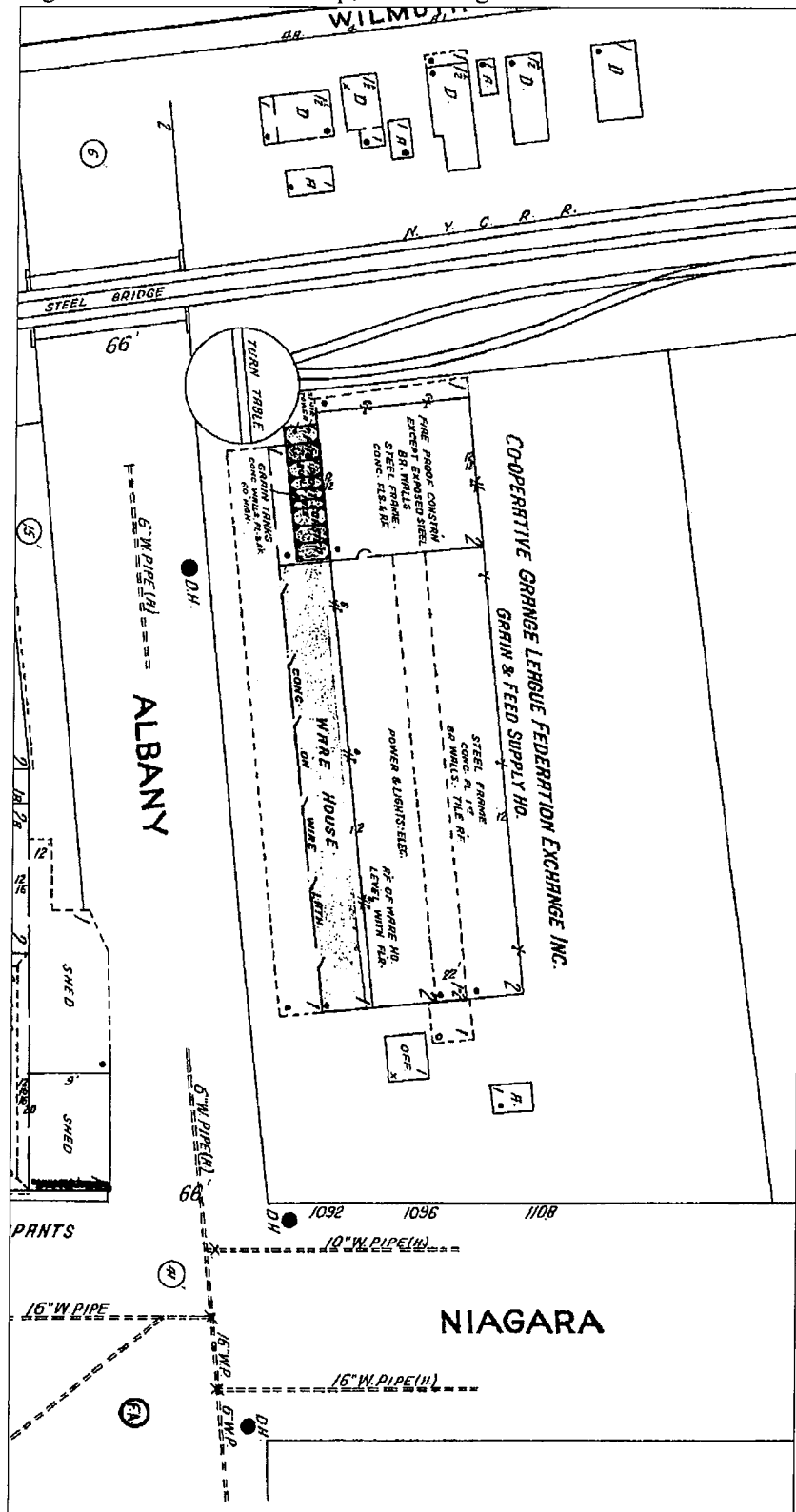


Figure 5: Buffalo Courier, May 8, 1898

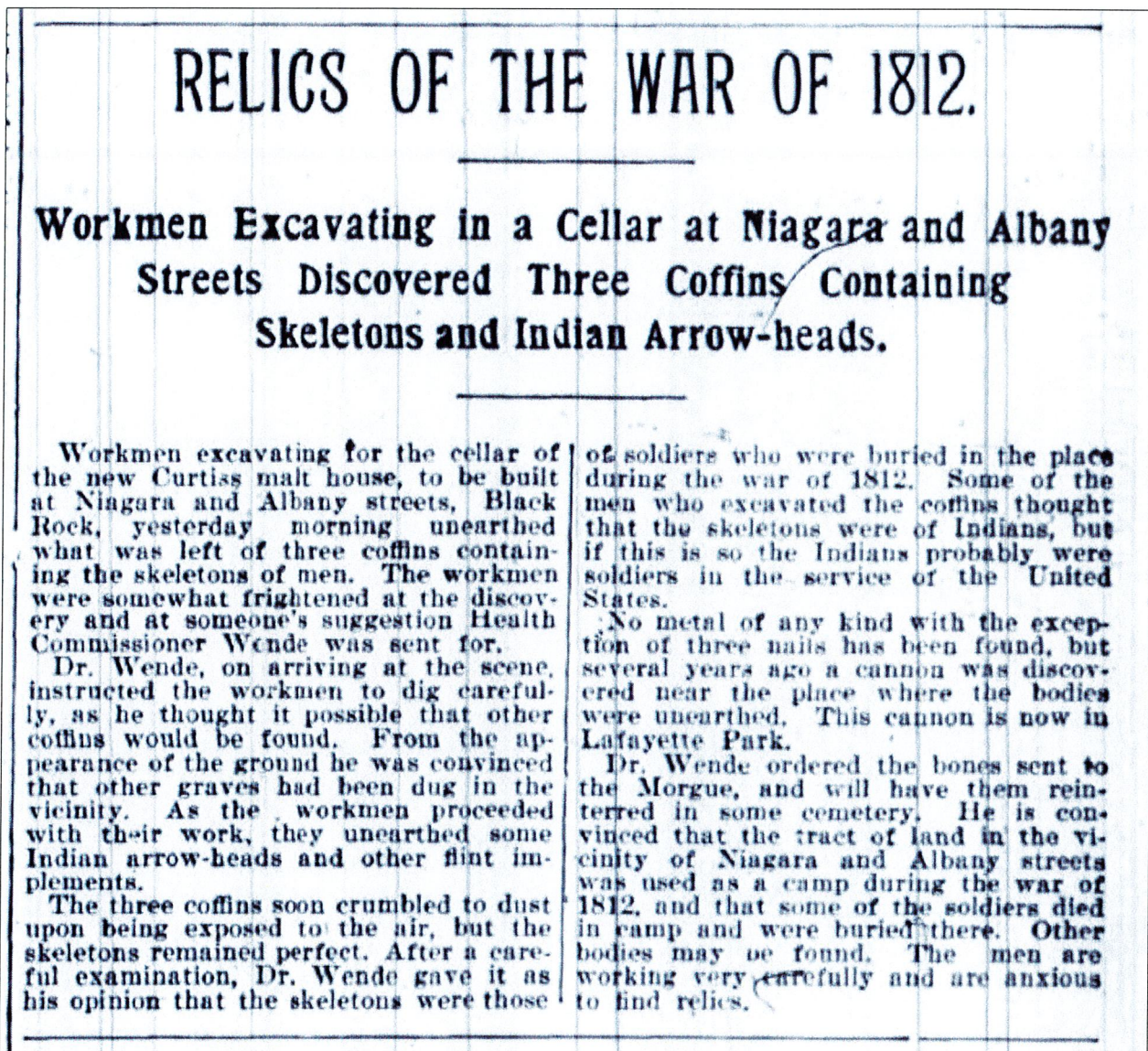


Figure 6: Buffalo Evening News, June 1, 1898, page 5.

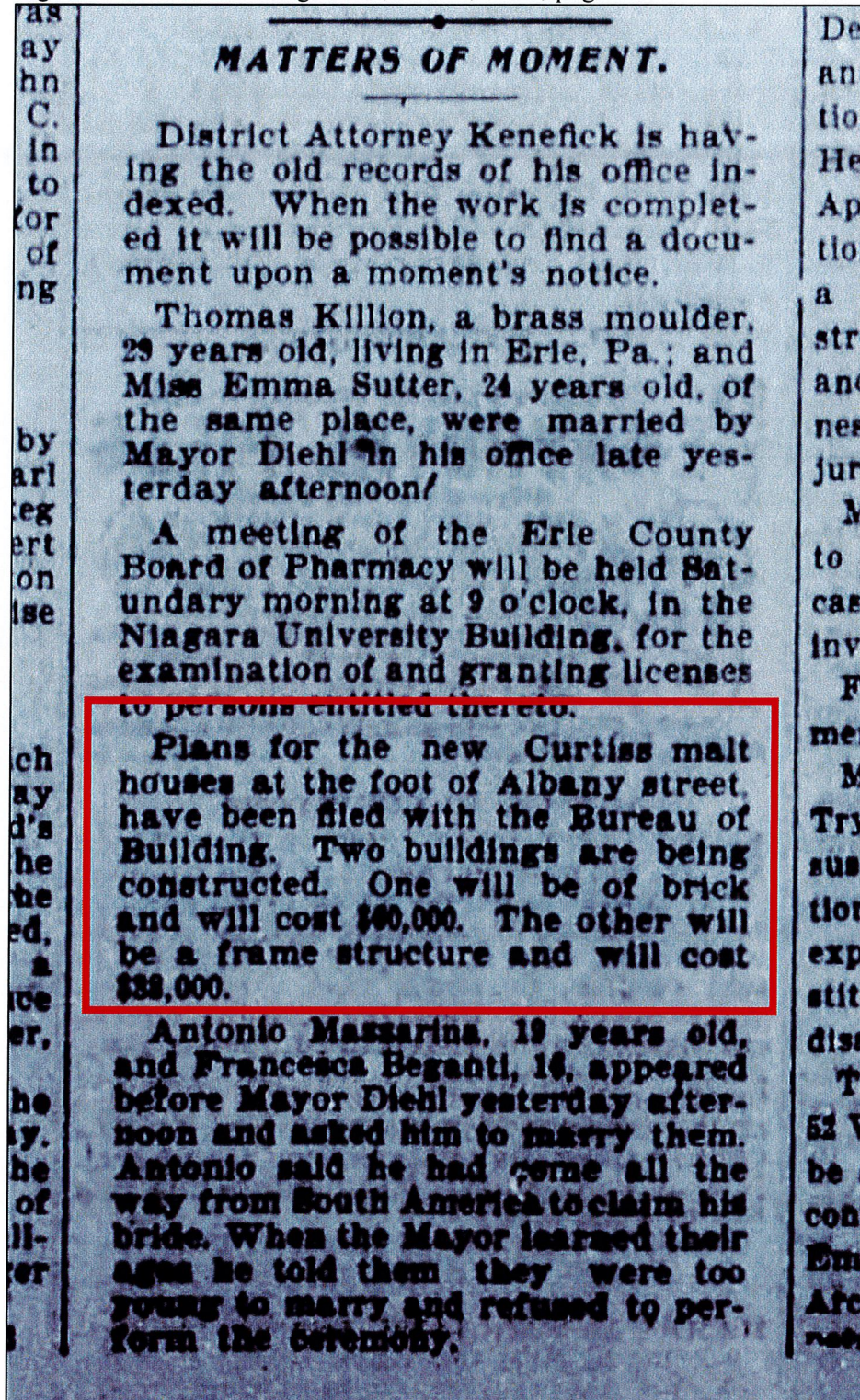


Figure 7: The Buffalo Review October 12, 1898

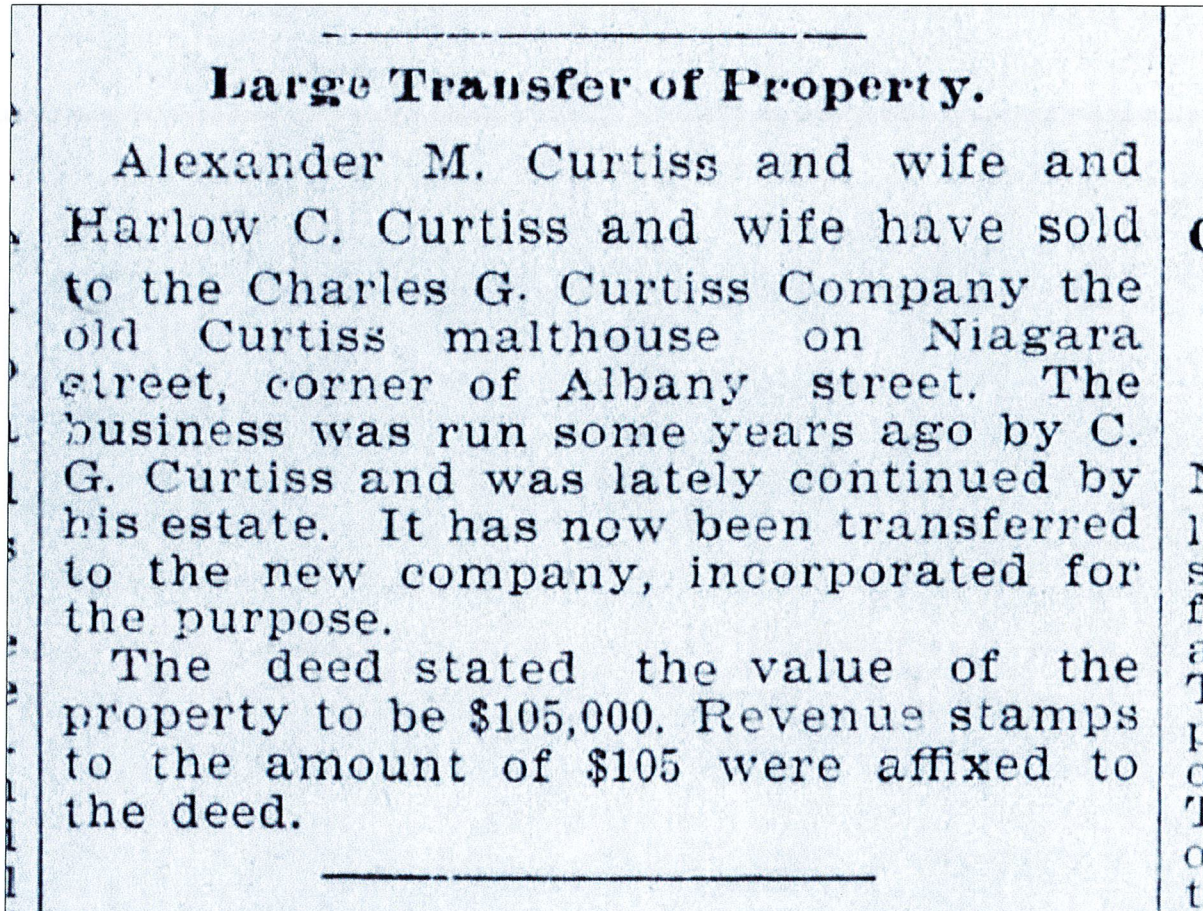
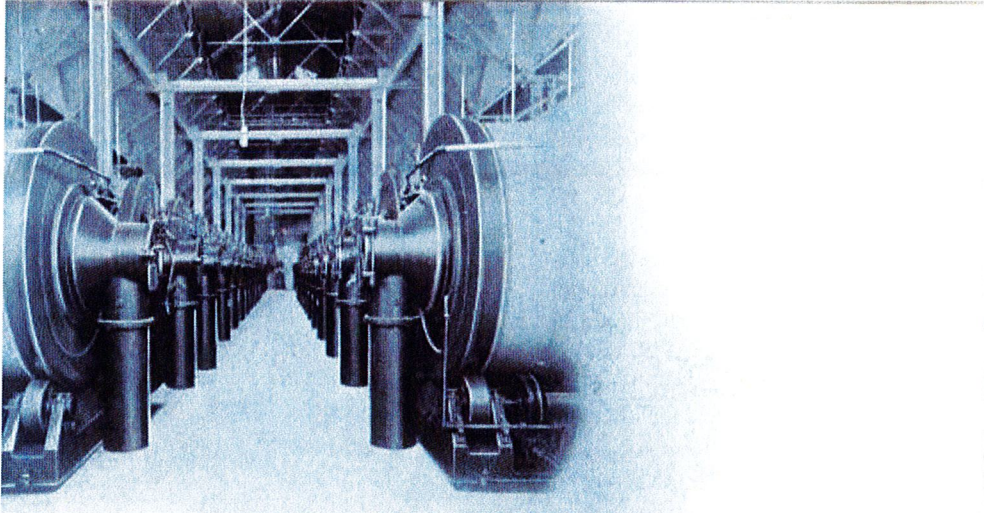


Figure 8: The Buffalo Times, May 25, 1899



Figure 9: *Niagara Falls Power: its application and use on the Niagara Frontier, 1901*, by the Niagara Falls Power Company.



***The
Curtiss
Malt
House***

A notable instance, proving the efficiency, etc., of Niagara Falls power is to be found in the plant of the Curtiss Malt House, on Niagara Street. Here there is installed a motor capacity of about 300 H. P., distributed in five units, and utilized for the various purposes of handling and conveying grain, revolving the malting drums, etc. Here the use of steam is necessary in the manufacture of malt, as well as a certain amount of heat from kiln fires. Notwithstanding the requirements of the case, it has been found that Niagara Falls power is more economical for the purpose than a steam plant could possibly be. Moreover, the item of cleanliness is surely of great importance in an industry of this kind, and the electric motors offer ideal conditions for such service.

The malting drums are arranged in two rows. They are driven by a single motor, through the medium of rope drives and worm gearing, to give the slow speed necessary.

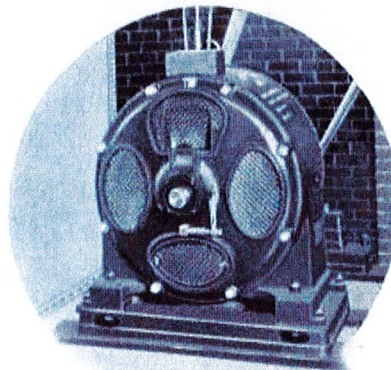


Figure 10: The Buffalo Times May 25, 1911

CHARLES G. CURTIS COMPANY INCLUDED IN BIG MALTING COMBINE

Word reached Buffalo today that the Charles G. Curtis Malting Company of this city had become part of a big malting combination including big malting concerns in Louisville, Chicago, Cincinnati and Buffalo to carry on an immense malting business. Julius Fleischmann, president of the Fleischmann Company of Cincinnati, is interested in the combination together with Charles G. Curtis of the Curtis Malting Company of Buffalo.

Mr. Curtis, when seen by a TIMES' reporter, this afternoon, stated that negotiations for the deal had been underway for some time, but he had not yet received any definite word of the consummation from Mr. Fleischmann.

Application for Landmark/Landmark Site

1100 Niagara Street, Buffalo NY
The Charles G. Curtiss Company Malt House

Figure 11: 1914 view of 1100 Niagara Street looking northwest.



Attachment: Charles G. Curtiss Company Malt House, 1100 Niagara Street.pdf (17354 : 1100 Niagara Street)

Application for Landmark/Landmark Site

1100 Niagara Street, Buffalo NY
The Charles G. Curtiss Company Malt House

Figure 12:

Thomas, Millman, *The GLF story, 1920-1964: a history of the cooperative Grange League Federation Exchange, Inc.*, by Thomas Millman, page 62.

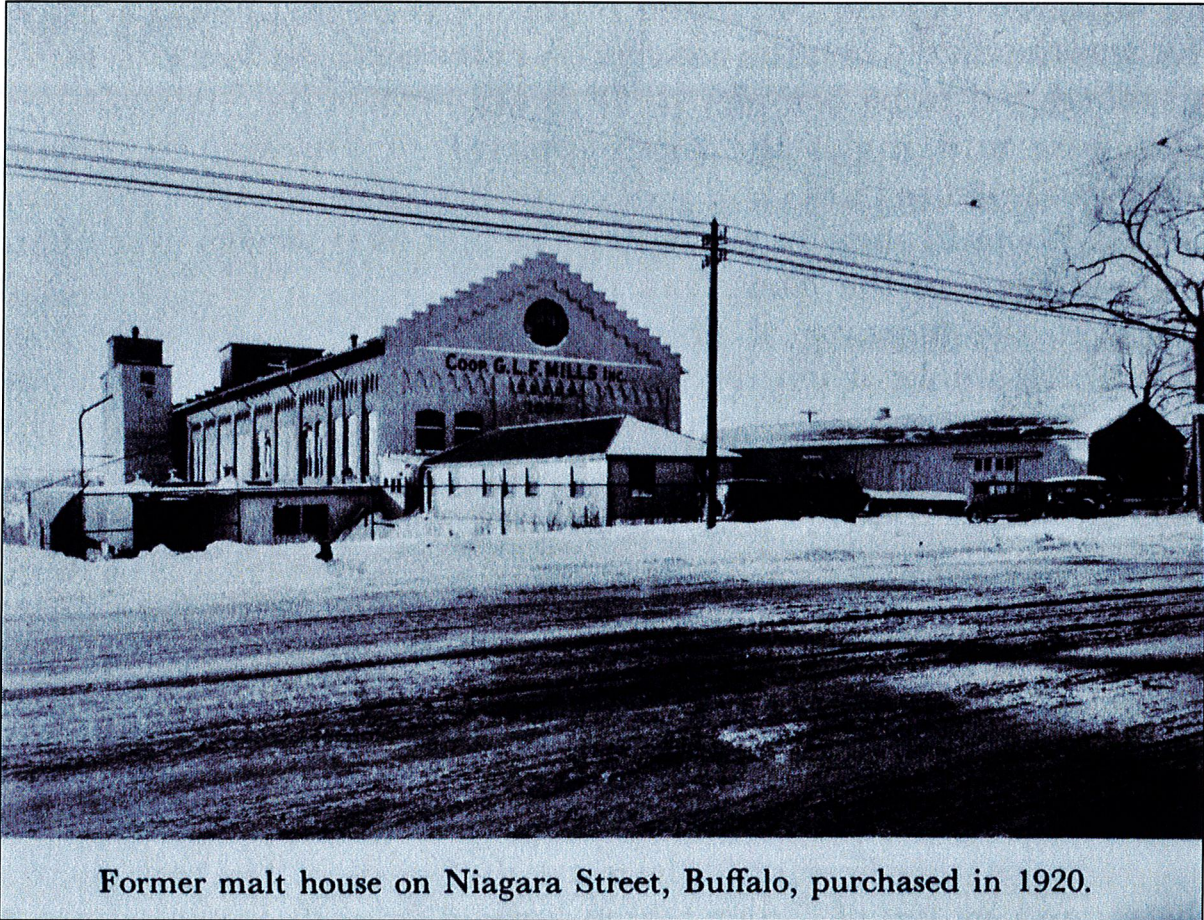
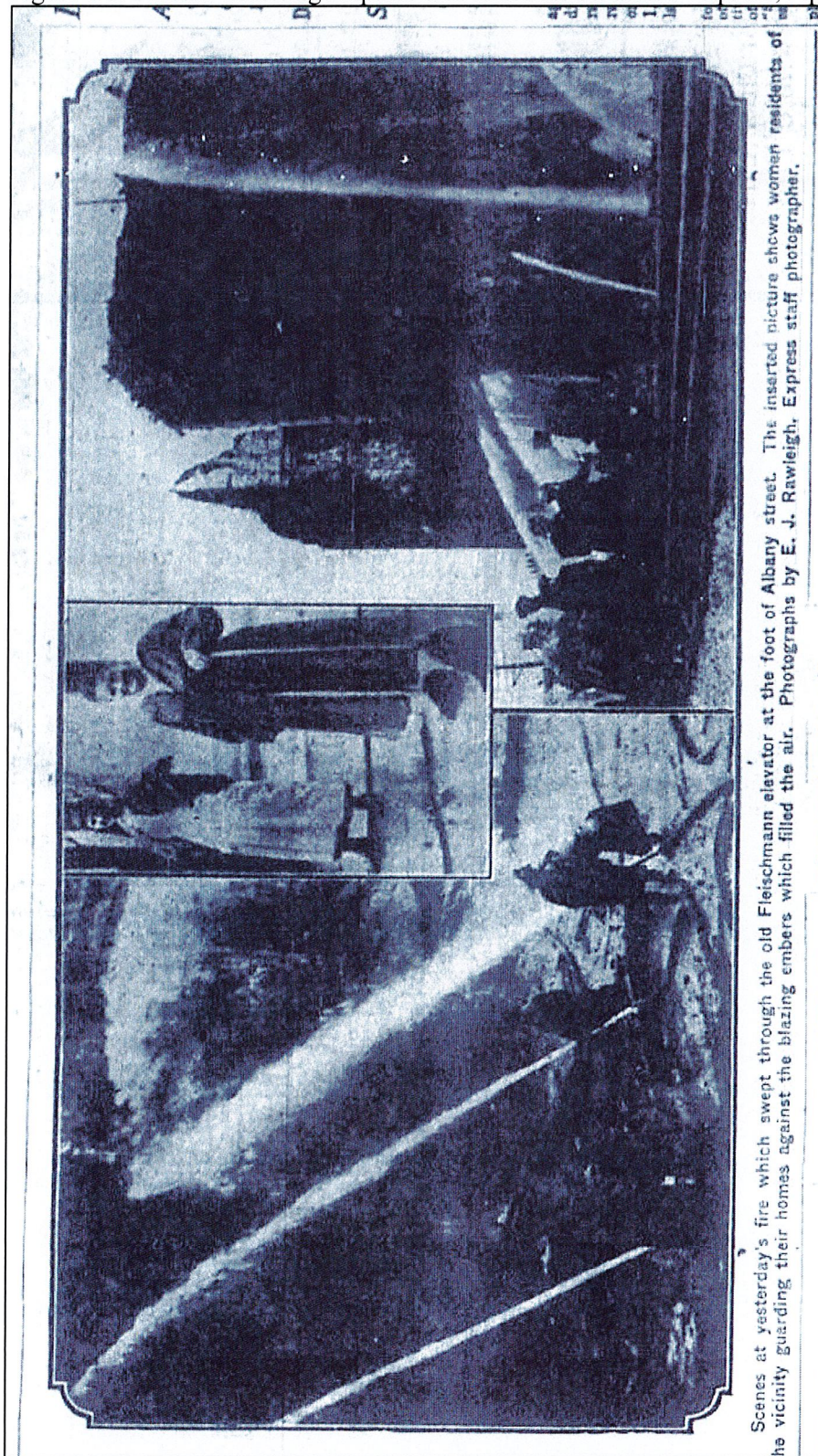


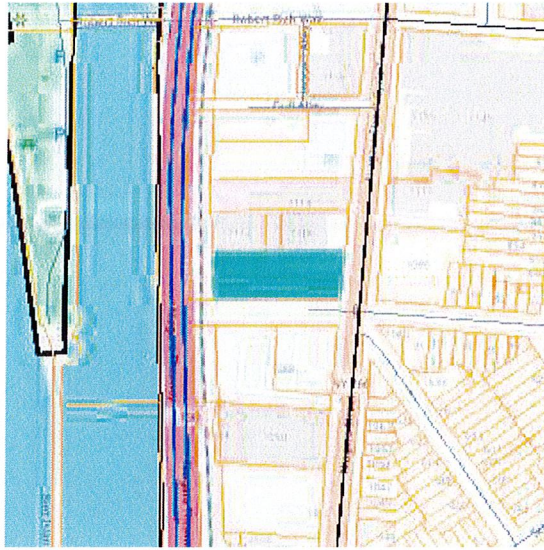
Figure 14: Buffalo Morning Express and Illustrated Buffalo Express, April 15, 1921, page 1.



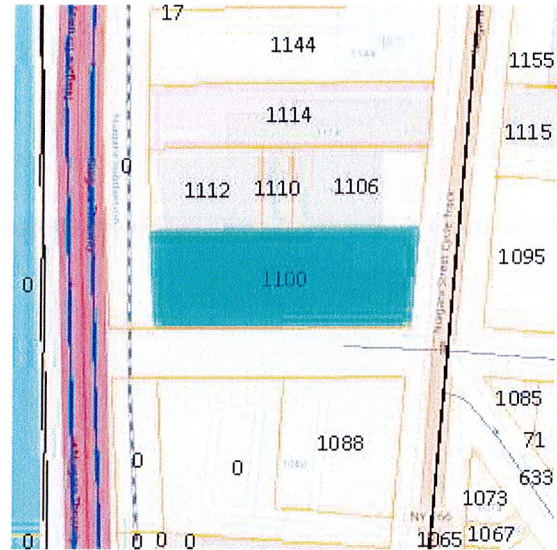
Erie County On-Line Mapping System

Parcel Detail Report

Report generated:
9/27/2021 2:05:53 PM



Parcel Overview Map



Parcel Detail Map

PIN: 1402000994100001014111

SBL: 99.41-1-14.111

Address: 1100 NIAGARA

Owner 1: 1100 NIAGARA LLC

Owner 2:

Mailing Address: 58 TRACY ST

City/Zip: BUFFALO NY 14201

Municipality: City of Buffalo

Property Class: 710

Class Description: C - Manufacture

Front: 121.83000183

Depth: 340.97000122

Deed Roll: 1

Deed Book: 11236

Deed Page: 4647

Deed Date:

Acreage: 1.03998787

Total Assessment: \$46,500

Land Assessment: \$20,700

County Taxes: \$46,500

Town Taxes: \$0

School Taxes: \$0

Village Taxes: \$0

School District: CITY OF BUFFALO

Year Built: 0

Sqft Living Area: 0

Condition: 0

Heating: 0

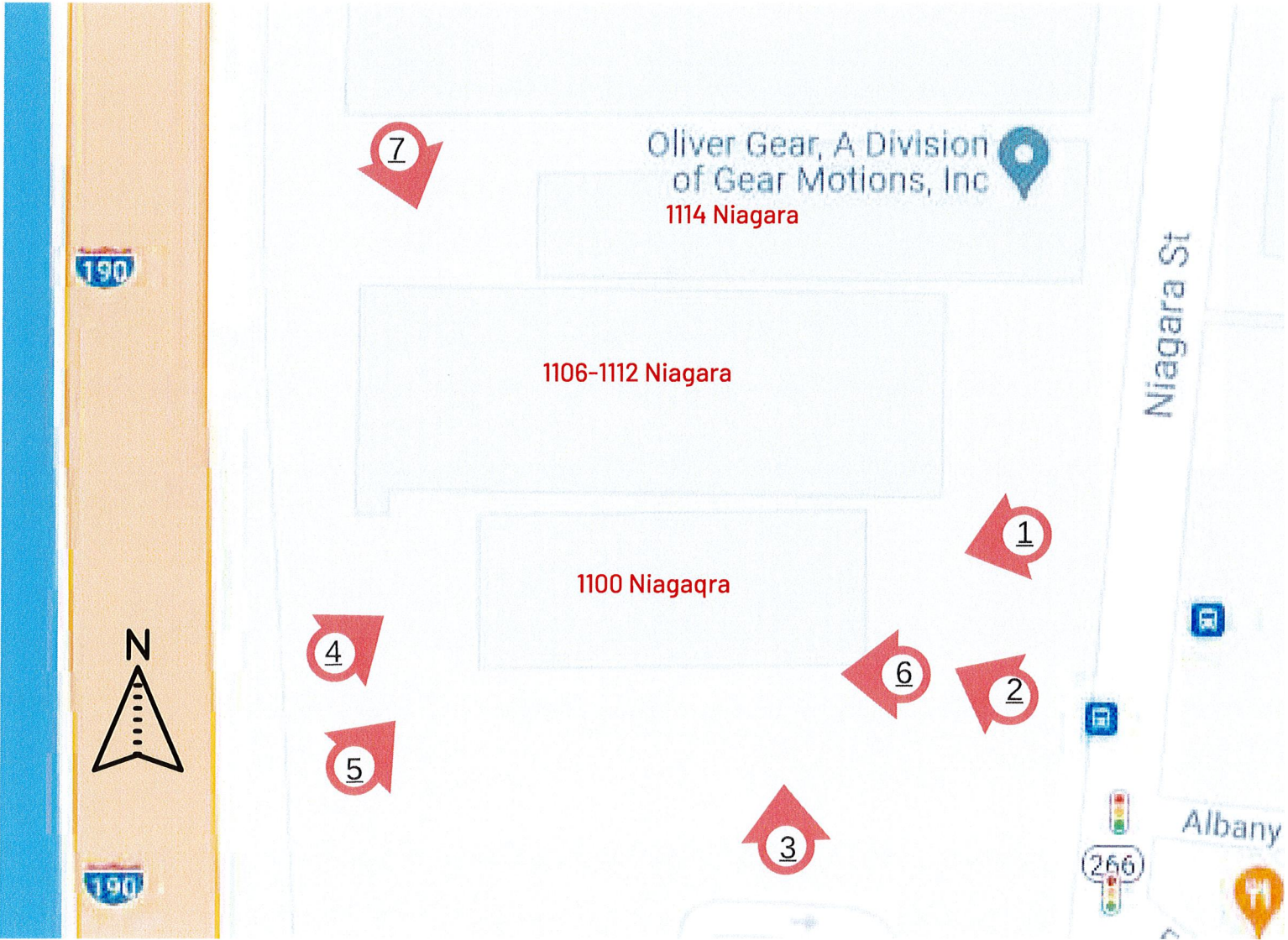
Basement: 0

Fireplace: 0

Beds: 0

Baths: 0

Erie County, its officials, and its employees assume no responsibility or legal liability for the accuracy, completeness, reliability, timeliness, or usefulness of any information provided. Tax parcel data was prepared for tax purposes only and is not to be reproduced or used for surveying or conveyancing. This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Attachment: Charles G. Curtiss Company Malt House, 1100 Niagara Street.pdf (17354 : 1100 Niagara Street)

#1 - East Elevation, looking southwest



Attachment: Charles G. Curtiss Company Malt House, 1100 Niagara Street.pdf (17354 : 1100 Niagara Street)

#2 - East Elevation, looking northwest



Attachment: Charles G. Curtiss Company Malt House, 1100 Niagara Street.pdf (17354 : 1100 Niagara Street)

#3 - South Elevation, looking northwest



Attachment: Charles G. Curtiss Company Malt House, 1100 Niagara Street.pdf (17354 : 1100 Niagara Street)

#4 - West Elevation, looking northeast



Attachment: Charles G. Curtiss Company Malt House, 1100 Niagara Street.pdf (17354 : 1100 Niagara Street)

#5 - West Elevation, looking northeast



Attachment: Charles G. Curtiss Company Malt House, 1100 Niagara Street.pdf (17354 : 1100 Niagara Street)

#6 - South Elevation, looking west



Attachment: Charles G. Curtiss Company Malt House, 1100 Niagara Street.pdf (17354 : 1100 Niagara Street)

#7 - North Elevation, looking south, showing north side of roof and grain elevator



RESOURCE EVALUATION

PROPERTY: Curtiss Co. Malt House

DATE: July 2, 2013

ADDRESS: 1100 Niagara Street

PROJECT REF. #: -

MCD: Buffalo

STAFF: McEneny

COUNTY: Erie

USN: 02940.025580

- I. ☐ Property is Individually listed on the State/National Register
Name of Listing:
- ☐ Property is a contributing component of a SR/NR listed district
Name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district that meets eligibility criteria

Criteria for inclusion in the National Register:

- ☒ A. That are associated with events that have made a significant contribution to the broad patterns of our history;
- ☐ B. That are associated with the lives of persons significant in our past;
- ☒ C. That embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- ☐ D. That have yielded, or may be likely to yield, information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

See attached Part 1 Application.

If you have any questions concerning this Determination of Eligibility, please contact Daniel McEneny at; (518) 237-8643, ext. 3257 or daniel.mceneny@oprhp.state.ny.us

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Property name Charles G. Curtiss Company Malt House NPS Project Number _____
 Property address 1100 Niagara Street, Buffalo, NY

5. Description of physical appearance

The Curtiss Malt House is a large 2 story tall brick industrial building with a 3 story brick addition to the rear facing the railroad tracks and the former location of the Erie Canal. The original section has a gable roof situated perpendicular to Niagara Street, while the rear addition has a flat roof. There is a later (1922) reinforced concrete grain elevator attached to the southwest corner of the building, a stuccoed frame addition running along the south facade with a shallow-pitched shed roof, and a gable-roofed frame office wing, built after 1925 with later additions, on the east front of the building. This evolution is clearly depicted on the Sanborn maps of 1899, 1925, and 1951. The north wall of the main structure was made a party wall when the property was subdivided in 1988. Several of the high original windows survive on the south facade, although others are bricked up, and all the windows on the north facade were bricked up when it was turned into a party wall.

The original building sits on a dressed stone foundation and has a steel interior structural system, which supports the second floor where grain bins were located (some of which remain). The roof is supported on steel trusses. The roofing itself, mainly intact under later coverings, is clay tile, making the building fireproof to the standards in place when it was built. The main original windows were paired with segmentally arched transoms. In the main (east) facade there was originally a large round window (visible in the 1914 photograph) which has since been bricked up.

The exterior of the original building is distinguished by a crow-stepped parapet at the gables and pointed-arch corbelling along the eaves, both on the long elevations and the gabled end elevations. On the interior early fire-doors survive, as do portions of the grain moving systems. There are three (see continuation sheet)

Date of construction ca. 1898-1899 Source of date Property deeds, Sanborn maps
 Date(s) of alteration(s) 1922, between 1925 and 1951, post 1951 Source of date Sanborn maps
 Has building been moved? ☒ no ☐ yes, specify date _____

6. Statement of significance

Charles G. Curtiss came to Buffalo in 1857 and quickly became one of the leading merchants of the city. One of his principal businesses was dealing in grain, an enterprise which led to him establishing a malt house to process some of the grain, primarily for the breweries which the large influx of German immigrants had brought to Buffalo in the latter part of the nineteenth century. Curtiss died in September of 1893 and his will stipulated that his businesses would continue and be managed for the next five years by his executors (his two sons) for the benefit of the estate. At the end of this five year period the estate was equally divided between them, and Charles's son Alexander took over the malt business, immediately creating the Charles G. Curtiss Company and in October of 1898 selling to it the property at 1100 Niagara Street which he apparently inherited from his father. The building at 1100 Niagara Street had not been constructed when the very detailed Buffalo atlas of 1894 was published. Further research will determine if the malt house was built during the five year conservancy period, although that seems unlikely as the will also stated that during the five year period the businesses would be wound up and closed out. Therefore it seems most likely that the present structure was built after the October 1898 land sale, and it shows up on the 1899 Sanborn map in its present form (with later additions).

From practically the very beginning the new Charles G. Curtiss Company used electric power to run a series of large malting drums which processed the malt, and the business was featured in the significant 1901 publication *Niagara Falls Power: Its Application and Use on the Niagara Frontier*. Thus the facility was one of the first in the country to use electric power for its industrial process. The company continued to be successful, but as Alexander Curtiss was a prominent physician in Buffalo with many other commitments occupying (see continuation sheet)

7. Photographs and maps. Send photographs and map with application.

Attachment: 1100 Niagara - NR eligibility determination [Provided by Staff] (17354 : 1100 Niagara Street)

1100 Niagara Street, Buffalo, NY
The Charles G. Curtiss Company Malthouse

5. Description of physical appearance (continued)

stairs within the original structure, two of wood construction at the east end which appear to be original, and one metal one which may be a later introduction at the west end at the time of the construction of the rear addition (prior to 1925). The grain elevator has a steel stair within. All floors are concrete. A later concrete platform was built at the west end of the original structure. A large corrugated iron grain elevator, destroyed ca. 1922 when the concrete grain elevator was built, dominated the south side of the building. There appears to be part of the foundation of this building still remaining south of the present grain elevator.

6. Statement of significance (continued)

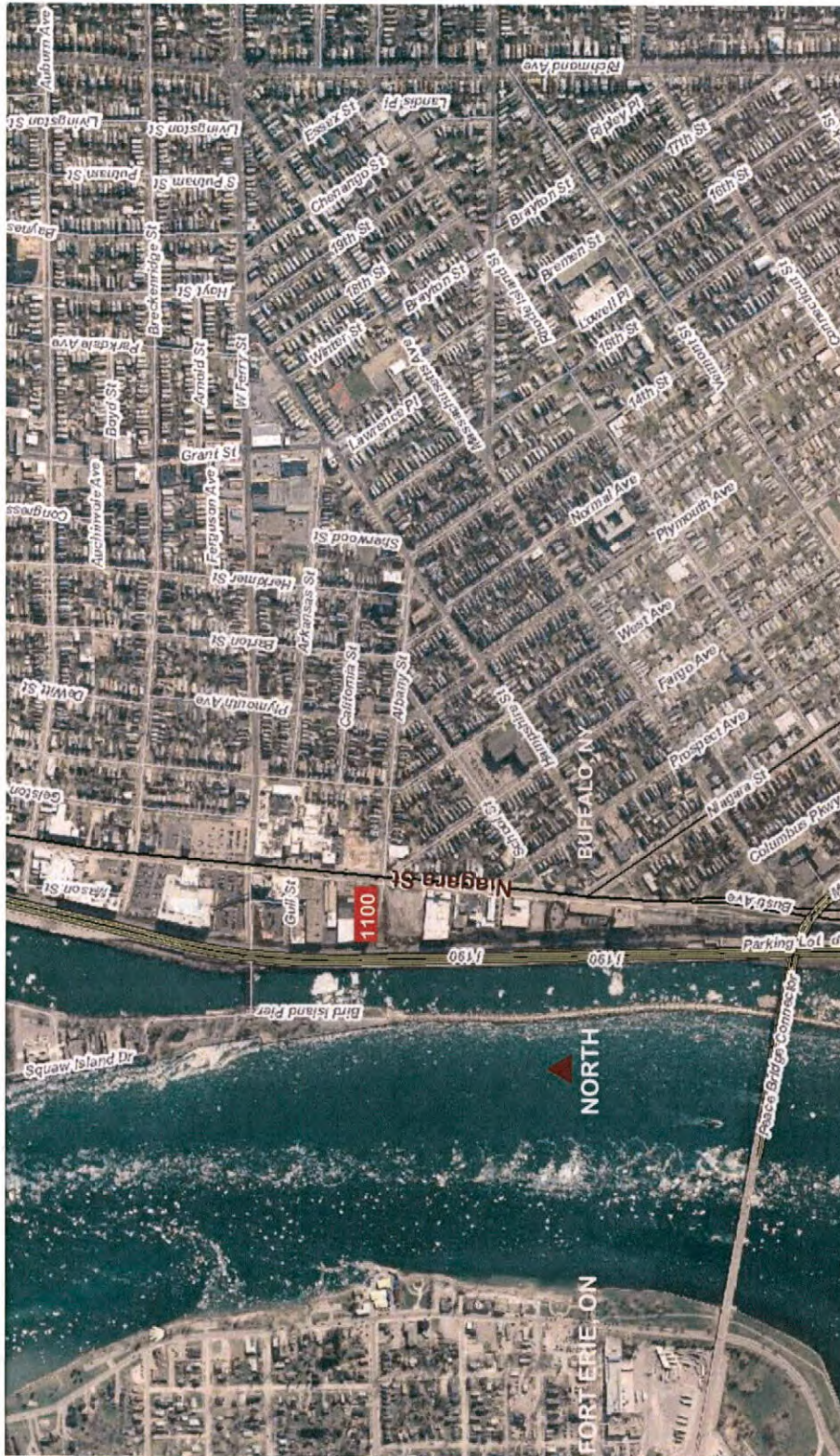
his time, the malt business was sold to the Fleischmann Company, a large multi-state malting concern, in 1911.

Prohibition brought a significant change to the malting and brewing industries, and while some malt houses stayed in business supplying malt for non-alcoholic beverage use the business at 1100 Niagara Street was not so fortunate. However in 1920 the property embarked on a new role as a farmer's cooperative grain warehouse, a use that lasted until 1982 when it began a decline that through a series of owners and lack of maintenance has brought it to the vacant and deteriorated state in which it exists today.

Historically the Curtiss Malt House is connected with one of Buffalo's most important turn of the century families, and also shows the changes wrought in the malt business by Prohibition. The rise of farmer's cooperatives is also intimately tied in with the history of the building, and the construction of the grain elevator, replacing the earlier corrugated iron one built for the malt house, links the building to the wider history of agriculture and agri-business in the region.

Architecturally the Curtiss Malt House clearly shows its evolution from the malt business to use as a grain elevator and warehouse, and while it has lost most of its original machinery, enough remains in place in the original structure to give an idea of how it was arranged. The design of the original structure was given considerable care, and the corbelling and stepped gables give it a very distinctive appearance, which originally was further enhanced by the missing rose window. This is undoubtedly one of the most handsome turn of the century industrial buildings in Buffalo. The addition of a concrete grain elevator also ties the building to the great grain industry heritage of Buffalo, so impressively illustrated by the numerous (larger) concrete grain elevators concentrated along the waterfront.

7. Map



Attachment: 1100 Niagara - NR eligibility determination [Provided by Staff] (17354 : 1100 Niagara Street)

1100 Niagara Street, Buffalo, NY
The Charles G. Curtiss Company Malthouse

7. Photographs



Exterior Key Plan



1. 1914 Exterior View from southeast



2. View from southeast



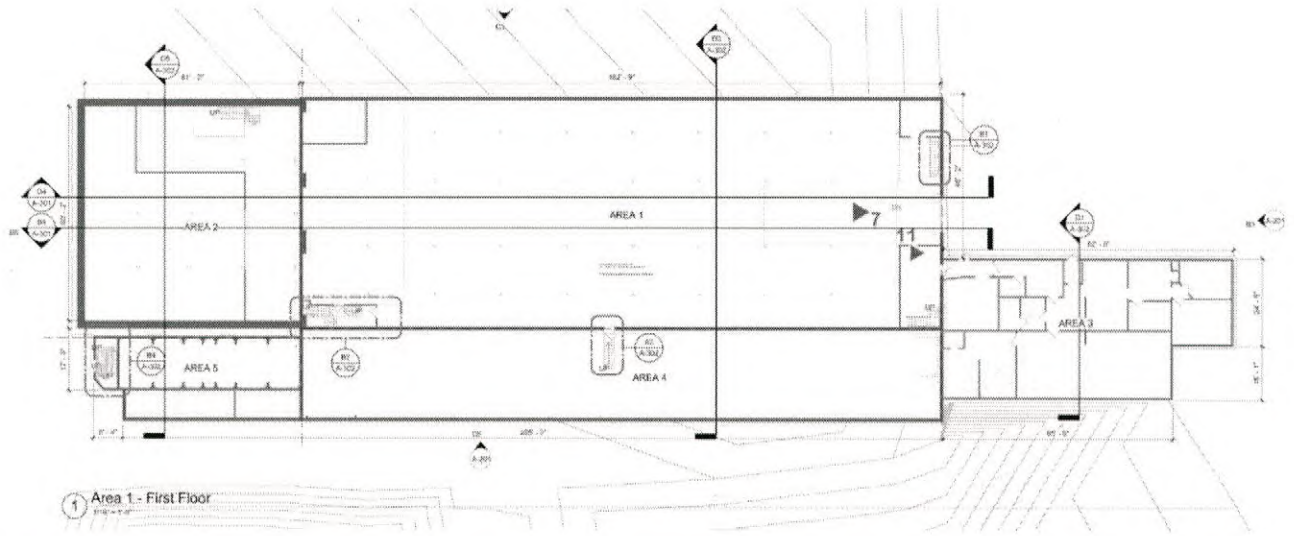
3. View from northeast



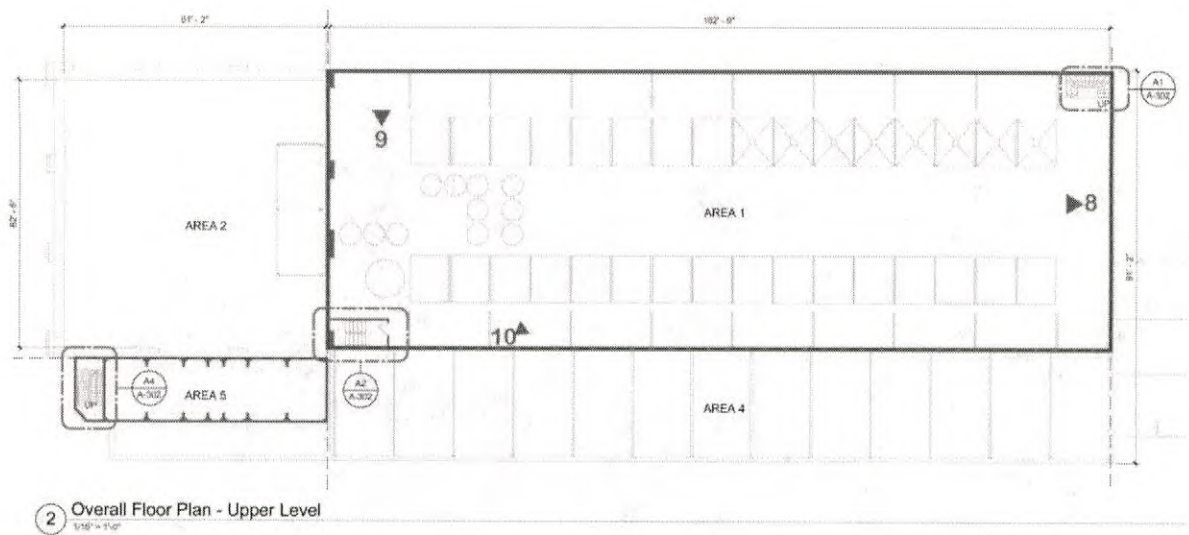
4. View from northwest



5. View from southwest

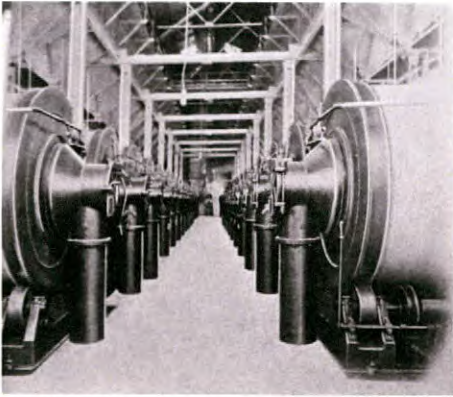


Interior 1st floor key plan



Interior 2nd floor key plan

Interior Photographs



6. 1901 Interior view looking west



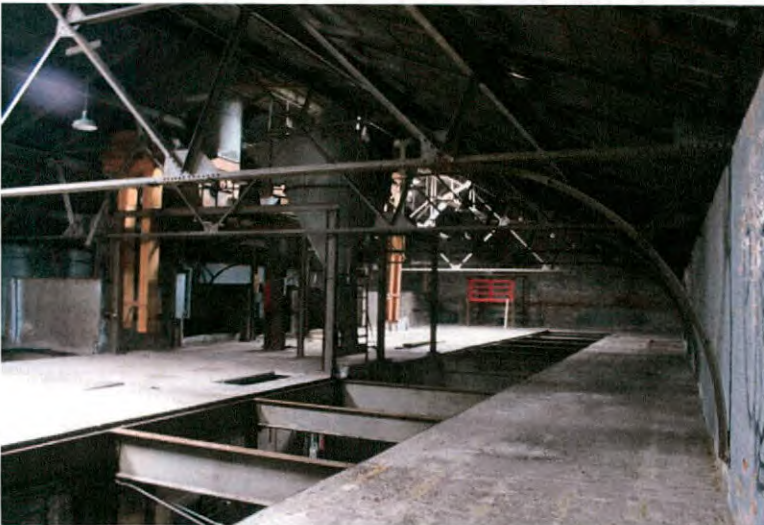
7. Interior view looking west, first floor



8. Interior view looking west, second floor



9. Underside of tile roof



10. Interior view looking east, second floor



11. Typical fire door and stair

**The City of Buffalo Preservation Board**

901 City Hall
Buffalo, NY 14202

SCHEDULED**AGENDA ITEM (ID # 17644)**

Meeting: 12/02/21 03:00 PM

Department: Preservation Board

Category: Certificate Activity - Board Action Required

Prepared By: Chris Hawley

Initiator: Chris Hawley

Sponsors:

DOC ID: 17644

560 Delaware Avenue - Install a wall sign.

APPLICATION FOR CERTIFICATE
 CITY OF BUFFALO PRESERVATION BOARD
 901 CITY HALL, BUFFALO, NY 14202
 (716) 851-9675 chawley@city-buffalo.com

For City Use Only

Permit # _____

Designation: _____

Blue Form: ☐ Yes ☐ No

Property Address: 560 Delaware Buffalo Zip Code: 14202 Date: 11-23-21
 Applicant: NAS Sign Company Phone: 7168767599 x212
 Email Address: jim@nassign.com

Owner (If Different from Applicant): Ellicott DevelopmentOwner Address: 293 Main St. Buffalo Estimated Project Cost: \$ 3000.00Is this an application for a Demolition of a Landmark or Structure in a Historic District? ☐ Yes (\$500 application fee)Is the Property Owner-Occupied? ☐ Yes (No application fee) ☒ No (\$50 fee under \$10K, \$100 fee over \$10K)Is the owner seeking, or has sought, the Historic Tax Credit? ☐ Yes ☒ No ☐ Request more informationSubmission Requirements

- Materials must be submitted at least 8 days prior to the following Preservation Board meeting. Applications for demolitions require submission 18 days prior to the Preservation Board meeting to allow for a public hearing to be scheduled.
- Please submit 12 copies of all application materials (unless the application is determined by staff to be eligible for a Certificate of No Effect, in which case only one copy is required).
- The Preservation Board meets on alternating Thursdays, except in the month of August, at 3pm at City Hall 901.

Please include the information requested below, based on the type of projectWindows/Doors/Siding

- ☐ Written description of proposed work, including details on size, type, material, and color of existing windows/doors/siding and the proposed new windows/doors/siding, if applicable
- ☐ "Cut Sheet" or specification sheet for proposed new windows, doors, siding, if applicable.
- ☐ Color photographs (printed or digital) showing the front of the property and the area where the windows/doors/siding will be installed.

Roofing

- ☐ Written description of proposed work, including type, material and color of the existing roof and the proposed new roof.
- ☐ Color photographs (printed or digital) showing at least two sides of the property, including a view of the existing roofing materials.
- ☐ Photograph, brochure or sample of proposed new roofing material.

Fences

- ☐ Written description of proposed work including size, type, material and color of existing and proposed new fence.
- ☐ Color photographs (printed or digital) showing the front of the property and the area(s) where the fence will be located.
- ☐ Site plan (drawn to scale) or survey showing where the proposed new fence will be located.
- ☐ Photograph, brochure or sample of proposed new fence.

Signs/Awnings

- ☐ Written description of proposed work, including size, type, material and color of proposed new sign/awning.
- ☐ Color photographs (printed or digital) showing the front of the property and the area where the sign/awning will be located.
- ☐ Sketch or drawing of proposed sign or awning, including size, type, material and color. It is helpful to provide a sketch that includes a drawing or photo of the building.
- ☐ For detached signs, site plan (drawn to scale), sketch or survey showing location of proposed sign.

Landscaping/Site Features

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing the front of the property and the area(s) where the landscaping will be located.
- ☐ Site plan (drawn to scale) or sketch showing location of proposed landscaping.
- ☐ Description, photos or sketches of proposed plants, trees or other landscaping elements such as benches, gazebos, decks or walkways.

New Construction/Additions/Porches/Decks

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing all four sides of the property, and the area(s) where the addition/new construction will be located.
- ☐ Site plan (drawn to scale) showing all new construction and its relationship to surrounding building(s).
- ☐ Plans and elevation drawings drawn to scale that show the new addition and its relationship to the existing building.
- ☐ Description, samples or brochures of proposed materials to be used on addition, including description of size, type, material and color.
- ☐ "Cut sheet" or specification sheet for proposed new materials, if applicable.

Demolition

- ☐ Written statement stating the reason for demolition and future plans for the building/site.
- ☐ Detailed color photographs (printed or digital) showing interior and exterior views.
- ☐ Other supporting documentation – an engineer's report detailing the condition of the structure is highly recommended.

Other Work

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing at least two sides of the property.

Written description of Proposed Work (attach additional sheets if more space is needed)

Remove existing non-illuminated PVC letters "AUH Insurance" Install new non-illuminated PVC letters reading WNYFG Wealth Management in it's place

Signature of Applicant: _____



Date: 11-23-21

EXISTING



PROPOSED 1



NON-ILLUMINATED
INDIVIDUAL LETTER SPECIFICATIONS

5.3.b

(1) SET OF INDIVIDUAL LETTERS & LOGO

LETTERS LINE # 1

MATERIAL: ☒ PVC: ☐ ACRYLIC: ☐ ALUMINUM:
☐ DIBOND: ☐ OTHER: _____ THICKNESS: 1"
☒ FLAT: ☒ CUT OUT: ☐ INJECTION MOLDED:
☐ CAST: ☐ OTHER: _____
COLOR: ☒ WHITE ☐ BLACK ☐ CLEAR ☐ MILL
☐ OTHER _____

HEIGHT: 12" X 56"

FACES:
COLOR: 157C Orange FINISH: _____

SIDES:
COLOR: To Match Faces FINISH: _____
☐ UNPAINTED ☐ PAINTED

MOUNT: ☒ FLUSH ☐ PROJECTION _____
☐ TAPE ☒ STUDS ☒ ADHESIVE

LETTERS LINE # 2

MATERIAL: ☒ PVC: ☐ ACRYLIC: ☐ ALUMINUM:
☐ DIBOND: ☐ OTHER: _____ THICKNESS: 3/4"
☒ FLAT: ☒ CUT OUT: ☐ INJECTION MOLDED:
☐ CAST: ☐ OTHER: _____
COLOR: ☒ WHITE ☐ BLACK ☐ CLEAR ☐ MILL
☐ OTHER _____

HEIGHT: 3-1/2" X 54"

FACES:
COLOR: TBD FINISH: _____

SIDES:
COLOR: TBD FINISH: _____
☐ UNPAINTED ☐ PAINTED

MOUNT: ☒ FLUSH ☐ PROJECTION _____
☐ TAPE ☒ STUDS ☒ ADHESIVE

LOGO

MATERIAL: ☒ PVC: ☐ ACRYLIC: ☐ ALUMINUM:
☐ DIBOND: ☐ OTHER: _____ THICKNESS: 1"
☒ FLAT: ☒ CUT OUT: ☐ INJECTION MOLDED:
☐ CAST: ☐ OTHER: _____
COLOR: ☒ WHITE ☐ BLACK ☐ CLEAR ☐ MILL
☐ OTHER _____

SIZE: 20" X 21"

FACES:
COLOR: 157C Orange, 2174C Blue FINISH: _____

SIDES:
COLOR: To Match Faces FINISH: _____
☐ UNPAINTED ☒ PAINTED

MOUNT: ☒ FLUSH ☐ PROJECTION _____
☐ TAPE ☒ STUDS ☒ ADHESIVE

Attachment: 560 Delaware - renderings (17644 : 560 Delaware Avenue)



nassign.com

DRAWING TYPE: / STATUS:

Concept: ☐ Sales Survey: ☐
After Survey Construction: ☐
Approved For Fabrication Graphics Pending: ☐
Approved For Fabrication Graphics Approved: ☐

APPROVAL STATUS:

Customer: _____
Landlord Required: ☐ N/A ☐
Permit Required: ☐ N/A ☐
Approval Date: / /

WE'VE MOVED!

1574 Kenmore Ave
Buffalo NY 14216

*Property of N.A.S. SIGN COMPANY
© 2021 all rights reserved



Locally Owned! Built In Buffalo

Customer: **WNY Financial Group**

Job Site: **560 Delaware Ave**
Buffalo NY Zip: **14202**

Job/Est#

19013

Date: **11.08.21**

Scale: " = 1"

Template#

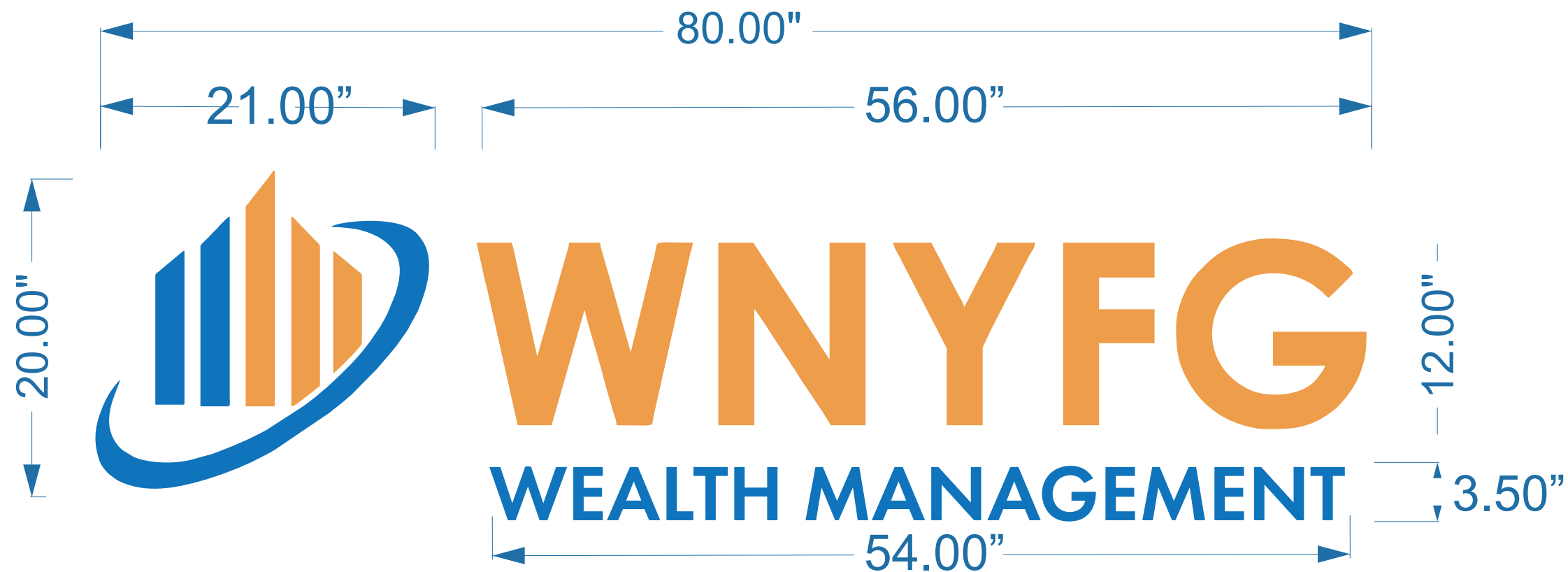
Sales Rep: **KD**

Designer: **KD**

This Sign Is Intended To Be Installed
In Accordance With The Requirements
Of Article 600 Of The National Electrical Codes.
This Includes Binding And Grounding Of The
Sign.

Packet Pg. 49

PROPOSED 1



Attachment: 560 Delaware - renderings (17644 : 560 Delaware Avenue)



DRAWING TYPE: / STATUS:

Concept: ☐ Sales Survey: ☐
 After Survey Construction: ☐
 Approved For Fabrication Graphics Pending: ☐
 Approved For Fabrication Graphics Approved: ☐

APPROVAL STATUS:

Customer: _____
 Landlord Required: ☐ N/A ☐
 Permit Required: ☐ N/A ☐
 Approval Date: ____/____/____

WE'VE MOVED!

1574 Kenmore Ave
 Buffalo NY 14216

*Property of N.A.S. SIGN COMPANY
 © 2021 all rights reserved



Locally Owned! Built In Buffalo

Customer: **WNY Financial Group**

Job Site: **560 Delaware Ave**
Buffalo NY Zip: **14202**

Job/Est#

19013

Date: 11.08.21

Scale: " = 1'

Template#

Sales Rep: KD

Designer: KD

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 In Accordance With The Requirements
 Of Article 600 Of The National Electrical Codes.
 This Includes Binding And Grounding Of The
 Sign.

Packet Pg. 50

**The City of Buffalo Preservation Board**

901 City Hall
Buffalo, NY 14202

SCHEDULED

AGENDA ITEM (ID # 17645)

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Certificate Activity - Board Action Required
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 17645

**393 Pennsylvania Street (First Presbyterian Church) -
Remove the finial and terra cotta base pieces from the tower
and install a temporary sheet metal cap and lighting rod.**

APPLICATION FOR CERTIFICATE
CITY OF BUFFALO PRESERVATION BOARD
901 CITY HALL, BUFFALO, NY 14202
(716) 851-9675 chawley@city-buffalo.com

For City Use Only

5.4.a

Permit # _____

Designation: _____

Blue Form: ☐ Yes ☐ No

Property Address: _____ Zip Code: _____ Date: _____

Applicant: _____ Phone: _____

Email Address: _____

Owner (If Different from Applicant): _____

Owner Address: _____ Estimated Project Cost: \$ _____

Is this an application for a Demolition of a Landmark or Structure in a Historic District? ☐ Yes (\$500 application fee)

Is the Property Owner-Occupied? ☐ Yes (No application fee) ☐ No (\$50 fee under \$10K, \$100 fee over \$10K)

Is the owner seeking, or has sought, the Historic Tax Credit? ☐ Yes ☐ No ☐ Request more information

Submission Requirements

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Please include the information requested below, based on the type of project

Windows/Doors/Siding

- ☐ Written description of proposed work, including details on size, type, material, and color of existing windows/doors/siding and the proposed new windows/doors/siding, if applicable
- ☐ "Cut Sheet" or specification sheet for proposed new windows, doors, siding, if applicable.
- ☐ Color photographs (printed or digital) showing the front of the property and the area where the windows/doors/siding will be installed.

Roofing

- ☐ Written description of proposed work, including type, material and color of the existing roof and the proposed new roof.
- ☐ Color photographs (printed or digital) showing at least two sides of the property, including a view of the existing roofing materials.
- ☐ Photograph, brochure or sample of proposed new roofing material.

Fences

- ☐ Written description of proposed work including size, type, material and color of existing and proposed new fence.
- ☐ Color photographs (printed or digital) showing the front of the property and the area(s) where the fence will be located.
- ☐ Site plan (drawn to scale) or survey showing where the proposed new fence will be located.
- ☐ Photograph, brochure or sample of proposed new fence.

Attachment: 1 Symphony Cir (17645 : 393 Pennsylvania Street (First Presbyterian Church))

Signs/Awnings

- ☐ Written description of proposed work, including size, type, material and color of proposed new sign/awning.
- ☐ Color photographs (printed or digital) showing the front of the property and the area where the sign/awning will be located.
- ☐ Sketch or drawing of proposed sign or awning, including size, type, material and color. It is helpful to provide a sketch that includes a drawing or photo of the building.
- ☐ For detached signs, site plan (drawn to scale), sketch or survey showing location of proposed sign.

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- ☐ Site plan (drawn to scale) or sketch showing location of proposed landscaping.
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- ☐ Color photographs (printed or digital) showing all four sides of the property, and the area(s) where the addition/new construction will be located.
- ☐ Site plan (drawn to scale) showing all new construction and its relationship to surrounding building(s).
- ☐ Plans and elevation drawings drawn to scale that show the new addition and its relationship to the existing building.
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- ☐ "Cut sheet" or specification sheet for proposed new materials, if applicable.

Demolition

- ☐ Written statement stating the reason for demolition and future plans for the building/site.
- ☐ Detailed color photographs (printed or digital) showing interior and exterior views.
- ☐ Other supporting documentation – an engineer's report detailing the condition of the structure is highly recommended.

Other Work

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing at least two sides of the property.

Written description of Proposed Work (attach additional sheets if more space is needed)

Please see attached project description.

Signature of Applicant: _____

LaLure Mitchell

Date: _____

11/23/2021



November 23, 2021

First Presbyterian Church of Buffalo

Description of proposed work: E.B. Green Tower Finial Repair

First Presbyterian Church, located at One Symphony Circle, was completed in phases between 1889-1897 and was designed by noted Buffalo architect E.B. Green, considered one of his finest works. The church continues to serve as an important social and visual landmark on the West Side of Buffalo. First Presbyterian Church is an individual City of Buffalo Landmark as well as a contributing structure to the Allentown Local Landmark District. The property is also a contributing structure to the Allentown National Register Historic District.

The church property is topped by a 166-foot tall Medina sandstone tower crowned with an open belfry with peaked copper roof. At the top of this tower is an ornamental finial, constructed of wrought iron and terra cotta. In October 2020, the base of this finial became detached and it fell sideways, but continues to be attached to the top of the tower by the lightning rod.

In order to address the safety concern of the finial hanging off the tower and in order to stop moisture from infiltrating the top of the tower peak, the proposed immediate work to be completed in early December 2021 (prior to the full onset of winter weather) includes removal of the finial itself (including the terra cotta base pieces) and then installing a temporary sheet metal cap, to which a new lightning rod will be attached. Due to access limitations, the exact design and configuration of the sheet metal cap and lightning rod mounting will be determined at the time of the work.

In the near future, as funds become available, it is the intent of the church to reconstruct the peak of the tower in a way that is durable for the long-term, most likely including a new copper peak, and then re-erect the existing finial on top in order to once again serve as a landmark across Buffalo's West Side.

Photos of the existing conditions are shown on the following pages.



Figure 1. Overview photo looking east, from The Buffalo News, late August 2021



Figure 2. Closeup view of the base of the finial, looking southeast, October 2021



Figure 3. Closeup view of the base of the finial, looking southeast, October 2021



Figure 4. Closeup view of the finial, side view, October 2021

**The City of Buffalo Preservation Board**

901 City Hall
Buffalo, NY 14202

SCHEDULED**AGENDA ITEM (ID # 17646)**

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Certificate of No Effect
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 17646

18 Irving Place - Replace an asphalt shingle roof in kind.

**The City of Buffalo Preservation Board**

901 City Hall
Buffalo, NY 14202

SCHEDULED**AGENDA ITEM (ID # 17647)**

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Certificate of No Effect
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 17647

62 Donaldson Road - Remove fire-damaged materials, reconstruct a roof and walls where needed, replace an asphalt shingle roof, replace wood and vinyl siding, and replace attic windows, all in kind.

**The City of Buffalo Preservation Board**

901 City Hall
Buffalo, NY 14202

SCHEDULED**AGENDA ITEM (ID # 17648)**

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Certificate of No Effect
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 17648

127 Sears Street - Replace an asphalt shingle roof in kind.

**The City of Buffalo Preservation Board**

901 City Hall
Buffalo, NY 14202

SCHEDULED**AGENDA ITEM (ID # 17649)**

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Certificate of No Effect
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 17649

**170 East Eagle Street (Durham Memorial AME Zion Church) -
Undertake in-kind repairs to an asphalt shingle roof.**

**The City of Buffalo Preservation Board**

901 City Hall
Buffalo, NY 14202

SCHEDULED**AGENDA ITEM (ID # 17650)**

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Certificate of No Effect
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 17650

503 Linwood Avenue - Repair/replace a brick pad at the interior side yard.

**The City of Buffalo Preservation Board**

901 City Hall
Buffalo, NY 14202

SCHEDULED**AGENDA ITEM (ID # 17651)**

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Certificate of No Effect
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 17651

975 Broadway - Reconfigure a rear egress area.



The City of Buffalo Preservation Board

901 City Hall
Buffalo, NY 14202

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Certificate Activity - Board Action Required
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 17554

TABLED

AGENDA ITEM (ID # 17554)

131 Mariner Street - Expand an interior side porch to include a plant conservatory.

HISTORY:

11/18/21

Preservation Board

TABLED

Next: 12/02/21

The Preservation Board tabled the item to allow the applicant to return with drawings detailing the interface of the existing roof and proposed glass roof, confirming what existing porch fabric will remain, and detailing the tile floor proposal.

APPLICATION FOR CERTIFICATE
 CITY OF BUFFALO PRESERVATION BOARD
 901 CITY HALL, BUFFALO, NY 14202
 (716) 851-9675 chawley@city-buffalo.com

Permit # _____

Designation: _____

Blue Form: ☐ Yes ☐ No

Property Address: 131 MARINER STREET Zip Code: 14201 Date: 11/9/21
 Applicant: ARCH + TYPE (SETH AMMAN) Phone: 716-249-4711
 Email Address: SETH@ARCH-TYPE.COM
 Owner (If Different from Applicant): JOHANNA DOMINGUEZ
 Owner Address: 131 MARINER ST. Estimated Project Cost: \$ 50,000
 Is this an application for a Demolition of a Landmark or Structure in a Historic District? ☐ Yes (\$500 application fee)
 Is the Property Owner-Occupied? ☒ Yes (No application fee) ☐ No (\$50 fee under \$10K, \$100 fee over \$10K)
 Is the owner seeking, or has sought, the Historic Tax Credit? ☐ Yes ☒ No ☐ Request more information

Submission Requirements

- Materials must be submitted at least 8 days prior to the following Preservation Board meeting. Applications for demolitions require submission 18 days prior to the Preservation Board meeting to allow for a public hearing to be scheduled.
- Please submit 12 copies of all application materials (unless the application is determined by staff to be eligible for a Certificate of No Effect, in which case only one copy is required).
- The Preservation Board meets on alternating Thursdays, except in the month of August, at 3pm at City Hall 901.

Please include the information requested below, based on the type of project

Windows/Doors/Siding

- ☐ Written description of proposed work, including details on size, type, material, and color of existing windows/doors/siding and the proposed new windows/doors/siding, if applicable
- ☐ "Cut Sheet" or specification sheet for proposed new windows, doors, siding, if applicable.
- ☐ Color photographs (printed or digital) showing the front of the property and the area where the windows/doors/siding will be installed.

Roofing

- ☐ Written description of proposed work, including type, material and color of the existing roof and the proposed new roof.
- ☐ Color photographs (printed or digital) showing at least two sides of the property, including a view of the existing roofing materials.
- ☐ Photograph, brochure or sample of proposed new roofing material.

Fences

- ☐ Written description of proposed work including size, type, material and color of existing and proposed new fence.
- ☐ Color photographs (printed or digital) showing the front of the property and the area(s) where the fence will be located.
- ☐ Site plan (drawn to scale) or survey showing where the proposed new fence will be located.
- ☐ Photograph, brochure or sample of proposed new fence.

Attachment: 131 Mariner (17554 : 131 Mariner Street)

Signs/Awnings

- ☐ Written description of proposed work, including size, type, material and color of proposed new sign/awning.
- ☐ Color photographs (printed or digital) showing the front of the property and the area where the sign/awning will be located.
- ☐ Sketch or drawing of proposed sign or awning, including size, type, material and color. It is helpful to provide a sketch that includes a drawing or photo of the building.
- ☐ For detached signs, site plan (drawn to scale), sketch or survey showing location of proposed sign.

Landscaping/Site Features

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing the front of the property and the area(s) where the landscaping will be located.
- ☐ Site plan (drawn to scale) or sketch showing location of proposed landscaping.
- ☐ Description, photos or sketches of proposed plants, trees or other landscaping elements such as benches, gazebos, decks or walkways.

New Construction/Additions/Porches/Decks

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing all four sides of the property, and the area(s) where the addition/new construction will be located.
- ☐ Site plan (drawn to scale) showing all new construction and its relationship to surrounding building(s).
- ☐ Plans and elevation drawings drawn to scale that show the new addition and its relationship to the existing building.
- ☐ Description, samples or brochures of proposed materials to be used on addition, including description of size, type, material and color.
- ☐ "Cut sheet" or specification sheet for proposed new materials, if applicable.

Demolition

- ☐ Written statement stating the reason for demolition and future plans for the building/site.
- ☐ Detailed color photographs (printed or digital) showing interior and exterior views.
- ☐ Other supporting documentation – an engineer's report detailing the condition of the structure is highly recommended.

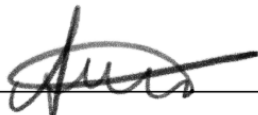
Other Work

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing at least two sides of the property.

Written description of Proposed Work (attach additional sheets if more space is needed)

The Project will include a New plant conservatory as an addition to an existing porch. The design includes the removal of existing columns and flooring yet will retain the roof and decorative frieze beam. The new structure will be made of custom wood timber and glass units. The doors will be the same wood finish as the timber and be sliding doors.

Signature of Applicant: _____



Date: 11/9/21

Attachment: 131 Mariner (17554 : 131 Mariner Street)

EXISTING FRIEZE HEADER & ROOF TO REMAIN

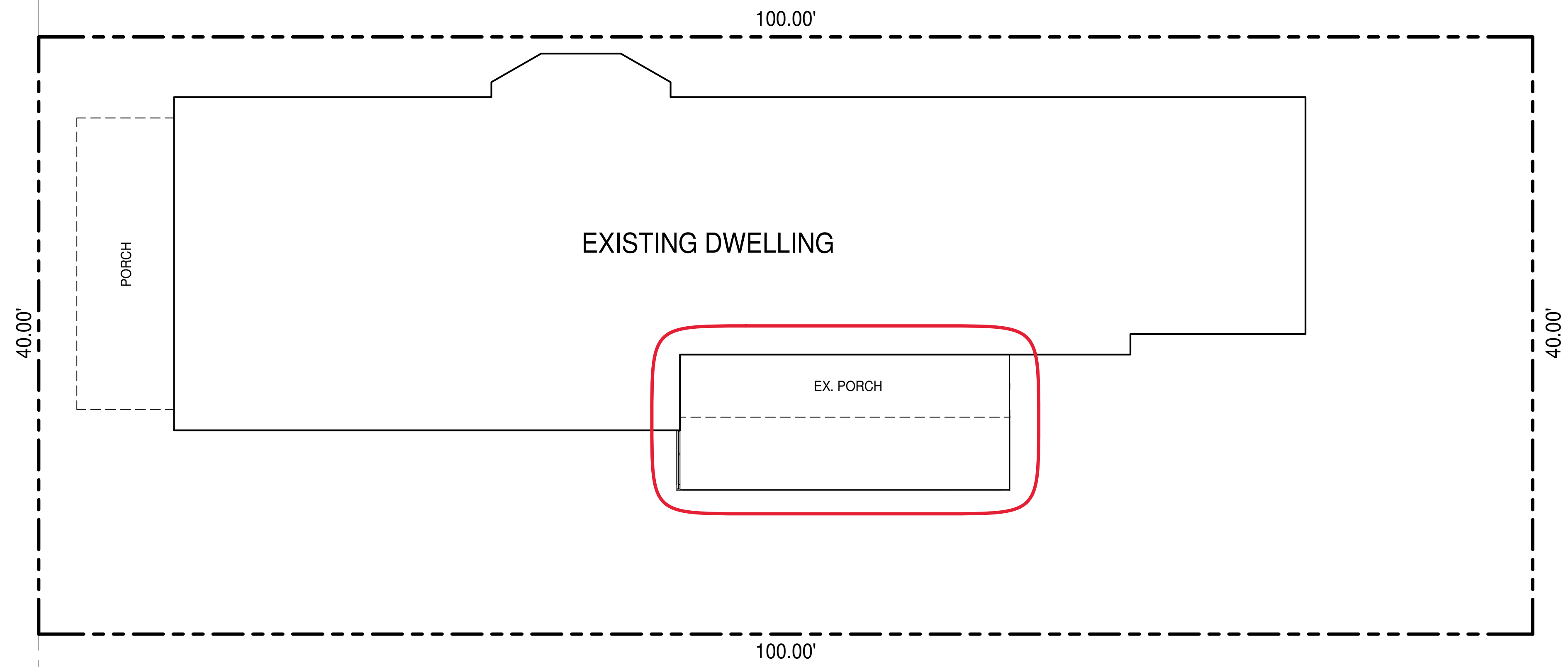


Text





MARINER ST. (50' WIDE)



1 SITE PLAN
A104 A101 3/16" = 1'-0"

ARCH&TYPE

25 Irving Place,
Buffalo, NY 14201
www.arch-type.com

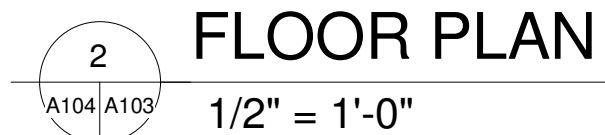
10/20/2021

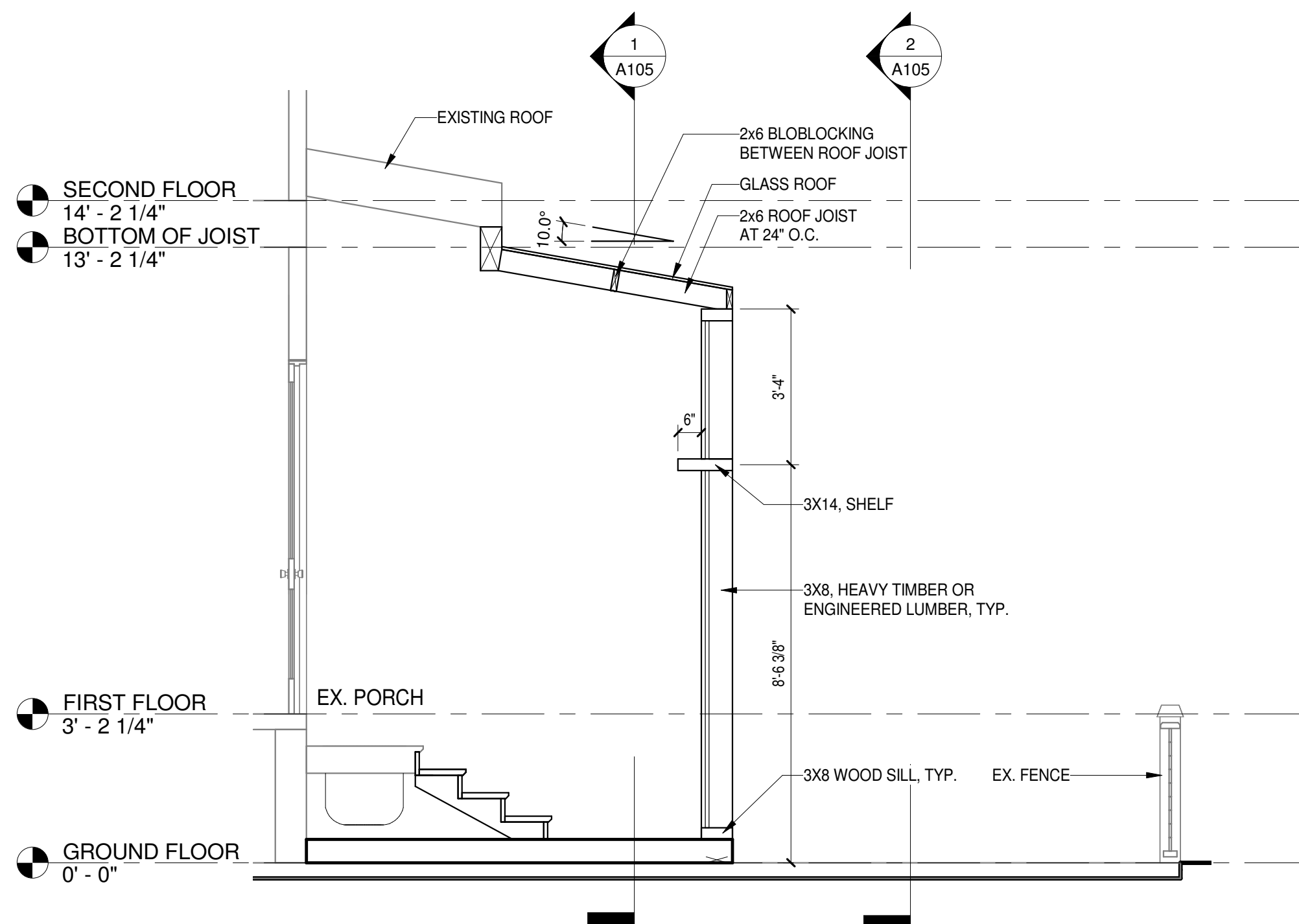
TWO-STORY HOUSE
RENOVATION

131 Mariner St, Buffalo,
NY 14201, USA

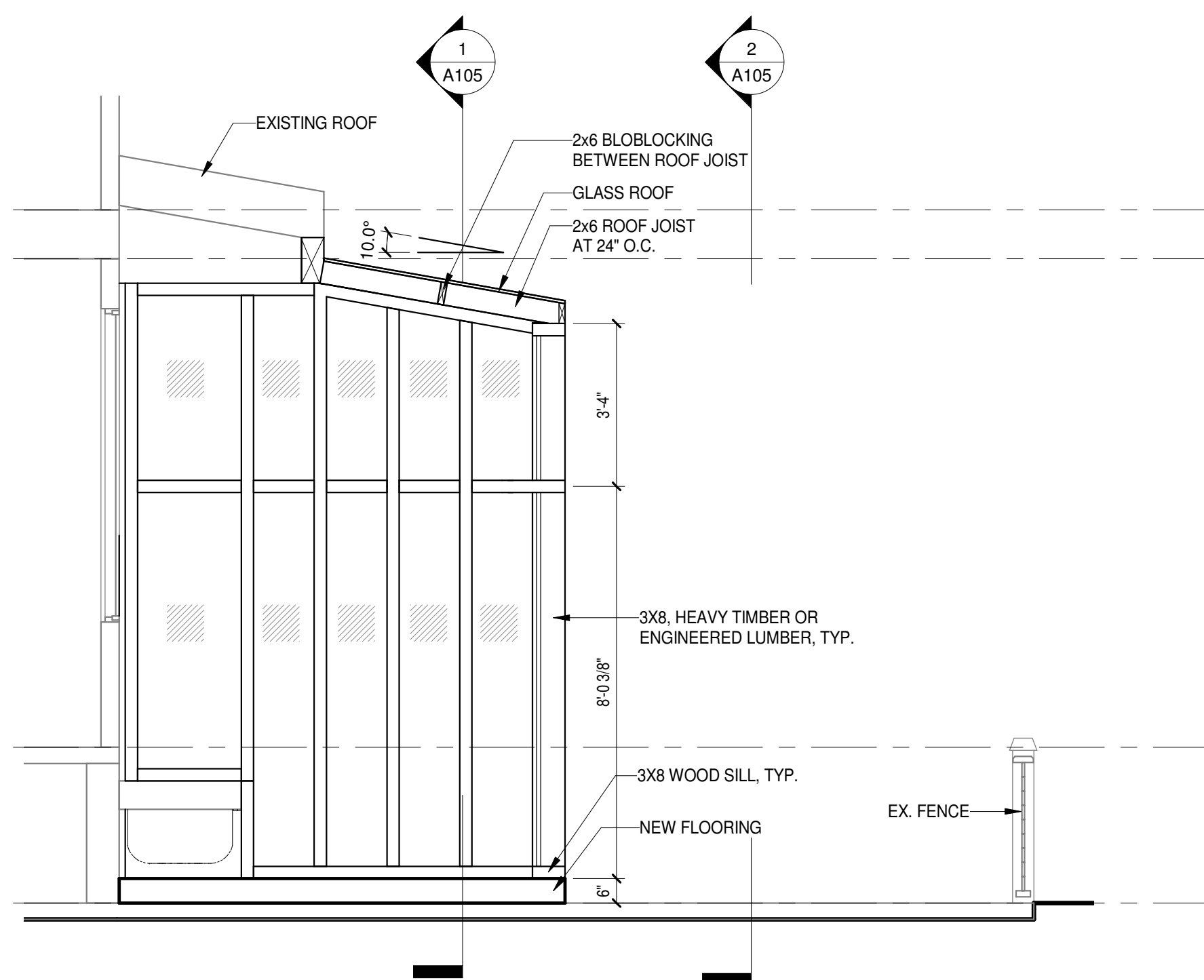
SITE PLAN

A101

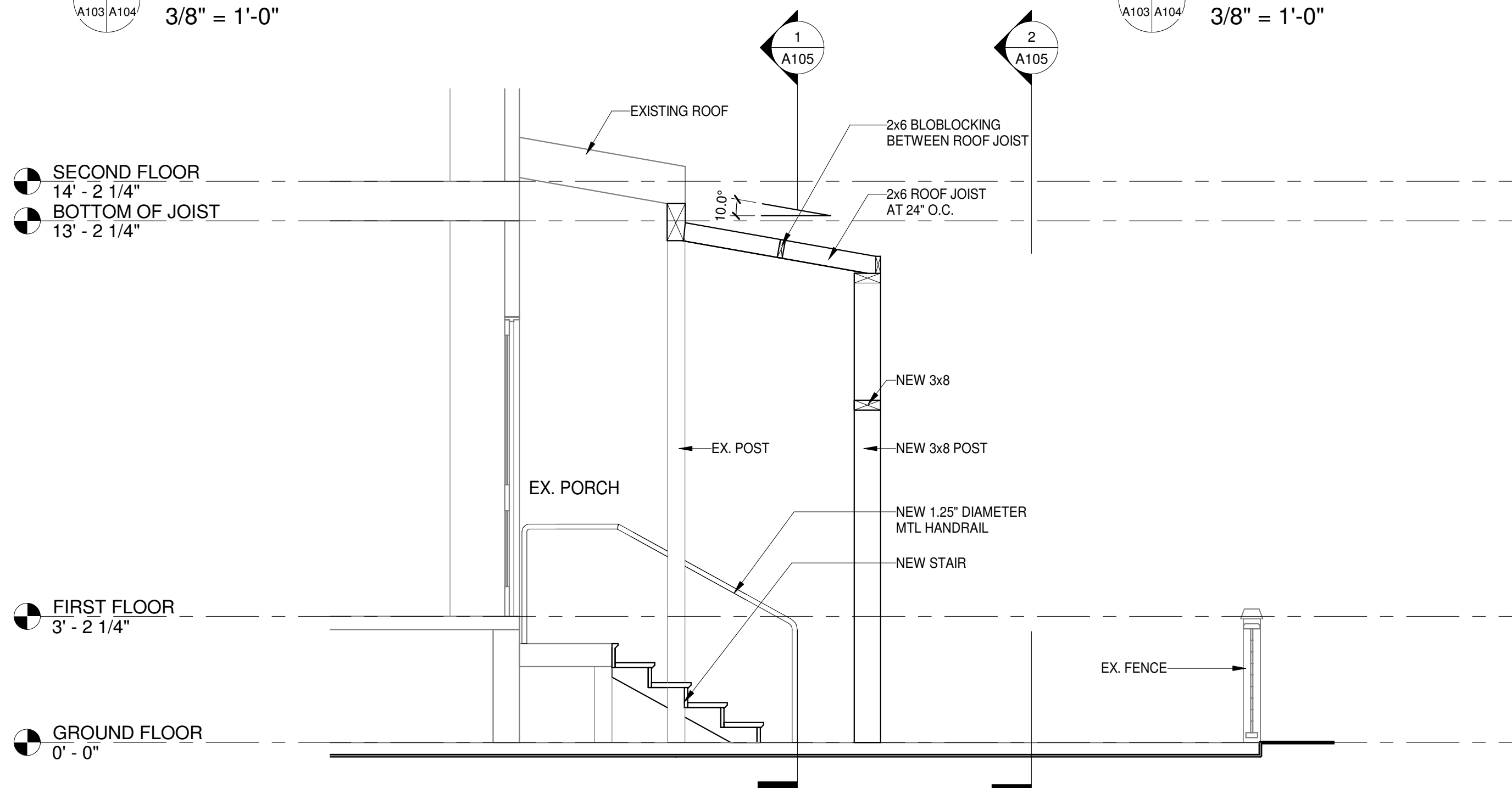




SECTION 1
3/8" = 1'-0"



SECTION 2
3/8" = 1'-0"



SECTION 3
3/8" = 1'-0"

ARCH&TYPE

25 Irving Place,
Buffalo, NY 14201
www.arch-type.com

10/20/2021

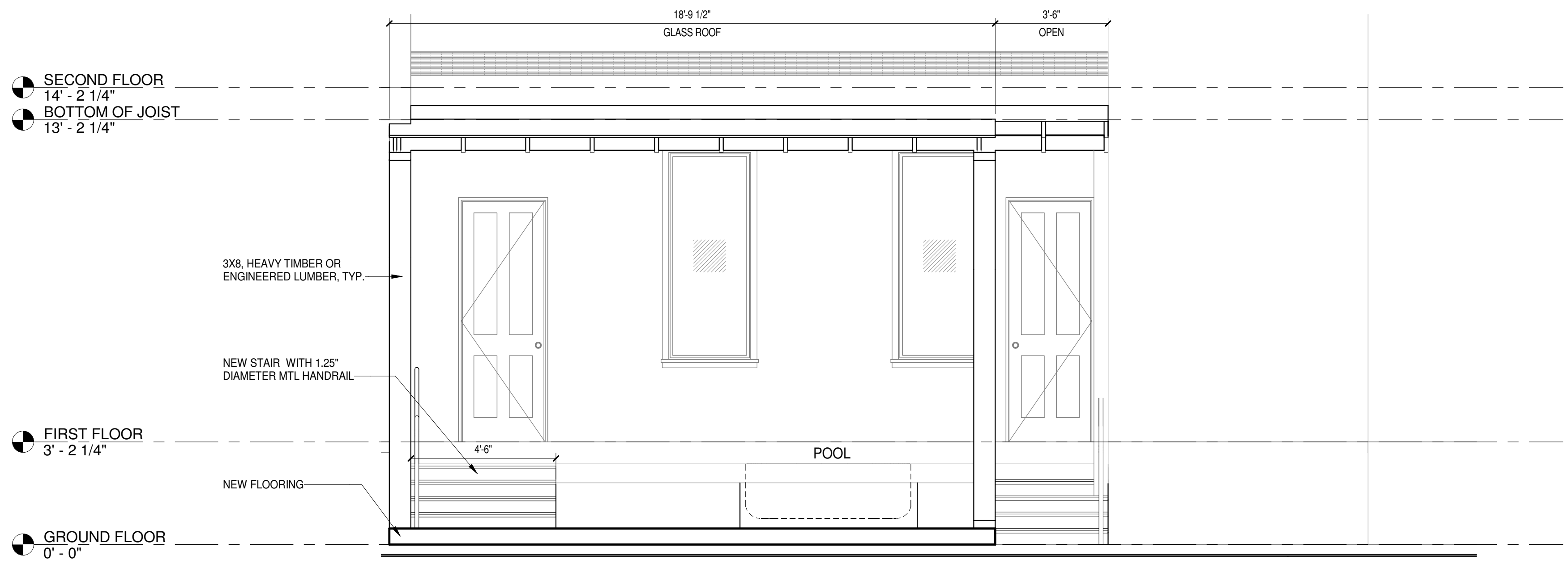
TWO-STORY HOUSE
RENOVATION

131 Mariner St, Buffalo,
NY 14201, USA

SECTIONS

A104

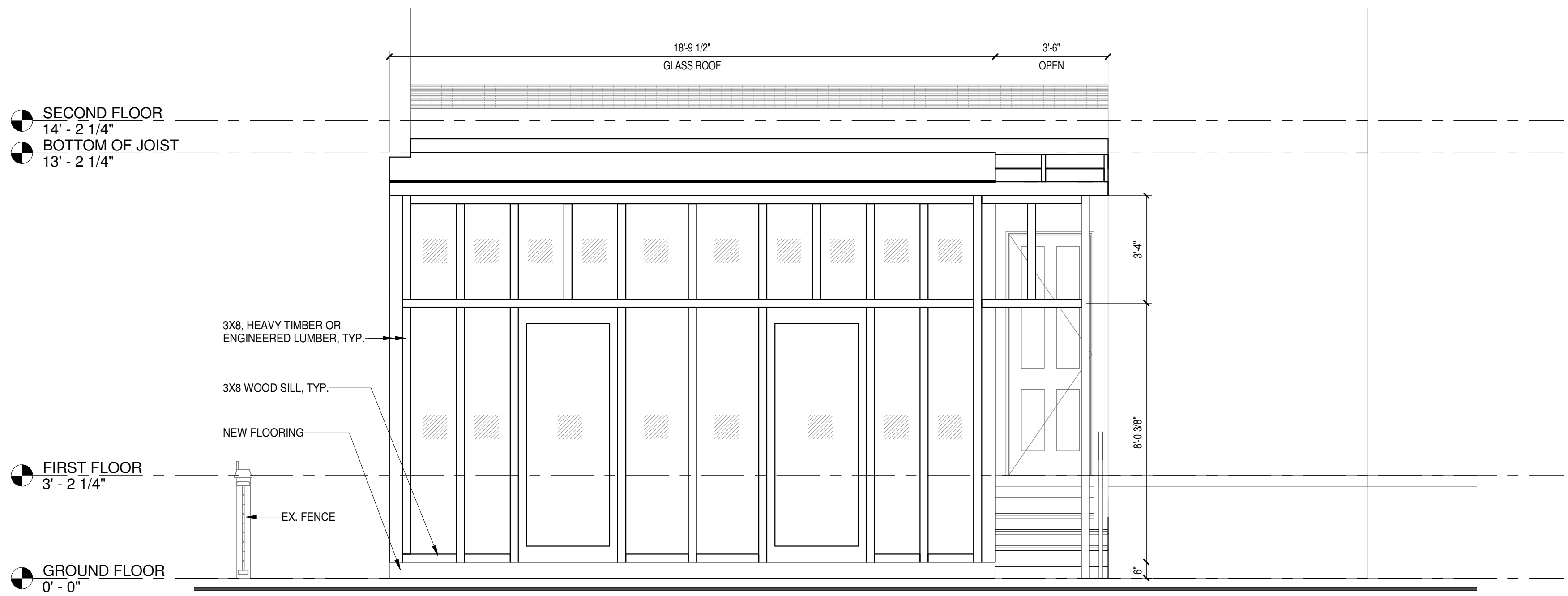
Packet Pg. 71



1
A103 A105

SECTION 4

3/8" = 1'-0"



2
A103 A105

SECTION 5

3/8" = 1'-0"

ARCH&TYPE

25 Irving Place,
Buffalo, NY 14201
www.arch-type.com

10/20/2021

TWO-STORY HOUSE
RENOVATION

131 Mariner St, Buffalo,
NY 14201, USA

SECTIONS

A105

Packet Pg. 72

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 029-40-1116-001
QUAD _____
SERIES _____
NEG. NO. _____

90NR1220

YOUR NAME: Buffalo Landmark & Preservation Board DATE: JAN 10 1979
Room 313 City Hall

YOUR ADDRESS: Buffalo, N. Y. 14202 TELEPHONE: _____

ORGANIZATION (if any): _____

ALLEN 2 1

APR 0 9 1979

IDENTIFICATION

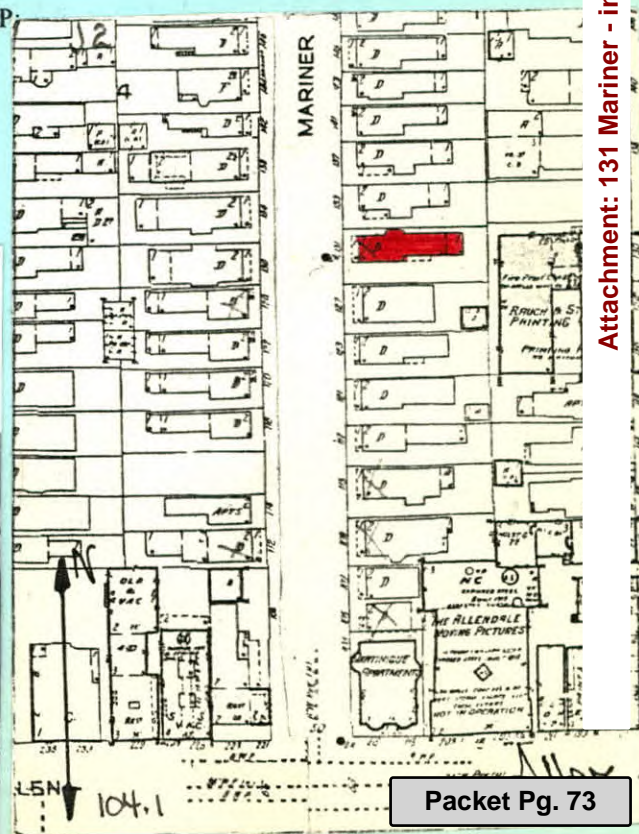
1. BUILDING NAME(S): _____
2. COUNTY: Erie TOWN/CITY: Buffalo VILLAGE: _____
3. STREET LOCATION: 131 Mariner St.
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: William Gallivan ADDRESS: 131 Mariner Street
6. USE: Original: Residence Present: Residence
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
Interior accessible: Explain By permission

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☒ b. stone ☐ c. brick ☐ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐
(if known) b. wood frame with light members ☒
c. masonry load bearing walls ☐
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☐ b. good ☒ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____

12. PHOTO: 104-1

13. MAP:



14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐
 d. developers ☐ e. deterioration ☐
 f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn ☐ b. carriage house ☐ c. garage ☐
 d. privy ☐ e. shed ☐ f. greenhouse ☐
 g. shop ☐ h. gardens ☐
 i. landscape features: _____
 j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land ☐ b. woodland ☐
 c. scattered buildings ☐
 d. densely built-up ☒ e. commercial ☐
 f. industrial ☐ g. residential ☒
 h. other: _____
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
 (Indicate if building or structure is in an historic district)
 Within local and proposed National Register Allentown Preservation Districts. Among frame residences of upper Mariner Street where building plots are small.
18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
 Two story frame with Eastlake Styling. Gable roof. "T" shaped chimney stacks. Eave molding has arrow and medallion motifs. Windows in first second and gable stories have pediment head with foliate cut out pattern in tympanum, and tuscan pilasters. Front wood paneled double doors with cornice head and tuscan pilasters. Front porch has medallion brackets under eaves, spools and circle pendants and cut out patterns, and stick balustrade. Porch on south side near
19. DATE OF INITIAL CONSTRUCTION: _____ c. 1878
 ARCHITECT: _____
 BUILDER: _____
20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
 18 cont'd back has trefoil molding along eaves, and squared columns. Shed roofed extension in rear. Two story bay on north side with gable dormer and trefoil molding. Stained glass window on north side.
 20. Typical use of Eastlake Styling to accentuate a plain frame house. The original owner was a Kennedy.
21. SOURCES:
 Buffalo City Atlas, 1872, 1884
22. THEME:
 Residential-Eastlake Style

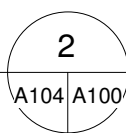
TWO-STORY HOUSE RENOVATION

131 Mariner St, Buffalo, NY 14201, USA



DRAWING INDEX

A100	LOCATION MAP
A101	SITE PLAN
A102	PERSPECTIVE
A103	FLOOR PLAN
A104	SECTIONS
A105	SECTIONS



LOCATION MAP

1" = 80'-0"

ARCH&TYPE

25 Irving Place,
Buffalo, NY 14201
www.arch-type.com

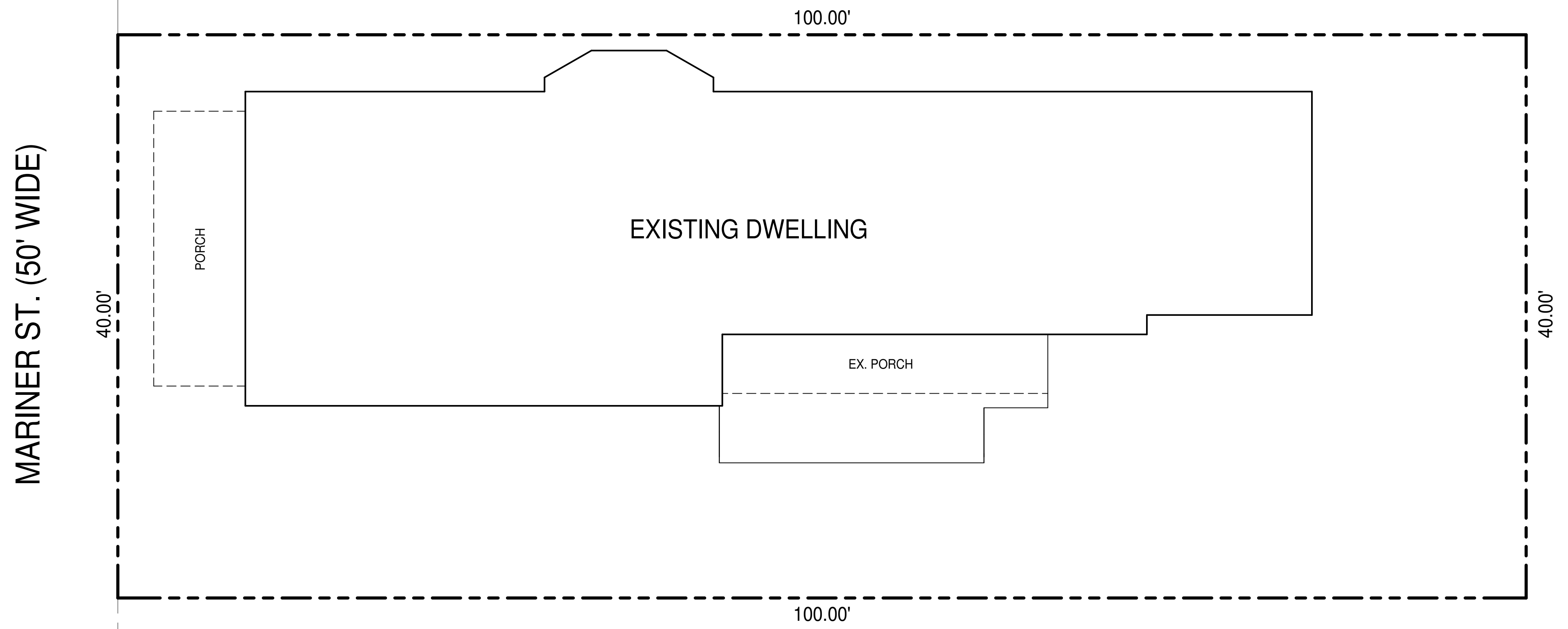
11/29/2021

TWO-STORY HOUSE RENOVATION

131 Mariner St, Buffalo,
NY 14201, USA

LOCATION MAP

A100



1
A104 A101

SITE PLAN

3/16" = 1'-0"

ARCH&TYPE

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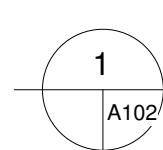
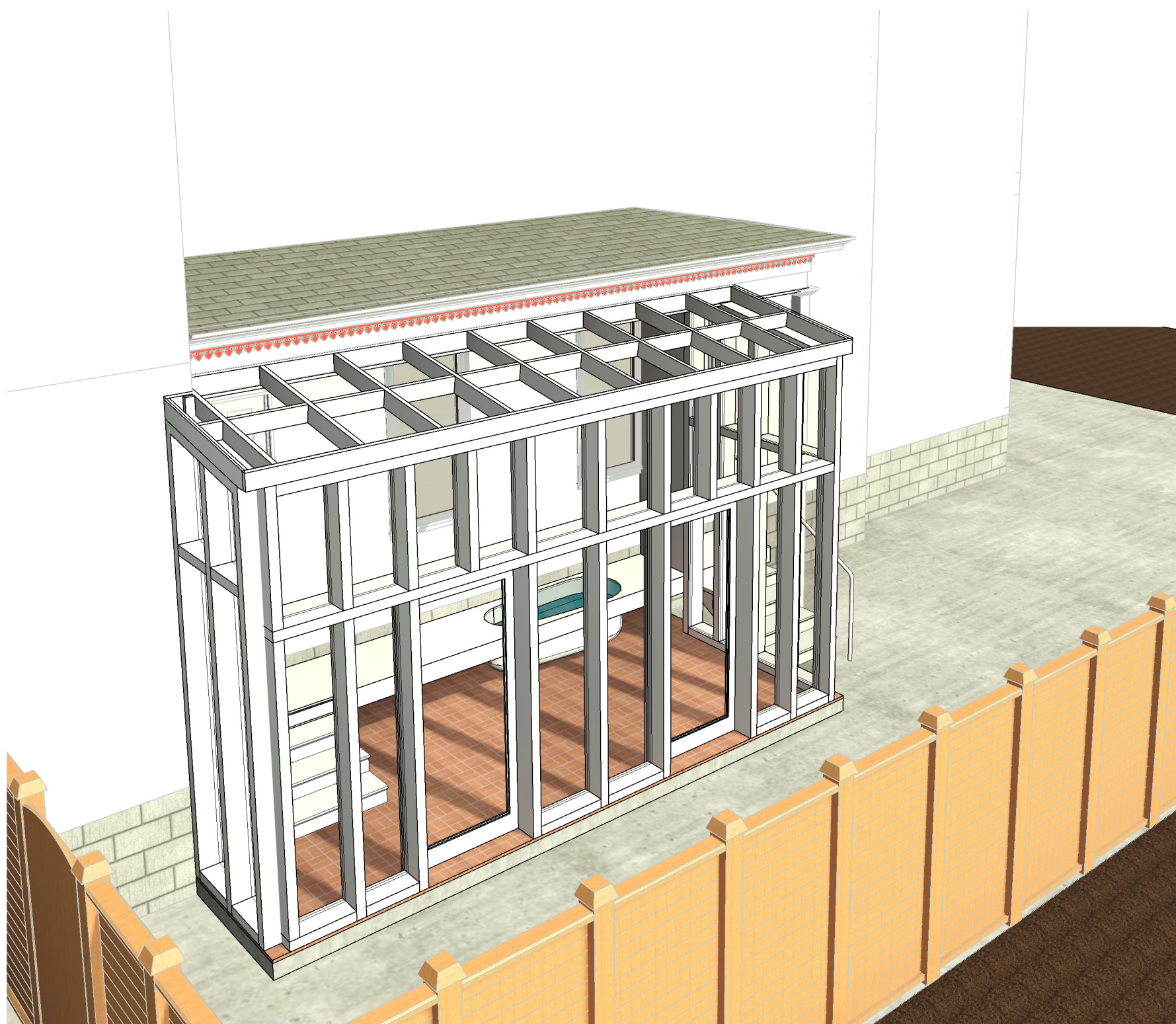
11/29/2021

**TWO-STORY HOUSE
RENOVATION**

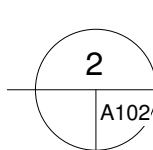
131 Mariner St, Buffalo,
NY 14201, USA

SITE PLAN

A101



SOUTH WEST



SOUTH EAST

ARCH&TYPE

25 Irving Place,
Buffalo, NY 14201
www.arch-type.com

11/29/2021

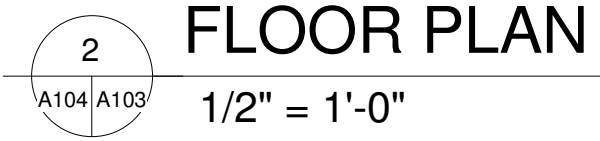
**TWO-STORY HOUSE
RENOVATION**

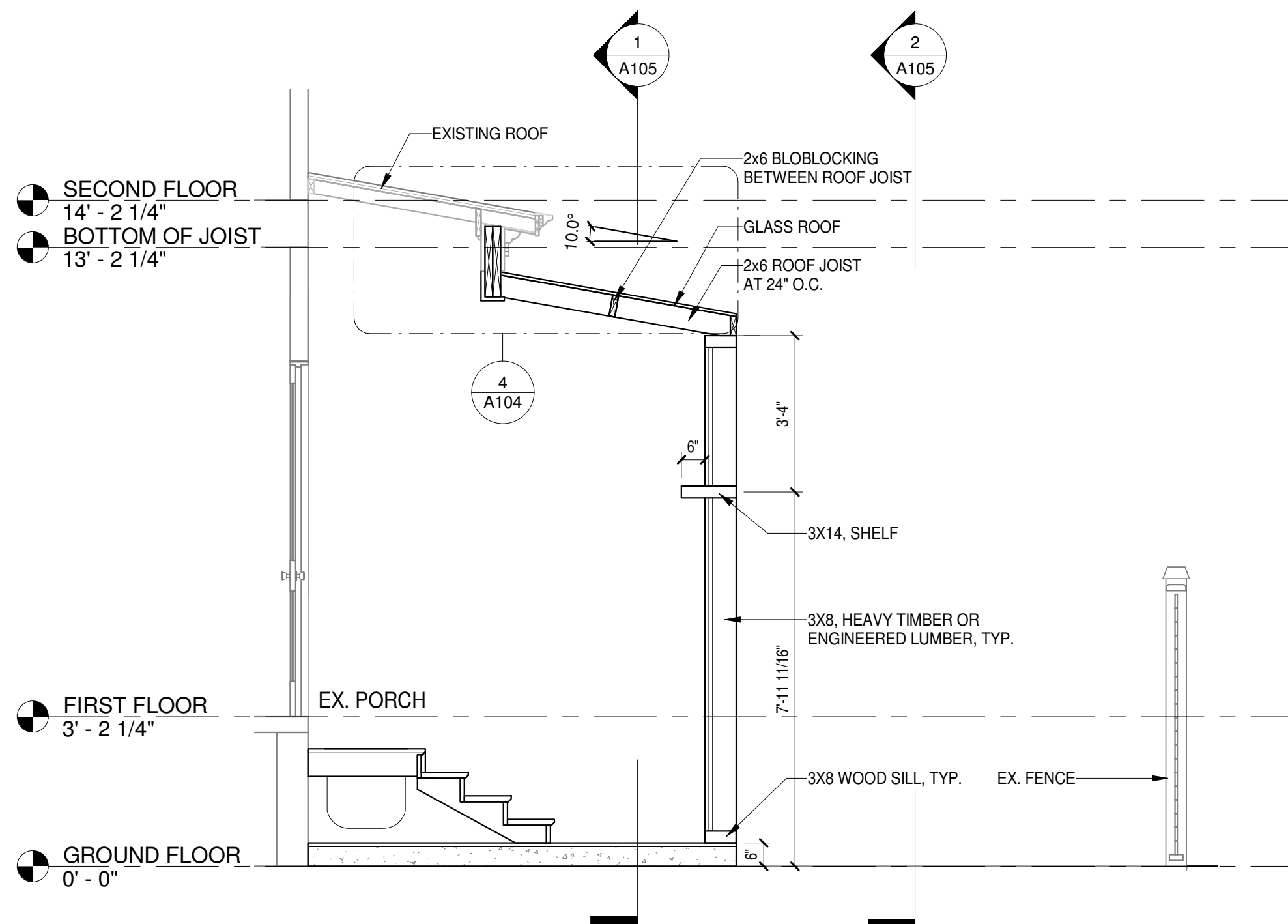
131 Mariner St, Buffalo,
NY 14201, USA

PERSPECTIVE

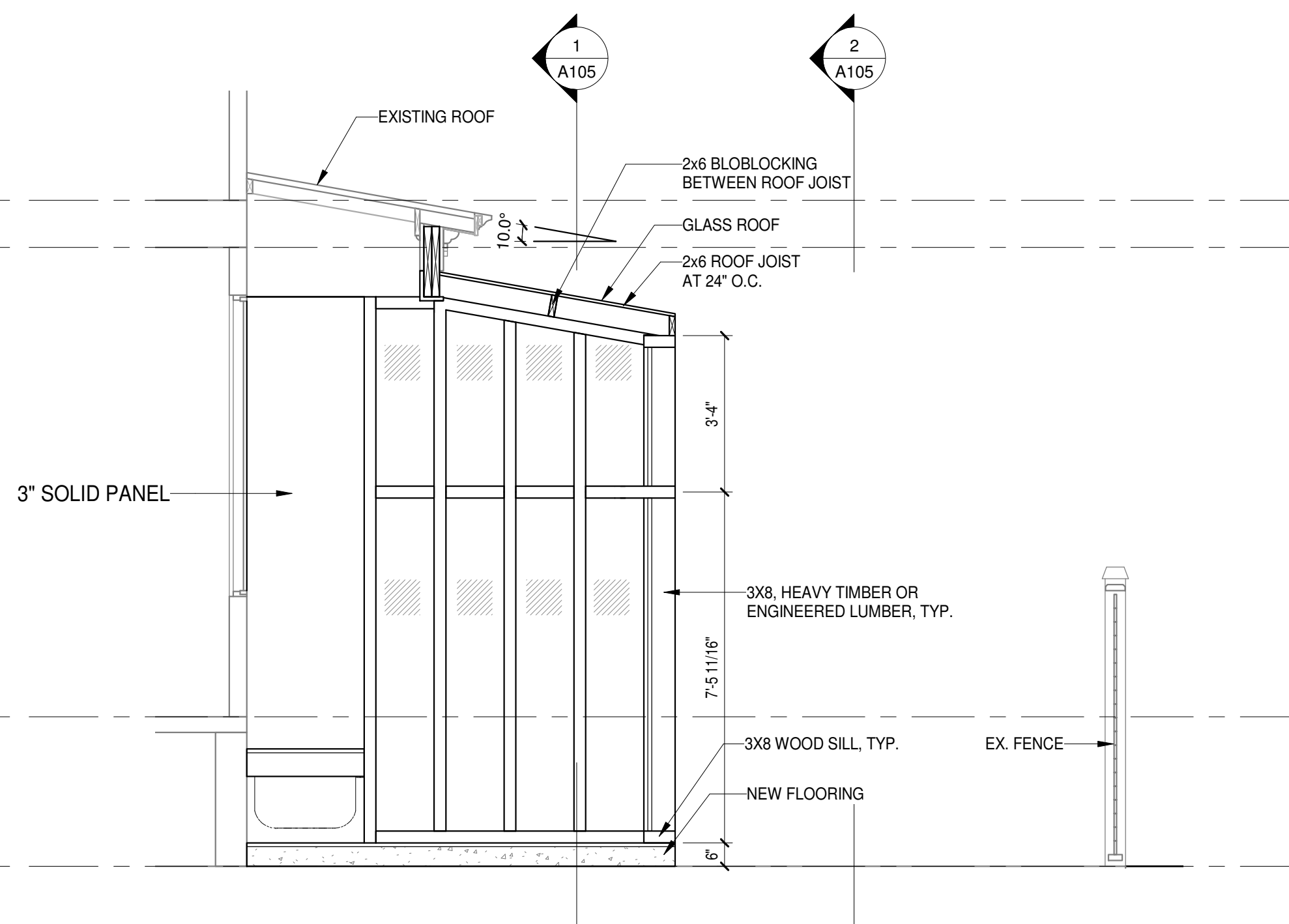
A102

Packet Pg. 77

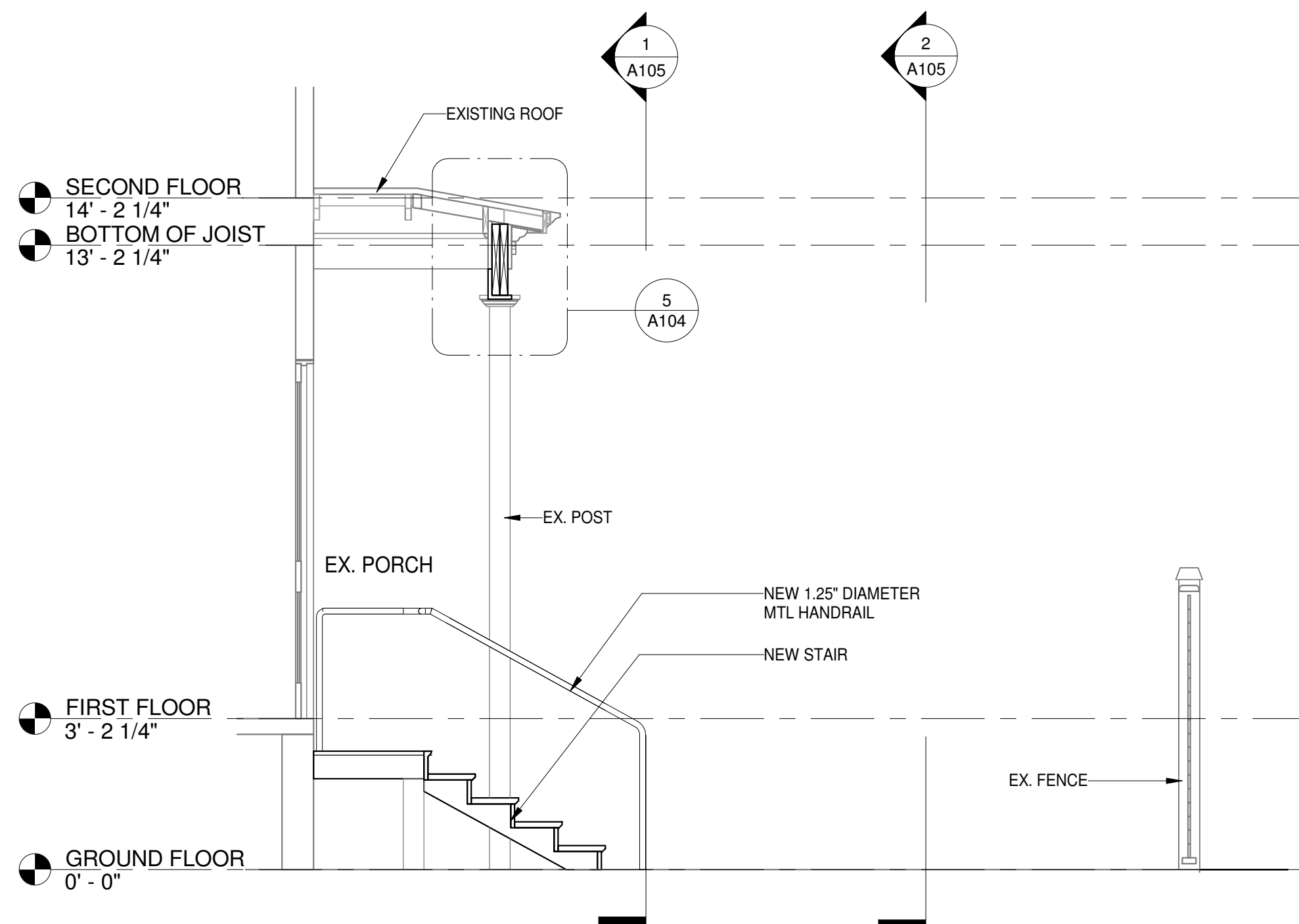




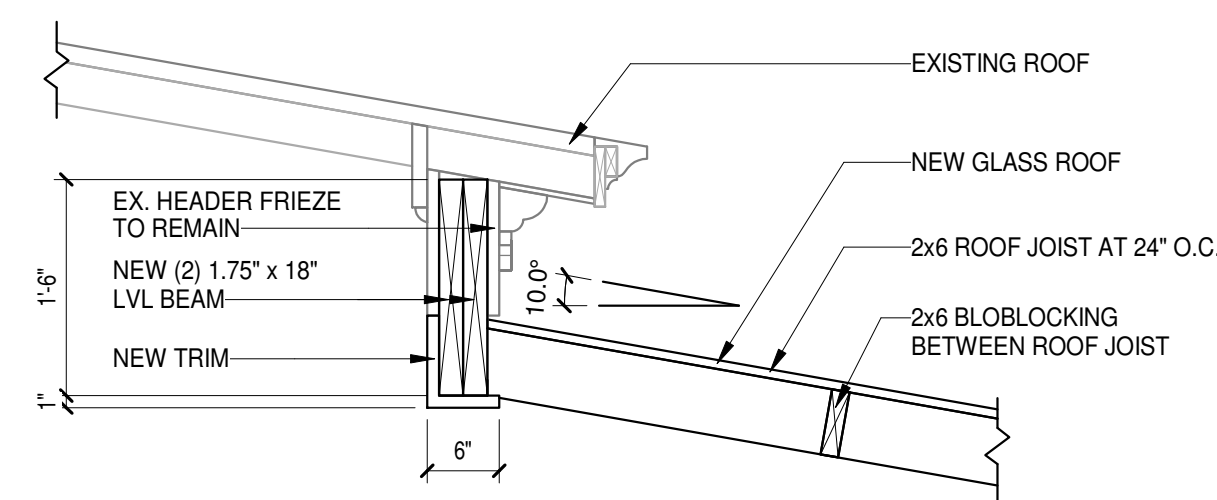
1 SECTION 1
A103 A104 3/8" = 1'-0"



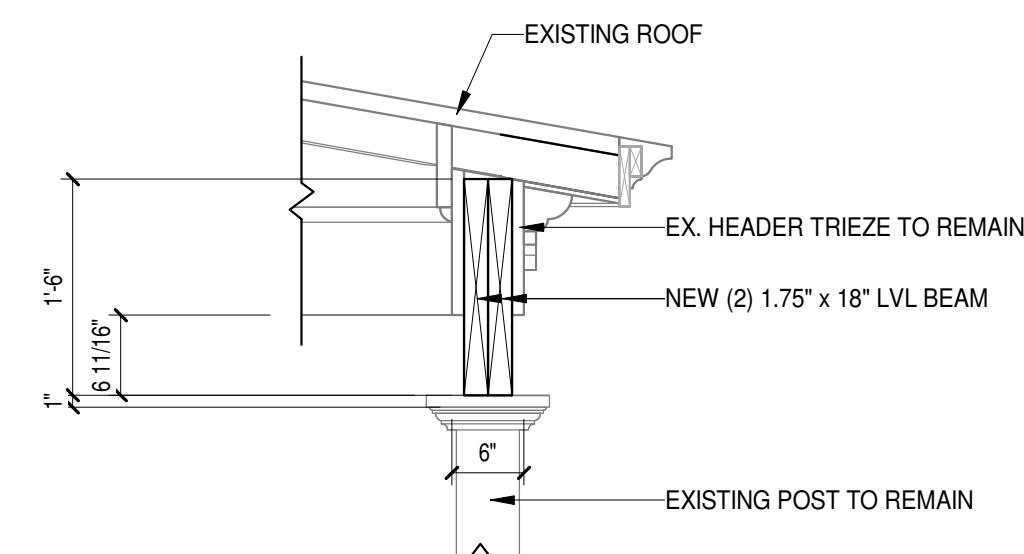
2 SECTION 2
A103 A104 3/8" = 1'-0"



3 SECTION 3
A103 A104 3/8" = 1'-0"



4 BEAM TO ROOF DETAIL
A104 A104 3/4" = 1'-0"



5 BEAM TO COLUMN DETAIL
A104 A104 3/4" = 1'-0"

ARCH&TYPE

25 Irving Place,
Buffalo, NY 14201
www.arch-type.com

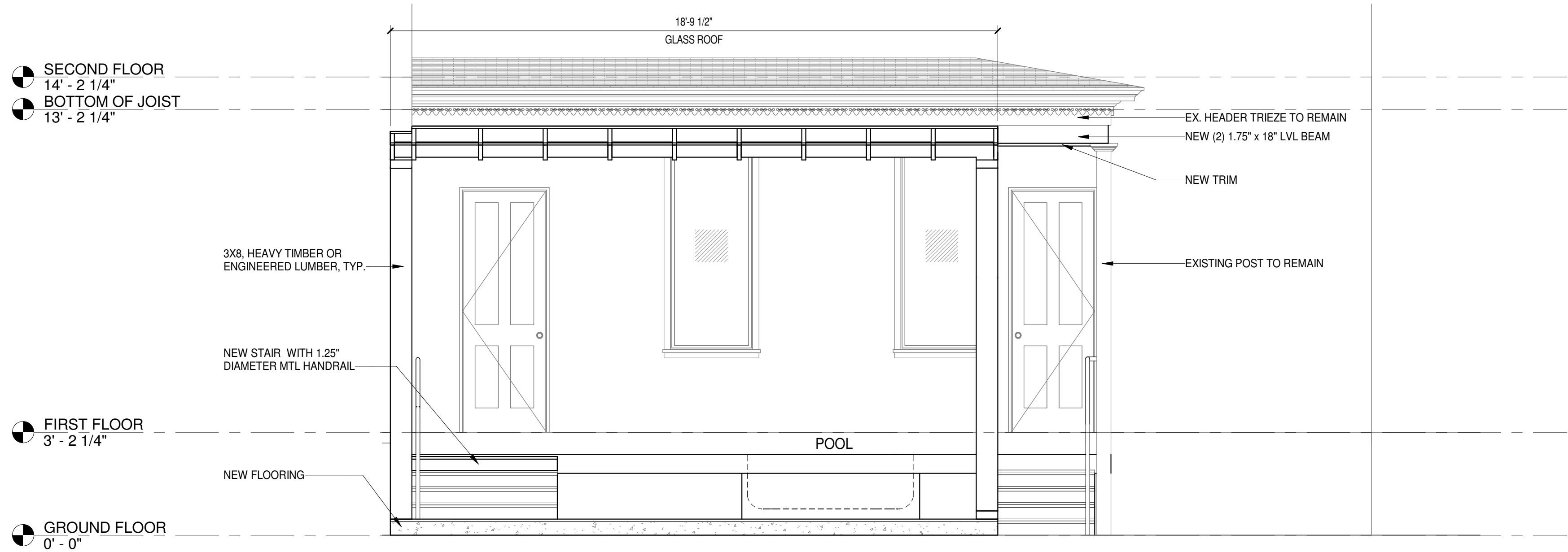
11/29/2021

TWO-STORY HOUSE
RENOVATION

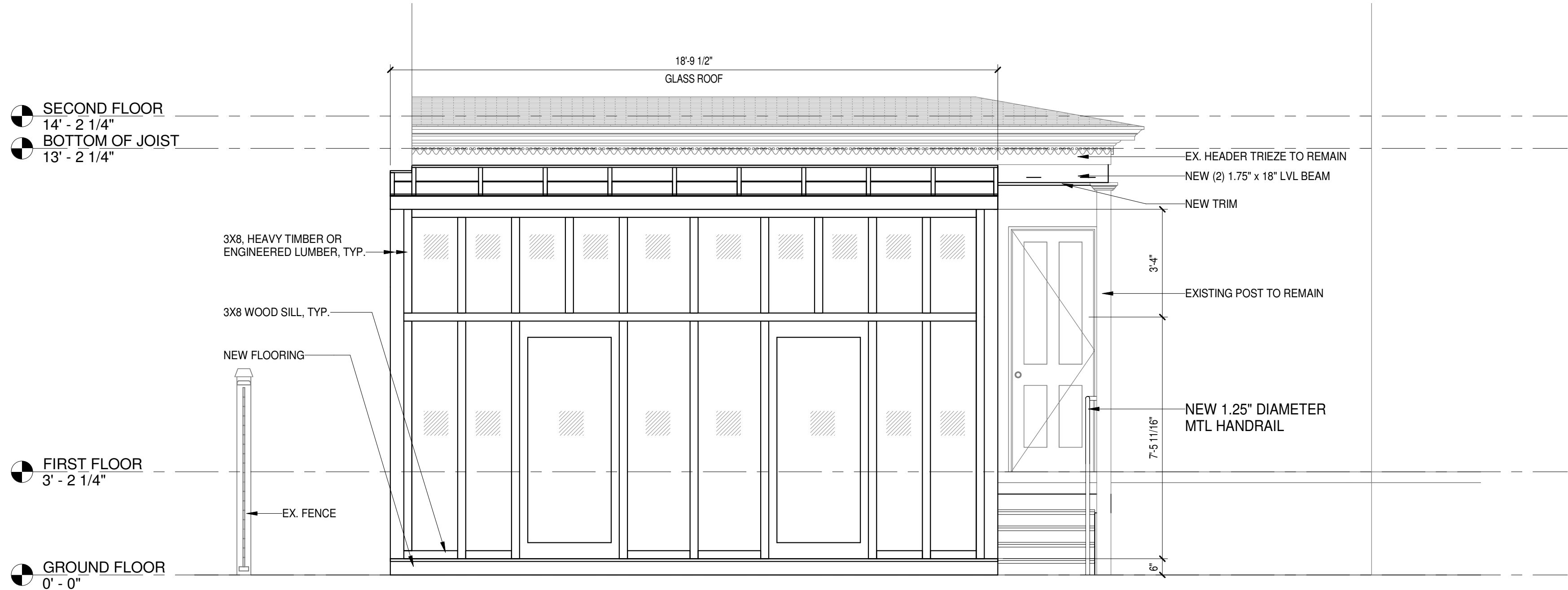
131 Mariner St, Buffalo,
NY 14201, USA

SECTIONS

A104



1
SECTION 4
3/8" = 1'-0"



2
SECTION 5
3/8" = 1'-0"

ARCH&TYPE
25 Irving Place,
Buffalo, NY 14201
www.arch-type.com

11/29/2021
**TWO-STORY HOUSE
RENOVATION**
131 Mariner St, Buffalo,
NY 14201, USA

SECTIONS
A105
Packet Pg. 80

**The City of Buffalo Preservation Board**

901 City Hall
Buffalo, NY 14202

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Certificate Activity - Board Action Required
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 17556

TABLED**AGENDA ITEM (ID # 17556)****328 North Oak Street - Remove a rear addition.****HISTORY:**

11/18/21

Preservation Board

TABLED

Next: 12/02/21

APPLICATION FOR CERTIFICATE
 CITY OF BUFFALO PRESERVATION BOARD
 901 CITY HALL, BUFFALO, NY 14202
 (716) 851-9675 chawley@city-buffalo.com

For City Use Only

Permit # _____

Designation: _____

Blue Form: ☐ Yes ☐ No

Property Address: 328 North Oak St Zip Code: 14203 Date: 11/12/21
 Applicant: Legacy Development Phone: 716-689-3300
 Email Address: cgalley@legacydev.com
 Owner (If Different from Applicant): _____

Owner Address: 810 Main St Buffalo, NY 14202 Estimated Project Cost: \$ 30,000.00

Is this an application for a Demolition of a Landmark or Structure in a Historic District? ☒ Yes (\$500 application fee)

Is the Property Owner-Occupied? ☐ Yes (No application fee) ☒ No (\$50 fee under \$10K, \$100 fee over \$10K)

Is the owner seeking, or has sought, the Historic Tax Credit? ☐ Yes ☒ No ☐ Request more information

Submission Requirements

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- Please submit 12 copies of all application materials (unless the application is determined by staff to be eligible for a Certificate of No Effect, in which case only one copy is required).
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Please include the information requested below, based on the type of project

Windows/Doors/Siding

- ☐ Written description of proposed work, including details on size, type, material, and color of existing windows/doors/siding and the proposed new windows/doors/siding, if applicable
- ☐ "Cut Sheet" or specification sheet for proposed new windows, doors, siding, if applicable.
- ☐ Color photographs (printed or digital) showing the front of the property and the area where the windows/doors/siding will be installed.

Roofing

- ☐ Written description of proposed work, including type, material and color of the existing roof and the proposed new roof.
- ☐ Color photographs (printed or digital) showing at least two sides of the property, including a view of the existing roofing materials.
- ☐ Photograph, brochure or sample of proposed new roofing material.

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- ☐ Written description of proposed work including size, type, material and color of existing and proposed new fence.
- ☐ Color photographs (printed or digital) showing the front of the property and the area(s) where the fence will be located.
- ☐ Site plan (drawn to scale) or survey showing where the proposed new fence will be located.
- ☐ Photograph, brochure or sample of proposed new fence.

Attachment: 328 North Oak (17556 : 328 North Oak Street)

Signs/Awnings

- ☐ Written description of proposed work, including size, type, material and color of proposed new sign/awning.
- ☐ Color photographs (printed or digital) showing the front of the property and the area where the sign/awning will be located.
- ☐ Sketch or drawing of proposed sign or awning, including size, type, material and color. It is helpful to provide a sketch that includes a drawing or photo of the building.
- ☐ For detached signs, site plan (drawn to scale), sketch or survey showing location of proposed sign.

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- ☐ Site plan (drawn to scale) or sketch showing location of proposed landscaping.
- ☐ Description, photos or sketches of proposed plants, trees or other landscaping elements such as benches, gazebos, decks or walkways.

New Construction/Additions/Porches/Decks

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing all four sides of the property, and the area(s) where the addition/new construction will be located.
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- ☐ Plans and elevation drawings drawn to scale that show the new addition and its relationship to the existing building.
- ☐ Description, samples or brochures of proposed materials to be used on addition, including description of size, type, material and color.
- ☐ "Cut sheet" or specification sheet for proposed new materials, if applicable.

Demolition

- ☐ Written statement stating the reason for demolition and future plans for the building/site.
- ☐ Detailed color photographs (printed or digital) showing interior and exterior views.
- ☐ Other supporting documentation – an engineer's report detailing the condition of the structure is highly recommended.

Other Work

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing at least two sides of the property.

Written description of Proposed Work (attach additional sheets if more space is needed)

Signature of Applicant: Chelsea Galley

Date: 11/12/21

Attachment: 328 North Oak (17556 : 328 North Oak Street)

Office of Strategic Planning

920 City Hall

65 Niagara Square

Buffalo, NY 14202

Attn: Chris Hawley

RE: Application for Demolition

Legacy Development is submitting an application for the demolition of the rear addition of 328 North Oak Street. Please note this is only the rear addition, and not the main building on Oak Street.

In the attached package you will find marked site plans for the area of demolition we wish to complete and photos of the existing condition of the building. There is currently a partial roof collapse in the rear section of the addition. The roof membrane has torn off in windstorms leaving exposed decking to the elements and resulting in major water damage throughout the addition. After a site visit with the demolition inspector, he recommended the addition be taken all the way back to the line of the original building due to the severity of the existing water damage. It is feared that with the snow loads on these compromised roofs that this winter season will lead to another building collapse.

The end goal is to remove the damaged addition to the building and stabilize the original building that is a focal point when entering downtown. As we hoped we would be able to save the rear addition to this building; it is beyond repair and unsafe to occupy at this time.

If you have any questions, or request further information please contact:

Chelsea Galley

Designer

Legacy Development

cgalley@legacydev.com

716-689-3300 ext 206

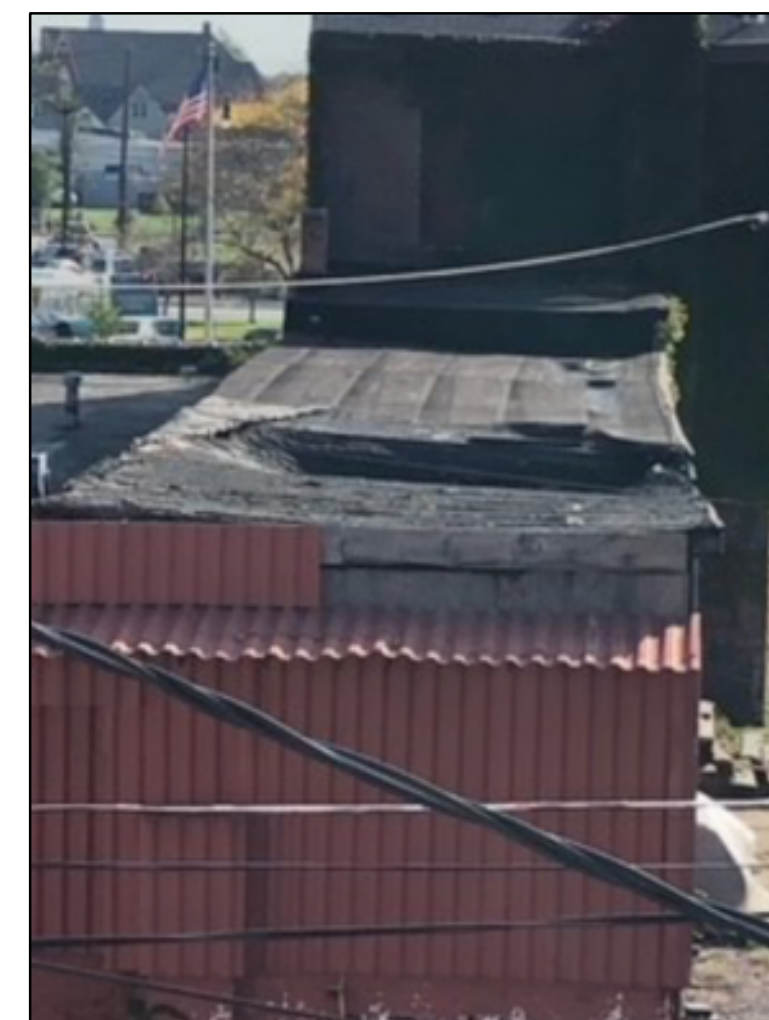
Thank you,

Legacy Development

810 Main Street

Buffalo, NY 14202

Attachment: 328 North Oak - cover letter (17556 : 328 North Oak Street)



PROJECT LOCATION

[illegible]

D-01



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 029-40-3026
QUAD _____
SERIES _____
NEG. NO. _____

Olaf William Shelgren, Jr.
YOUR NAME: Debra A. Mattice DATE: June 1, 1988
230 North Street, B-22
YOUR ADDRESS: Buffalo, New York 14201 TELEPHONE: (716) 884-5899
ORGANIZATION (if any): City of Buffalo - Division of Planning

IDENTIFICATION

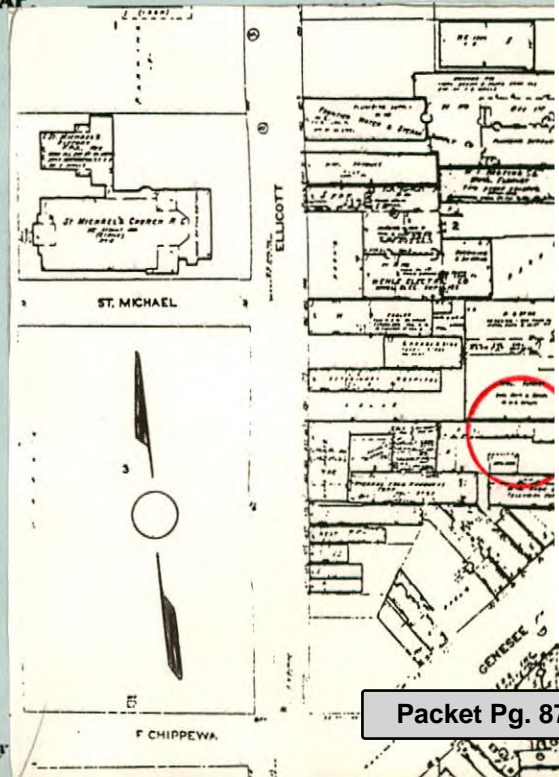
1. BUILDING NAME(S): _____
2. COUNTY: Erie TOWN/CITY: Buffalo VILLAGE: _____
3. STREET LOCATION: 332 North Oak Street
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: _____ ADDRESS: _____
6. USE: Original: Store/Residential Present: Vacant
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
Interior accessible: Explain By permission

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐
(if known) b. wood frame with light members ☐
c. masonry load bearing walls ☒
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☐ b. good ☒ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known):
First floor boarded over; c. 1890-second floor bay window



13. MAP:



14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐
 d. developers ☐ e. deterioration ☐
 f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn ☐ b. carriage house ☐ c. garage ☐
 d. privy ☐ e. shed ☐ f. greenhouse ☐
 g. shop ☐ h. gardens ☐
 i. landscape features: _____
 j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land ☐ b. woodland ☐
 c. scattered buildings ☐
 d. densely built-up ☒ e. commercial ☒
 f. industrial ☐ g. residential ☐
 h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

(Indicate if building or structure is in an historic district)

The building is situated on the west side of North Oak Street between Genesee and Goodell Streets. The surrounding structures house commercial establishments. The land to the east of North Oak Street, the "Elm-Oak Corridor", is targeted for light industrial development.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

Three story, three bay, brick commercial/residential building. Gable roof with brackets under eave. First floor bays marked by castiron pilasters. North bay entrances with transoms. South bay display windows. Second floor has wood projecting bay window; 1/1 lights. Single round arched window to the north, 1/1 lights, with keystone. Round arched third floor windows, 1/1 lights, with keystone.

SIGNIFICANCE c. 1860

19. DATE OF INITIAL CONSTRUCTION: _____

ARCHITECT: _____

BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

The building is an early example of the residential/commercial style constructed in this area. In 1880 Louis Hagmeier operated a grocery and saloon at this address.

21. SOURCES: Buffalo City Directory, 1880; Buffalo City Atlas, 1874, 1884, 1894.

22. THEME:

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 029-40-3026
QUAD _____
SERIES _____
NEG. NO. _____

APR 1 19

YOUR NAME: Buffalo Landmark & Preservation Soc DATE: JUL - 9 1979YOUR ADDRESS: Room 313 City Hall
Buffalo, N. Y. 14202 TELEPHONE: _____ORGANIZATION (if any): CBD

IDENTIFICATION

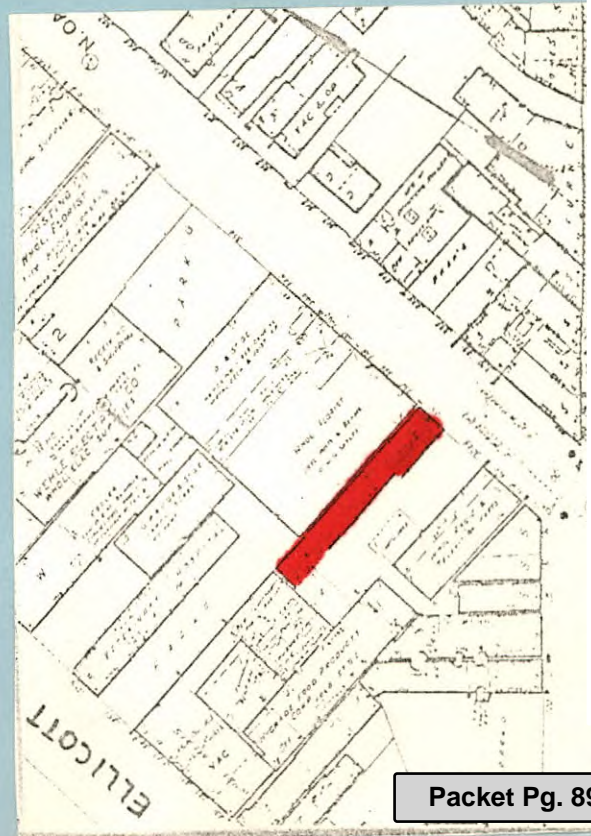
1. BUILDING NAME(S): _____
2. COUNTY: Erie TOWN/CITY: Buffalo VILLAGE: _____
3. STREET LOCATION: 332 N. Oak St.
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Bflo. Evergreen Co, Inc ADDRESS: _____
6. USE: Original: commercial/residential Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
Interior accessible: Explain By Permission

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐
(if known) b. wood frame with light members ☐
c. masonry load bearing walls ☒
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☐ b. good ☒ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____

12. PHOTO: 81-5

13. MAP:



Attachment: 328 North Oak - inventory form [Provided by Staff] (17556 : 328 North Oak Street)

14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐
 d. developers ☐ e. deterioration ☐
 f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn ☐ b. carriage house ☐ c. garage ☐
 d. privy ☐ e. shed ☐ f. greenhouse ☐
 g. shop ☐ h. gardens ☐
 i. landscape features: _____
 j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land ☐ b. woodland ☐
 c. scattered buildings ☐
 d. densely built-up ☒ e. commercial ☒
 f. industrial ☐ g. residential ☐
 h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
 (Indicate if building or structure is in an historic district)

Among commercial buildings of North Oak Street. Parking lot is directly next door to the south. The Elm-Oak arterial and proposed Industrial park is to the east.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
 Three story commercial/residential buildings with Italianate Styling. Gable roof Brackets in eaves. Second and third floors have windows with rounded arches, single light, double hung sashes and keystone. Second floor bay has paneled apron. First floor storefront has cast iron pilasters and wood door with single light and transoms.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1870

ARCHITECT: _____

BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

Good example of the type of commercial building that was built in Buffalo in the late 19th Century with residential units on the upper floors. The original owner was Louis Hagenmeyer (Haymeir on the 1884 map). He also owned the lot directly next door at 328 North Oak Street. The rear section of the building was originally a carriage house.

21. SOURCES:

Buffalo City Atlas 1872, 1884

22. THEME:

Commercial/Residential

Demolition to Rear Addition to 328 North Oak Street



Attachment: 328 North Oak - revised docs (17556 : 328 North Oak Street)



Attachment: 328 North Oak - revised docs (17556 : 328 North Oak Street)

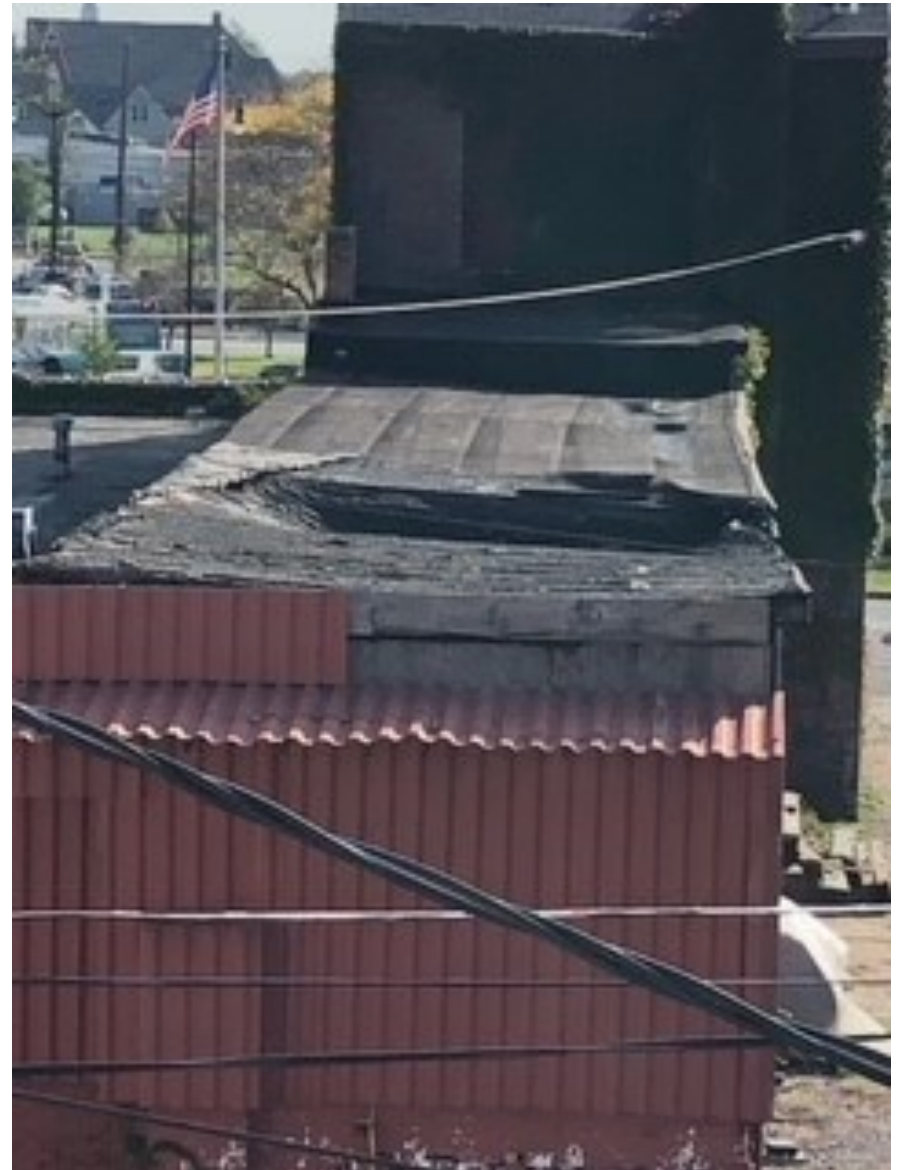


Attachment: 328 North Oak - revised docs (17556 : 328 North Oak Street)



Attachment: 328 North Oak - revised docs (17556 : 328 North Oak Street)

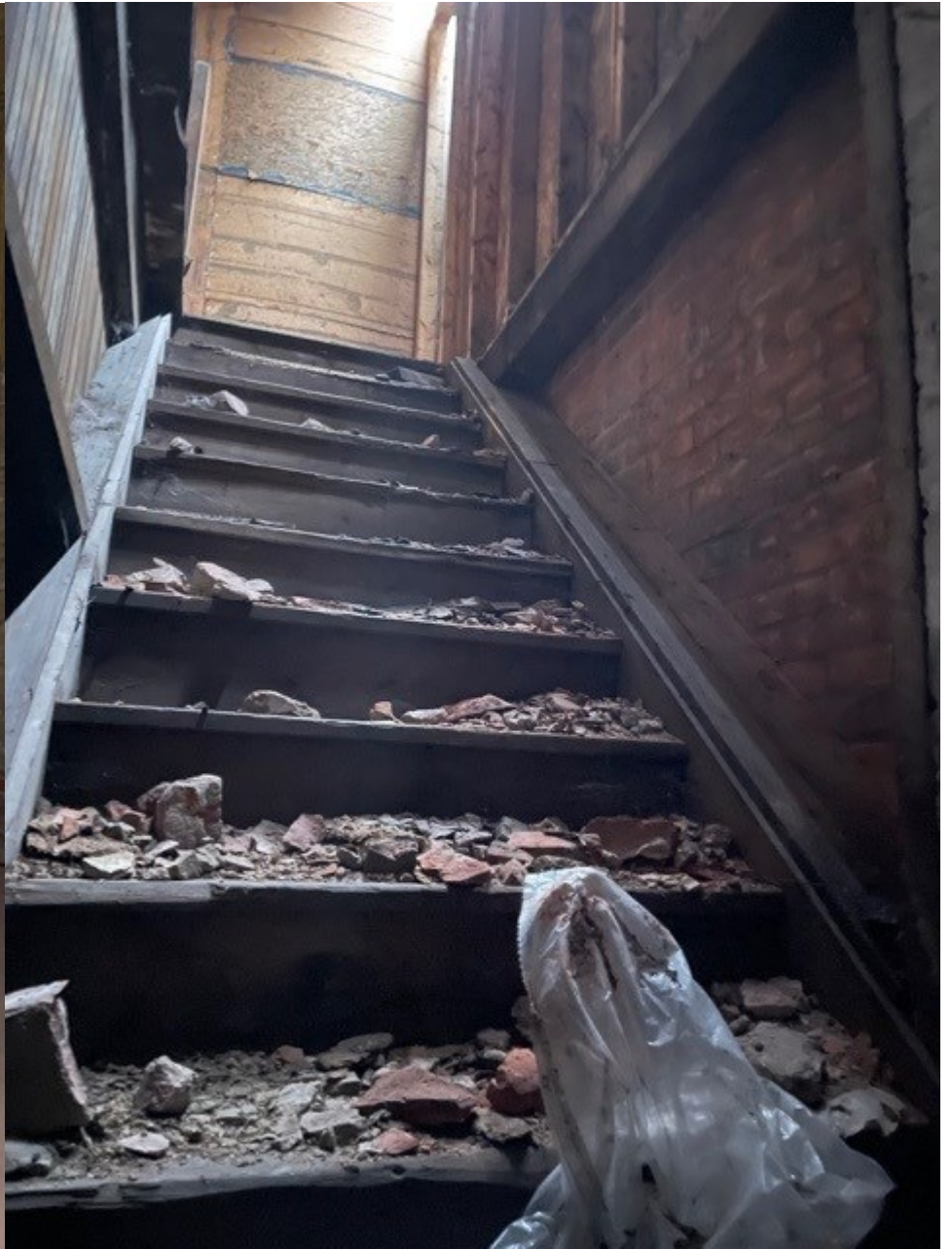




Attachment: 328 North Oak - revised docs (17556 : 328 North Oak Street)



Attachment: 328 North Oak - revised docs (17556 : 328 North Oak Street)



Attachment: 328 North Oak - revised docs (17556 : 328 North Oak Street)





The City of Buffalo Preservation Board

901 City Hall
Buffalo, NY 14202

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Certificate Activity - Board Action Required
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 17345

TABLED

AGENDA ITEM (ID # 17345)

1165 Delaware Avenue - Comprehensively replace windows with vinyl windows.

HISTORY:

10/21/21 Preservation Board TABLED Next: 11/04/21

The Preservation Board tabled this item to allow for a site visit by Don Gilbert, Anthony James, and Eric Lander.

11/04/21 Preservation Board TABLED Next: 11/18/21

This item was tabled at the applicant's request.

11/18/21 Preservation Board TABLED Next: 12/02/21

The Preservation Board tabled the item to request a vinyl window sample to be displayed on site at a future site visit, and to secure an accurate count of existing wood, aluminum clad, steel, and vinyl windows.

APPLICATION FOR CERTIFICATE
 CITY OF BUFFALO PRESERVATION BOARD
 901 CITY HALL, BUFFALO, NY 14202
 (716) 851-9675 chawley@city-buffalo.com

For City Use Only

Permit # _____

Designation: _____

Blue Form: ☐ Yes ☐ No

Property Address: 1165 Delaware Ave. Zip Code: 14209 Date: Oct 4, 2021
 Applicant: Gold Wynn Delaware LLC Phone: (416) 277-8522
 Email Address: josh@goldwynn.com

Owner (If Different from Applicant): _____
 Owner Address: 11 Summer Street, 14209 Estimated Project Cost: \$ \$200,000

Is this an application for a Demolition of a Landmark or Structure in a Historic District? ☐ Yes (\$500 application fee)

Is the Property Owner-Occupied? ☐ Yes (No application fee) ☒ No (\$50 fee under \$10K, \$100 fee over \$10K)

Is the owner seeking, or has sought, the Historic Tax Credit? ☐ Yes ☒ No ☐ Request more information

Submission Requirements

- Materials must be submitted at least 8 days prior to the following Preservation Board meeting. Applications for demolitions require submission 18 days prior to the Preservation Board meeting to allow for a public hearing to be scheduled.
- Please submit 12 copies of all application materials (unless the application is determined by staff to be eligible for a Certificate of No Effect, in which case only one copy is required).
- The Preservation Board meets on alternating Thursdays, except in the month of August, at 3pm at City Hall 901.

Please include the information requested below, based on the type of project

Windows/Doors/Siding

- ☐ Written description of proposed work, including details on size, type, material, and color of existing windows/doors/siding and the proposed new windows/doors/siding, if applicable
- ☐ "Cut Sheet" or specification sheet for proposed new windows, doors, siding, if applicable.
- ☐ Color photographs (printed or digital) showing the front of the property and the area where the windows/doors/siding will be installed.

Roofing

- ☐ Written description of proposed work, including type, material and color of the existing roof and the proposed new roof. Color photographs (printed or digital) showing at least two sides of the property, including a view of the existing roofing materials.
- Photograph, brochure or sample of proposed new roofing material.

Fences

- ☐ Written description of proposed work including size, type, material and color of existing and proposed new fence. Color photographs (printed or digital) showing the front of the property and the area(s) where the fence will be located.
- ☐ Site plan (drawn to scale) or survey showing where the proposed new fence will be located.
- Photograph, brochure or sample of proposed new fence.

Attachment: 1165 Delaware (17345 : 1165 Delaware Avenue)

Signs/Awnings

- 1. Written description of proposed work, including size, type, material and color of proposed new sign/awning.
- 2. Color photographs (printed or digital) showing the front of the property and the area where the sign/awning will be located
- 3. Sketch or drawing of proposed sign or awning, including size, type, material and color. It is helpful to provide a sketch that includes a drawing or photo of the building.
- 4. For detached signs, site plan (drawn to scale), sketch or survey showing location of proposed sign.

Landscaping/Site Features

- 1. Written description of proposed work.
- 2. Color photographs (printed or digital) showing the front of the property and the area(s) where the landscaping will be located.
- 3. Site plan (drawn to scale) or sketch showing location of proposed landscaping.
- 4. Description, photos or sketches of proposed plants, trees or other landscaping elements such as benches, gazebos, decks or walkways.

New Construction/Additions/Porches/Decks

- 1. Written description of proposed work.
- 2. Color photographs (printed or digital) showing all four sides of the property, and the area(s) where the addition/new construction will be located.
- 3. Site plan (drawn to scale) showing all new construction and its relationship to surrounding building(s).
- 4. Plans and elevation drawings drawn to scale that show the new addition and its relationship to the existing building.
- 5. Description, samples or brochures of proposed materials to be used on addition, including description of size, type, material and color
- 6. "Cut sheet" or specification sheet for proposed new materials, if applicable.

Demolition

- 1. Written statement stating the reason for demolition and future plans for the building/site.
- 2. Detailed color photographs (printed or digital) showing interior and exterior views.
- 3. Other supporting documentation – an engineer's report detailing the condition of the structure is highly recommended.

Other Work

- 1. Written description of proposed work.
- 2. Color photographs (printed or digital) showing at least two sides of the property.

Written description of Proposed Work (attach additional sheets if more space is needed)

Replace existing white wood double hung windows and existing white aluminum storm windows in existing openings, approx: 30" x 60" with white vinyl energy efficient windows and aluminum trim capping around the outside perimeter of windows. Lead sate installation also included for 12 black curve top wood windows – replace with vinyl curve top single hung.

Signature of Applicant: _____

Date: October 4, 2021



Attachment: 1165 Delaware - Delaware View.PNG (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - Corner View.PNG (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - West Ferry Side.PNG (17345 : 1165 Delaware Avenue)

Best-in-class performance features:

- 1 Reinforced narrow silhouette frame and sash profiles** make a statement of style with their low-profile design. The result is a beautiful and expanded glass area. At the same time, internal chambers increase structural integrity, rigidity, and energy efficiency.
 - 2 Composite meeting-rail reinforcement** allows for secure mounting of hardware; the non-conductive material helps reduce the transfer of energy.¹
 - 3 End-of-throw cam shift locking** delivers increased strength and protection to the recessed lock. It also includes an "unlocked" indicator.
 - 4 The smooth and uniform true sloped sill** quickly directs water runoff without the use of weep holes, keeping the exterior of the window clean and attractive.²
 - 5 When extreme wind and weather hit, our proprietary sill interlock** stands strong. Traditional sloped sill designs can allow the sash to bow during powerful winds, but with our interlocking sash-to-sill technology, the sash is channeled firmly into the window frame for a unified wall of strength.
- Our **telescoping sill dam** delivers a triple payoff: protection from air and water infiltration, increased structural stability, and enhanced beauty.
 - Our innovative **screen bulb seal** creates a snug fit that eliminates light and insect penetration between the screen and frame. It also aids in easy screen installation and removal.³

Additional sliding window features:

- Sashes glide horizontally for easy opening and closing.
- Both sashes lift out for convenient cleaning.
- Nylon-encased dual brass roller system for smooth gliding performance.

Insulated glass packages to meet your needs.

Maximize your energy savings by choosing a high-performance SolarZone insulated glass⁴ package to meet your specific climate challenges. The lower the U-Factor, the less energy you'll need to maintain the temperature of your home. In warm climates, the lower the Solar Heat Gain Coefficient (SHGC), the more you'll conserve on air-conditioning. In cool climates, the higher the SHGC, the more you'll conserve on heating.

THERMAL PERFORMANCE COMPARISON ⁴				
	DOUBLE-HUNG		SLIDING	
	U-FACTOR	SHGC	U-FACTOR	SHGC
Clear Glass	0.46	0.57	0.46	0.58
SolarZone	0.29	0.30	0.29	0.30
SolarZone Elite	0.29	0.21	0.28	0.21
SolarZone ThermD S3	0.28	0.37	0.28	0.37
SolarZone ThermD with Enhanced Cavity Foam	0.27	0.30	0.27	0.30
SolarZone ThermD Elite	0.28	0.21	0.27	0.21
SolarZone Plus IE-Liner	0.28	0.30	0.27	0.30
SolarZone Plus S3	0.28	0.37	0.27	0.37
SolarZone Plus Elite	0.27	0.21	0.27	0.21
SolarZone Plus Elite with Enhanced Cavity Foam	0.26	0.21	0.26	0.21

⁴ Whole window values are based on double-strength glass, standard 4000 Series offering with composite reinforcements. Grids, ST and HP performance values are also available.

Clear: Double-paned clear glass unit.

SolarZone: Double-paned unit with one pane of Low-E glass, argon gas, and metal alloy intercept spacer.

SolarZone Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and metal alloy intercept spacer.

SolarZone ThermD S3: Double-paned unit with one pane of Low-E glass on surface 3, argon gas, and stainless steel intercept spacer.

SolarZone ThermD with Enhanced Cavity Foam: Double-paned unit with one pane of Low-E glass, argon gas, and stainless steel intercept spacer, along with enhanced cavity foam mainframe.

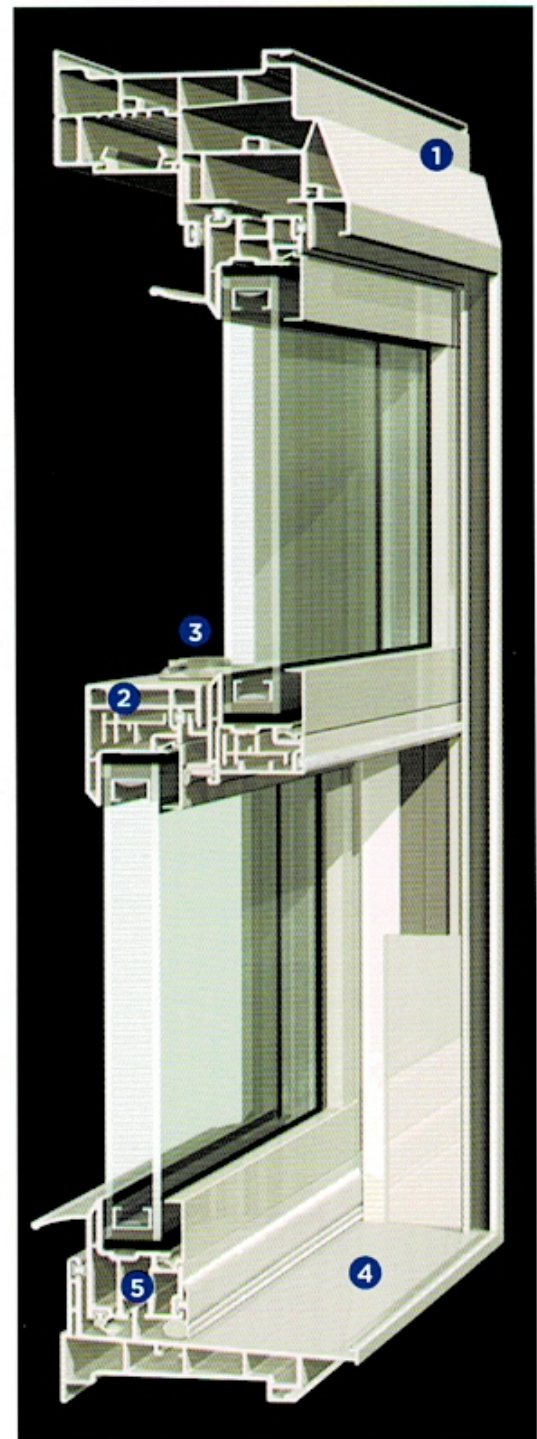
SolarZone ThermD Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and stainless steel intercept spacer.

SolarZone Plus IE-Liner: Double-paned unit with one pane of Low-E glass, argon gas, and foam spacer, along with insulation-enhanced mainframe.

SolarZone Plus S3: Double-paned unit with one pane of Low-E glass on surface 3, argon gas, and foam spacer.

SolarZone Plus Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and foam spacer.

SolarZone Plus Elite with Enhanced Cavity Foam: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and foam spacer, along with enhanced cavity foam mainframe.



- Double-hung base model will automatically be converted to ST (steel reinforcement) for all units ordered in excess of 48" wide or 84" high.
- For larger size windows or to meet specific DP/PG ratings, optional weeps/performance package must be ordered.
- Available only with the full screen option.



Attachment: 1165 Delaware - IMG_5541.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5542.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5543.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5544.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5546.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5547.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5548.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5549.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5553.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5554.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5555.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5556.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5557.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5558.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5562.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5563.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5564.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5565.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5566.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - IMG_5567.jpg (17345 : 1165 Delaware Avenue)



Attachment: 1165 Delaware - image (17345 : 1165 Delaware Avenue)



The City of Buffalo Preservation Board

901 City Hall
Buffalo, NY 14202

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Certificate Activity - Board Action Required
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 14783 A

TABLED

AGENDA ITEM (ID # 14783)

310 Jersey Street - Replace a slate roof with an asphalt shingle roof.

HISTORY:

07/22/21 Preservation Board **TABLED** Next: 09/09/21

The Preservation Board tabled this item to allow the applicant to explore the feasibility of in-kind replacement of the slate roof with new slate or synthetic slate.

09/09/21 Preservation Board **TABLED** Next: 09/23/21

This item was tabled at the applicant's request.

11/18/21 Preservation Board **TABLED** Next: 12/02/21

The Preservation Board tabled the item to request a spec sheet for a matching asphalt shingle roofing product.

APPLICATION FOR CERTIFICATE
CITY OF BUFFALO PRESERVATION BOARD
 901 CITY HALL, BUFFALO, NY 14202
 (716) 851-9675 chawley@city-buffalo.com

For City Use Only

Permit # _____

Designation: _____

Blue Form: ☐ Yes ☐ No

Property Address: 310 Jersey Street Zip Code: 14201 Date: 7/12/21
 Applicant: Project X Holdings LLC Phone: 716-332-5959
 Email Address: joeq@savarinocompanies.com

Owner (If Different from Applicant): _____

Owner Address: 68 Norwood Ave, Buffalo, NY 14222 Estimated Project Cost: \$ 99,250.00

Is this an application for a Demolition of a Landmark or Structure in a Historic District? ☐ Yes (\$500 application fee)Is the Property Owner-Occupied? ☐ Yes (No application fee) ☒ No (\$50 fee under \$10K, \$100 fee over \$10K)Is the owner seeking, or has sought, the Historic Tax Credit? ☒ Yes ☐ No ☐ Request more informationSubmission Requirements

- Materials must be submitted at least 8 days prior to the following Preservation Board meeting. Applications for demolitions require submission 18 days prior to the Preservation Board meeting to allow for a public hearing to be scheduled.
- Please submit 12 copies of all application materials (unless the application is determined by staff to be eligible for a Certificate of No Effect, in which case only one copy is required).
- The Preservation Board meets on alternating Thursdays, except in the month of August, at 3pm at City Hall 901.

Please include the information requested below, based on the type of project

Windows/Doors/Siding

- ☐ Written description of proposed work, including details on size, type, material, and color of existing windows/doors/siding and the proposed new windows/doors/siding, if applicable
- ☐ "Cut Sheet" or specification sheet for proposed new windows, doors, siding, if applicable.
- ☐ Color photographs (printed or digital) showing the front of the property and the area where the windows/doors/siding will be installed.

Roofing

- ☒ Written description of proposed work, including type, material and color of the existing roof and the proposed new roof.
- ☒ Color photographs (printed or digital) showing at least two sides of the property, including a view of the existing roofing materials.
- ☒ Photograph, brochure or sample of proposed new roofing material.

Fences

- ☐ Written description of proposed work including size, type, material and color of existing and proposed new fence.
- ☐ Color photographs (printed or digital) showing the front of the property and the area(s) where the fence will be located.
- ☐ Site plan (drawn to scale) or survey showing where the proposed new fence will be located.
- ☐ Photograph, brochure or sample of proposed new fence.

Signs/Awnings

- ☐ Written description of proposed work, including size, type, material and color of proposed new sign/awning.
- ☐ Color photographs (printed or digital) showing the front of the property and the area where the sign/awning will be located.
- ☐ Sketch or drawing of proposed sign or awning, including size, type, material and color. It is helpful to provide a sketch that includes a drawing or photo of the building.
- ☐ For detached signs, site plan (drawn to scale), sketch or survey showing location of proposed sign.

Landscaping/Site Features

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing the front of the property and the area(s) where the landscaping will be located.
- ☐ Site plan (drawn to scale) or sketch showing location of proposed landscaping.
- ☐ Description, photos or sketches of proposed plants, trees or other landscaping elements such as benches, gazebos, decks or walkways.

New Construction/Additions/Porches/Decks

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing all four sides of the property, and the area(s) where the addition/new construction will be located.
- ☐ Site plan (drawn to scale) showing all new construction and its relationship to surrounding building(s).
- ☐ Plans and elevation drawings drawn to scale that show the new addition and its relationship to the existing building.
- ☐ Description, samples or brochures of proposed materials to be used on addition, including description of size, type, material and color.
- ☐ "Cut sheet" or specification sheet for proposed new materials, if applicable.

Demolition

- ☐ Written statement stating the reason for demolition and future plans for the building/site.
- ☐ Detailed color photographs (printed or digital) showing interior and exterior views.
- ☐ Other supporting documentation – an engineer's report detailing the condition of the structure is highly recommended.

Other Work

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing at least two sides of the property.

Written description of Proposed Work (attach additional sheets if more space is needed)

See Attached.

Signature of Applicant: _____

Date: _____

7.12.21

Addendum 1 - 310 Jersey – Preservation Certificate Application

Description of Proposed Work

Full tear off of existing slate roofing on mansard sloped roof sections. Replace with CertainTeed Carriage House asphalt shingle. The Black Pearl color of the Carriage House style asphalt shingle closely mimics the appearance (shape and color) of the existing fish scale slate.

Installation of OSB plywood decking on all sections.

Remove and replace all flashing (step, pipe boot, vent, and drip/rake edge).

Remove and replace wooden hip coping, which will be replicated to match existing profile.

Photographs of Existing Conditions

Northwest Elevation



Attachment: 310 Jersey (14783 : 310 Jersey Street)

Southwest Elevation



South Elevation



Historic Tax Credit Precedent Projects with Asphalt Replacement of Slate (Similar Product)

The examples below have been reviewed by SHPO and were both HTC projects. Specifically, the shingle used at the Immaculate Conception Rectory was approved by NPS as an appropriate substitute material since it matched the “appearance” of the historic fabric.

200 Summer Street



Attachment: 310 Jersey (14783 : 310 Jersey Street)

Historic Tax Credit Precedent Projects with Asphalt Replacement of Slate (Similar Product) - Cont'd

144 South Elmwood

Immaculate Conception Rectory



Attachment: 310 Jersey (14783 : 310 Jersey Street)

State Historic Preservation Office Correspondence

Attachment: 310 Jersey (14783 : 310 Jersey Street)

Joe Quinn

From: Kerry Traynor <ktraynor@kta-preservation.com>
Sent: Tuesday, April 20, 2021 11:37 AM
To: Joe Quinn
Subject: Fwd: 310 Jersey Street question
Attachments: GrandManor_Brochure_CTR20-20-1647_LR_2001_E.pdf; PRHP00000918_IF_0020122_02940_000621.pdf; Photo 1 IMG_7127.JPG; Photo 12 IMG_7132.JPG; Photo 32_IMG_6080.JPG; Photo 35_IMG_6079.JPG

I sent the below to Julian this morning - with a call reminding him. His response is below:

\$

Adams, Julian (PARKS)

to me

The material shown on the other project looks good – It's always about the appearance and if it's a good "mimic". From the photos it looks to me like it will be okay.

----- Forwarded message -----

From: Kerry Traynor <ktraynor@kta-preservation.com>
Date: Tue, Apr 20, 2021 at 10:14 AM
Subject: 310 Jersey Street question
To: Julian.Adams (Julian.Adams@parks.ny.gov) <Julian.Adams@parks.ny.gov>

Hi Julian -

I have a roof question for 310 Jersey Street.

The slate roof is failing and needs to be replaced. It is a gray roof with some fish scale shingles. I have attached the inventory form, which has a photo showing the historic roof.

My client would like to come back with a substitute material. We would like to use an asphalt product (brochure attached) that was used at 200 Summer (before the tax credit project there). We used this project at the Immaculate Conception Rectory and it was approved.

This is going to be a tax credit project. We are in the process of getting a part 1 in (the building is already NR). The work will also have to go before the Preservation Board. Do you think the substitute materials would be consistent with the Standards?

Thoughts?

Attached are the inventory form; product information; photos of 200 Summer and Immaculate Conception Rectory.

Best,
 Kerry

Attachment: 310 Jersey (14783 : 310 Jersey Street)

--

Kerry L. Traynor, Preservation Specialist



kta preservation specialists

422 Parker Avenue

Buffalo, NY 14216

716.864.0628

--

Kerry L. Traynor, Preservation Specialist



kta preservation specialists

422 Parker Avenue

Buffalo, NY 14216

716.864.0628

Attachment: 310 Jersey (14783 : 310 Jersey Street)

Product Brochure
CertainTeed Carriage House
Color: Black Pearl

Attachment: 310 Jersey (14783 : 310 Jersey Street)

CARRIAGE HOUSE[®]

Luxury Roofing Shingles



Attachment: 310 Jersey (14783 : 310 Jersey Street)

CertainTeed
SAINT-GOBAIN



Attachment: 310 Jersey (14783 : 310 Jersey Street)

Slated for Perfection

From the sweep of a Victorian frame to the symmetry of a Colonial gable, the preservation of timeless architecture accented by steeply pitched roofs is a hallmark of the Carriage House® luxury shingle.

Carriage House has been painstakingly designed to evoke the unique hand-crafted look that is at home with our heritage. And the level of protection provided by Carriage House's super heavyweight construction makes for a perfect pitch.

ARCHITECTURAL VISION

Equal measures of craftsmanship and architectural creativity are at play in this shingle. With cut-away corners and wide, dark shadow lines, Carriage House creates a one-of-a-kind look of scalloped-edge natural slate...the perfect roofline for your home.

STREAKFIGHTER® PROTECTION

The ultimate in stain protection, CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper to combat the ugly black streaking caused by algae and help your roof maintain its beauty for years to come.

SUPER CONSTRUCTION

An ingenious construction that combines two full-sized base shingles, four layers of protection, and an oversized 8" exposure. Made of the industry's most durable roofing materials, you'll have a roof that really endures the elements.

The super-heavyweight that offers premium performance and the pride and prestige of scalloped slate is a perfect solution for a steeply-pitched roof. Carriage House luxury shingles. A most unique shingle for a one-of-a-kind home.

Attachment: 310 Jersey (14783 : 310 Jersey Street)



Attachment: 310 Jersey (14783 : 310 Jersey Street)

CARRIAGE HOUSE® COLOR PALETTE



Colonial Slate



Gatehouse Slate



Stonegate Gray



Black Pearl

Perfect Pitch in the Grand Style

CARRIAGE HOUSE®

- Hand-crafted scalloped cut that mimics natural slate
- Dynamic color options
- StreakFighter® protection against algae
- Superior resistance to fire and high winds

Carriage House, shown in Georgian Brick

Attachment: 310 Jersey (14783 : 310 Jersey Street)



Brownstone



Georgian Brick



Sherwood Forest



Victorian Blue

Strength with Style

CARRIAGE HOUSE®

- Class A fire resistance
- Algae resistant
- 110 MPH wind warranty, upgrade to 130 MPH available
- Lifetime-limited warranty



SPECIFICATIONS

- Two full-size, fiberglass-based shingles
- Unique chamfered cut for scalloped appearance
- Four-layer coverage when applied

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **STREAK**Fighter® 5-year algae-resistant warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistant warranty
- Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required.

See actual warranty for specific details and limitations.



Add a Little Accent to Your Roof

For a stylish finishing touch to cap hips and ridges, use Shangle Ridge® accessory—available in colors to match your Carriage House shingles.

Color Companion Products™ for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.

The Ultimate in Stain Protection

STREAKFighter® Algae-Resistant Stain Technology

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with StreakFighter Technology

Ceramic coating
Copper layer
Mineral core

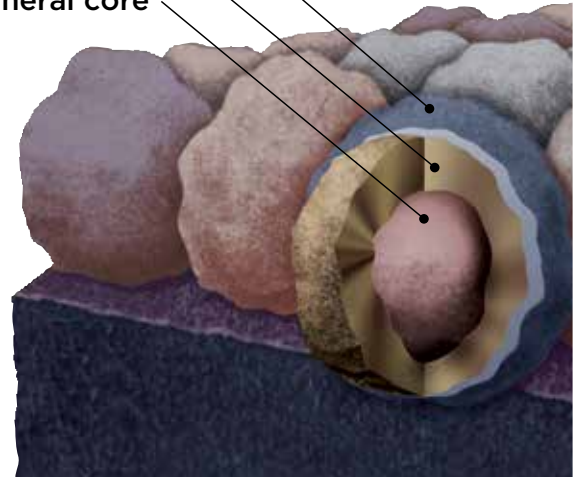


Diagram for illustrative purposes only.

Attachment: 310 Jersey : 310 Jersey Street)



310 Jersey - Preservation Cert. Application

Page 17 of 18

Packet Pg. 145



Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE

With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

It all starts with CertainTeed's broad line of shingles, featuring brilliant color blends, dramatic styles and shadow lines, and the strongest warranties in the industry. The right shingle can mean the difference between an average, everyday look or a beautiful roof that's the talk of the neighborhood.

Shingles are just the beginning - to keep your new roof performing and looking great for years to come it takes a complete CertainTeed Integrity Roof System approach.



1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

5. Hip & Ridge Caps

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

6. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

learn more at: certainteed.com/roofing



310 Jersey - Preservation Cert. Application

CertainTeed

CEILINGS • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM

20 Moores Road Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com

© 01/20 Certa

Packet Pg. 146

BUILDING-STRUCTURE INVENTORY FORM

NEW YORK STATE HISTORIC TRUST
OFFICE OF PARKS AND RECREATION
ALBANY, NEW YORK (518) 457-3753

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

Buffalo Landmark & Preservation Board
YOUR NAME: Room 313 City Hall
YOUR ADDRESS: Buffalo, N. Y. 14202
TELEPHONE: _____
ORGANIZATION (if any): LAKEVIEW 34

IDENTIFICATION

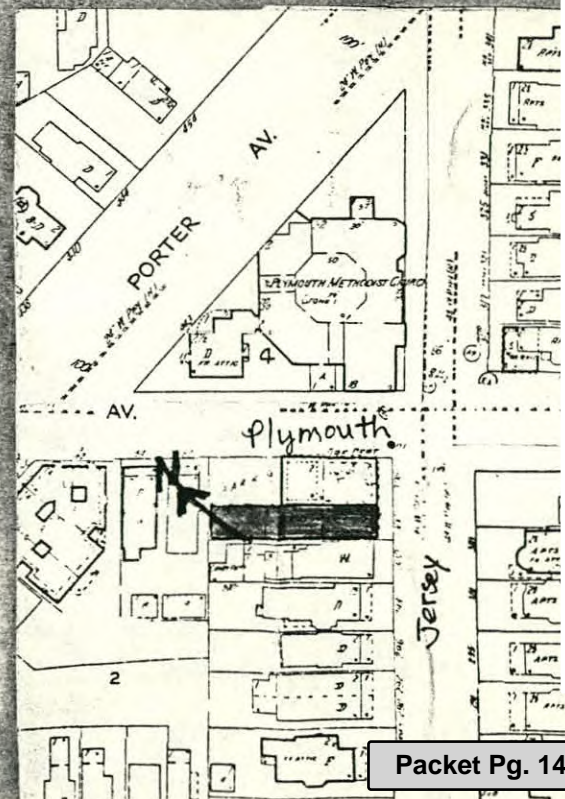
1. BUILDING NAME(S): 302 Jersey Street
2. COUNTY: Erie TOWN/CITY: Buffalo VILLAGE: _____
3. STREET LOCATION: NW corner of Jersey and Plymouth
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: City of Buffalo ADDRESS: 65 Niagara Square
6. USE: Original: Firehouse Present: Firehouse
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
Interior accessible: Explain By permission

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐
(if known) b. wood frame with light members ☐
c. masonry load bearing walls ☒
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☐ b. good ☒ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____

12. PHOTO: 43-19

13. MAP:



14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐
 d. developers ☐ e. deterioration ☐
 f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn ☐ b. carriage house ☐ c. garage ☐
 d. privy ☐ e. shed ☐ f. greenhouse ☐
 g. shop ☐ h. gardens ☐
 i. landscape features: _____
 j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land ☐ b. woodland ☐
 c. scattered buildings ☐
 d. densely built-up ☒ e. commercial ☒
 f. industrial ☐ g. residential ☒
 h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

(Indicate if building or structure is in an historic district)

Among residential houses of Jersey Street which are mostly Queen Anne Style. Church across street at NE corner. Deli diagonally across street on SE corner.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

Three story Second Empire Style firehouse. Straight sided mansard roof with hexagonal slate tile. Pedimented dormers with paired windows, patera motif over some windows. Modillions under eaves. Second floor has series of nine brick pilasters with stone capitals with scroll and foliate pattern, paired windows have pediment like stone heads with foliate carvings, and modillions.

SIGNIFICANCE First floor has stone cornice with triglyphs, brick

19. DATE OF INITIAL CONSTRUCTION: **c. 1873**

ARCHITECT: _____

BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

18 cont'd pilasters with stone capitals having foliate carvings. Three large garage doors. East side has segmental arched second floor windows and round arched first floor windows.

20. Unique styled firehouse in the City of Buffalo, Engine # 2 is one of the city's oldest operating firehouses. It was built on the site of the first Jersey Street Methodist Church. In 1917 the firehouse burned and just a brick shell remained. The firehouse was rebuilt and still operates today.

21. SOURCES:

**Allentown Walking Tour p. 22
 Buffalo City Atlas, 1872, 1884**

18. The Buffalo Fire Department became a paid department in 1880. Prior to this time the fire protection was provided for by volunteer companies with names like Liberty, Neptune, Vigilant, etc. So this is hard to determine the location of these stations and I doubt if this particular station was a volunteer company. The official records begin the next fiscal year and Engine #2 appears at its present location of the corner of Jersey and Plymouth. So one could assume that this firehouse was built around 1880-81 at this time (1880-81) there was a single building housing one house drawn steam engine. There was no ladder at this location until some years later. Sometime around 1885-86 this building burned down, no information can be found on this fire, but I have found reference made to the fact that in June 30, 1886 the Engine 2 house was reopened after rebuilding. The west side continued to be built up and the need for a ladder became urgent. In 1897, July 1 Hook and Ladder #9 was put into service in its own building beside the engine on the corner of Jersey and Plymouth at this time there were two separate buildings at this corner and the individual walls can be still seen. There were two entrances for people to walk through and each building had separate stalls for the horses, hay mows, sleeping quarters and other services, nothing was shared. Sometime around the turn of the century the two buildings were joined together and the building remains basically the same today as it did then.

The land survey for both buildings dated 1897 was for a piece of land measuring 60X126.5. The one building occupies this same parcel today. Starting in the basement the foundation is of white stone possible limestone the ladder side being longer than the engine side. The basements are on either side up by the original walls and are broken up by heavy lines which were coal lines before the introduction of gas furnaces. Floors were originally wood and a unique feature was a pit where the engine and ladder could be worked on from the basement. Moving up to the apparatus room, the rooms on either side of a long stairway to the sleeping quarters, where the ladder and engine are kept are fairly plain. The fit for the equipment is tight but adequate, the ceiling is a fine embossed pattern ceiling in good repair, the walls are brick and the floor concrete, a small watch desk is located in the front of the building between the engine and the truck. This watch area contains the telegraph system and the boxes services by the two companies are located here. The stable area of the ladder company is a kitchen today and the stable area behind the engine is used for recreation.

The stairway leading to the second floor is a straight wooden stair going from the front of the building to the rear. Here are contained the sleeping quarters and bathroom facilities for the men of each company. The floors are wooden, the ceiling tin, the bathrooms are nicely done with large slabs of marble. There are two chimneys on each side of the building and there are two brass poles on side going down to the respective apparatus room. Behind the sleeping quarters are the old hay storage areas not presently in use. There is a large sliding door on the engine side where a block and tackle was attached to a rail to hoist grain bags and bales of hay. Moving to the third floor one travels up a winding wooden staircase to the top level. There is considerable room by the use of a mansard roof and the detail of the wood structure can easily be seen. The third floor was once used as work area and recreation space. There does not appear to be any hose drying tower. There is brass poles to the second level and from the third level.

The exterior of the building is primarily brick. There is stone ornamentation over the bay doors and the second and third floors in front

e decorated with bracketed wood fixtures. On the ground floor there are metal diamond shaped plates used to the front walls to the sides of the building. One either side of the bay doors are metal brick protectors made by the Washington Iron Works of Buffalo. The windows on the side toward Plymouth are ornamentated with stone lintels. The building has a classic mansard roof with slate shingles and the windows are dormered. In the rear of the building is a brick wall going from the back of the ladder company extending to Plymouth there is a small section of wall running southward from the corner and the wooden gates that connected the wall with the rear of the engine house have been removed. Originally there was a roof over the walled area of the storage of equipment.

There have been numerous alterations over the years. Some changes were the result of new innovations in fire fighting equipment. New doors were put in in the 1920's to accommodate larger apparatus. Repairs have been made to the roof on several occasions. With the loss of the horses minor changes took place to better use the space once occupied by the horses. Information on technical and architectural changes is very hard to come by.



The City of Buffalo Preservation Board

901 City Hall
Buffalo, NY 14202

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Certificate Activity - Board Action Required
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 17346

TABLED

AGENDA ITEM (ID # 17346)

1054 Broadway - Undertake masonry repointing, replacement of missing coping tiles, replacement of arches over window openings, and replacement of non-original windows with fiberglass windows fitting the original openings.

HISTORY:

10/21/21 Preservation Board Tabled

Next: 11/04/21

11/04/21 Preservation Board Tabled

Next: 11/18/21

This item was tabled at the applicant's request.

11/18/21 Preservation Board Tabled

Next: 12/02/21

This item was tabled at the applicant's request.

For City Use Only

APPLICATION FOR CERTIFICATE
CITY OF BUFFALO PRESERVATION BOARD
 901 CITY HALL, BUFFALO, NY 14202
 (716) 851-9675 chawley@city-buffalo.com

Permit # _____

Designation: _____

Blue Form: ☐ Yes ☐ NoProperty Address: 1054 Broadway Zip Code: 14212 Date: 10/12/21Applicant: Anthony O. James, Architect Phone: _____Email Address: anthonyojames@gmail.comOwner (If Different from Applicant): Amana Multi Trade, Inc., Murad HowladerOwner Address: 905 Sycamore St., Buffalo, NY 14212 Estimated Project Cost: \$ 50,000+Is this an application for a Demolition of a Landmark or Structure in a Historic District? ☐ Yes (\$500 application fee)Is the Property Owner-Occupied? ☒ Yes (No application fee) ☐ No (\$50 fee under \$10K, \$100 fee over \$10K)Is the owner seeking, or has sought, the Historic Tax Credit? ☐ Yes ☒ No ☐ Request more informationSubmission Requirements

- Materials must be submitted at least 8 days prior to the following Preservation Board meeting. Applications for demolitions require submission 18 days prior to the Preservation Board meeting to allow for a public hearing to be scheduled.
- Please submit 12 copies of all application materials (unless the application is determined by staff to be eligible for a Certificate of No Effect, in which case only one copy is required).
- The Preservation Board meets on alternating Thursdays, except in the month of August, at 3pm at City Hall 901.

Please include the information requested below, based on the type of projectWindows/Doors/Siding

- ☐ Written description of proposed work, including details on size, type, material, and color of existing windows/doors/siding and the proposed new windows/doors/siding, if applicable
- ☐ "Cut Sheet" or specification sheet for proposed new windows, doors, siding, if applicable.
- ☐ Color photographs (printed or digital) showing the front of the property and the area where the windows/doors/siding will be installed.

Roofing

- ☐ Written description of proposed work, including type, material and color of the existing roof and the proposed new roof.
- ☐ Color photographs (printed or digital) showing at least two sides of the property, including a view of the existing roofing materials.
- ☐ Photograph, brochure or sample of proposed new roofing material.

Fences

- ☐ Written description of proposed work including size, type, material and color of existing and proposed new fence.
- ☐ Color photographs (printed or digital) showing the front of the property and the area(s) where the fence will be located.
- ☐ Site plan (drawn to scale) or survey showing where the proposed new fence will be located.
- ☐ Photograph, brochure or sample of proposed new fence.

Attachment: 1054 Broadway.pdf (17346 : 1054 Broadway)

Signs/Awnings

- ☐ Written description of proposed work, including size, type, material and color of proposed new sign/awning.
- ☐ Color photographs (printed or digital) showing the front of the property and the area where the sign/awning will be located.
- ☐ Sketch or drawing of proposed sign or awning, including size, type, material and color. It is helpful to provide a sketch that includes a drawing or photo of the building.
- ☐ For detached signs, site plan (drawn to scale), sketch or survey showing location of proposed sign.

Landscaping/Site Features

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing the front of the property and the area(s) where the landscaping will be located.
- ☐ Site plan (drawn to scale) or sketch showing location of proposed landscaping.
- ☐ Description, photos or sketches of proposed plants, trees or other landscaping elements such as benches, gazebos, decks or walkways.

New Construction/Additions/Porches/Decks

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing all four sides of the property, and the area(s) where the addition/new construction will be located.
- ☐ Site plan (drawn to scale) showing all new construction and its relationship to surrounding building(s).
- ☐ Plans and elevation drawings drawn to scale that show the new addition and its relationship to the existing building.
- ☐ Description, samples or brochures of proposed materials to be used on addition, including description of size, type, material and color.
- ☐ "Cut sheet" or specification sheet for proposed new materials, if applicable.

Demolition

- ☐ Written statement stating the reason for demolition and future plans for the building/site.
- ☐ Detailed color photographs (printed or digital) showing interior and exterior views.
- ☐ Other supporting documentation – an engineer's report detailing the condition of the structure is highly recommended.

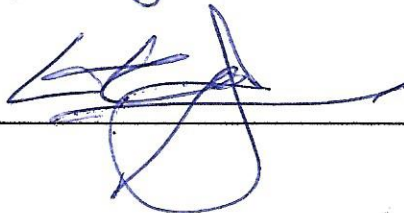
Other Work

- ☐ Written description of proposed work.
- ☐ Color photographs (printed or digital) showing at least two sides of the property.

Written description of Proposed Work (attach additional sheets if more space is needed)

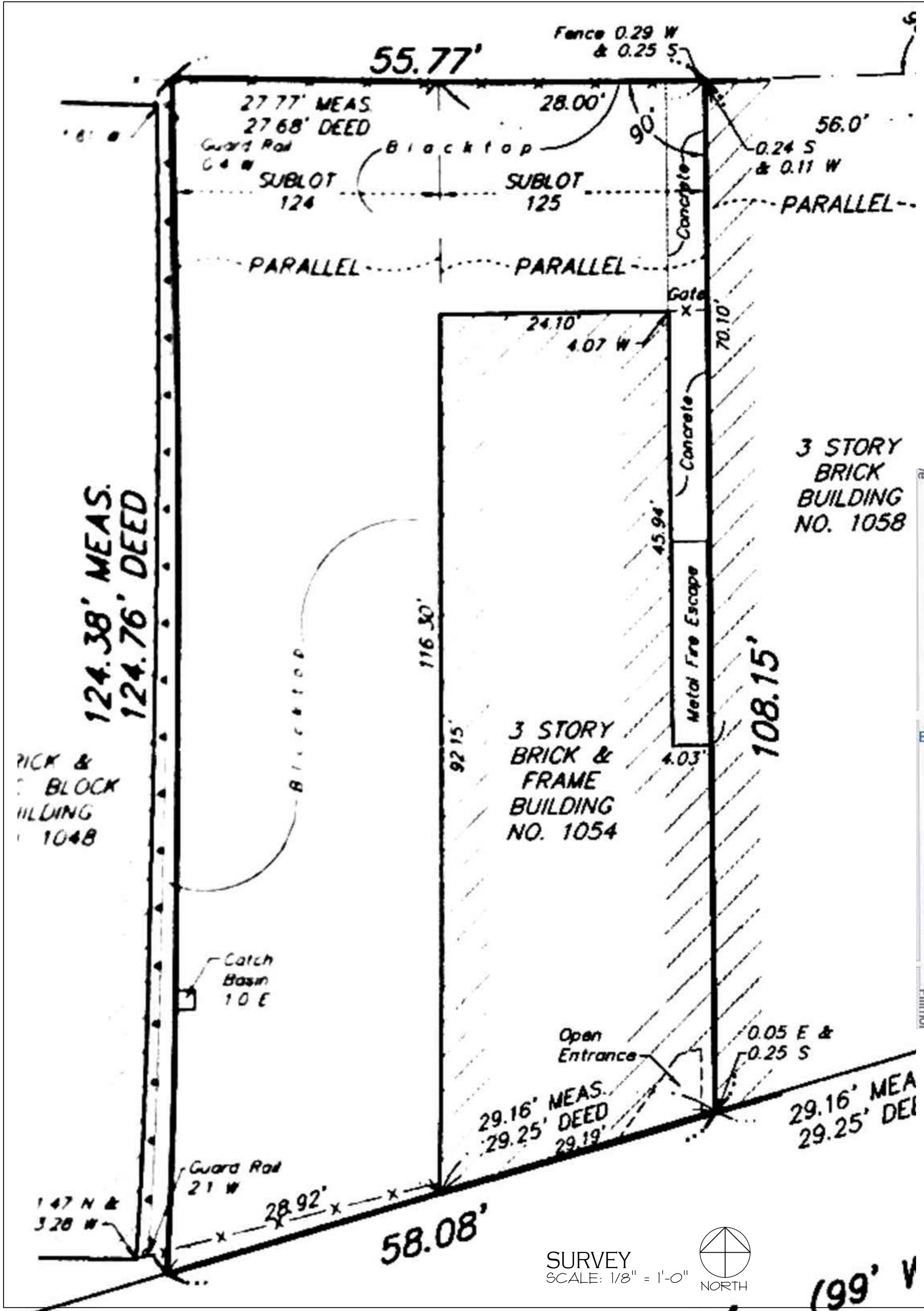
This is a preliminary submission to get the Preservation Boards input on how best to accommodate financial concerns and preservation issues. The project is facade repair (including replacing some missing coping tiles), principally of brickwork failing due to failure of arches over window openings. Existing (non-original) windows will also be replaced with fiberglass windows to fit original brick openings.

Signature of Applicant: _____



Date: Oct. 13, '21

Attachment: 1054 Broadway.pdf (17346 : 1054 Broadway)



1054 Broadway

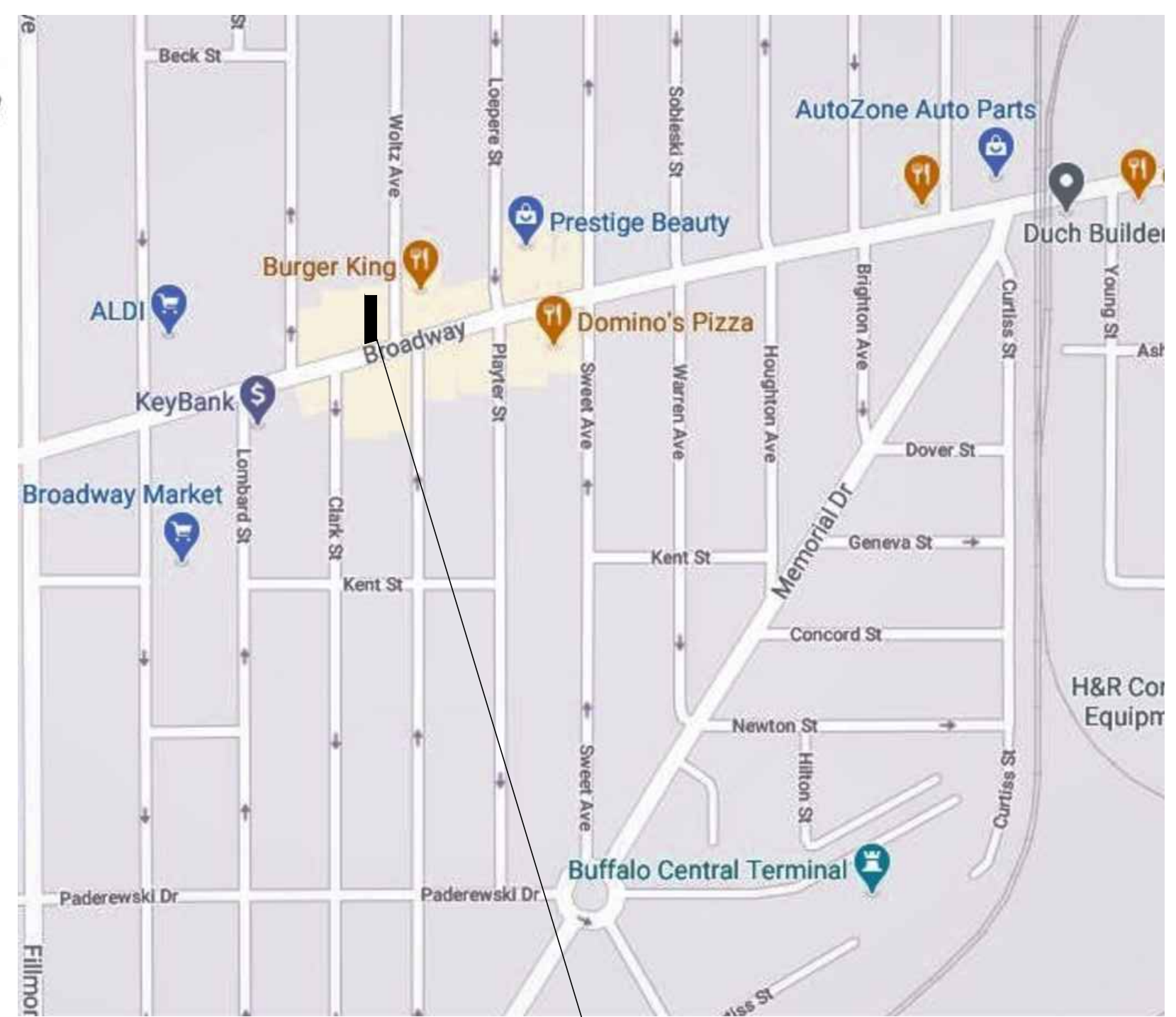
FACADE & COPING REPAIR
BUFFALO, NEW YORK 14212

PROJECT DESCRIPTION

SBL# 112.29-1-22
FACADE REPAIRS INCLUDING REPLACING WINDOW LINTELS, MASONRY REPAIR,
WINDOW REPLACEMENT AND COPING REPAIR

CODE NOTES

1. ZONING DISTRICT: N-3C
2. USE GROUP: M - MERCANTILE
3. CONSTRUCTION TYPE: 3B
4. EXISTING BUILDING FOOTPRINT: 2,303 SQ.FT.
(NO CHANGE)
5. IEBC ALTERATION LEVEL 2



LOCATION MAP
NOT TO SCALE

DRAWING INDEX

- | | |
|-----|-------------------------|
| A-1 | COVER SHEET & SURVEY |
| A-2 | EXISTING CONDITIONS |
| A-3 | FRONT ELEVATION OPTIONS |

ANTHONY O. JAMES, ARCHITECT
160 GREENFIELD STREET
BUFFALO, NY 14214
716-243-1261
anthonyojames@gmail.com

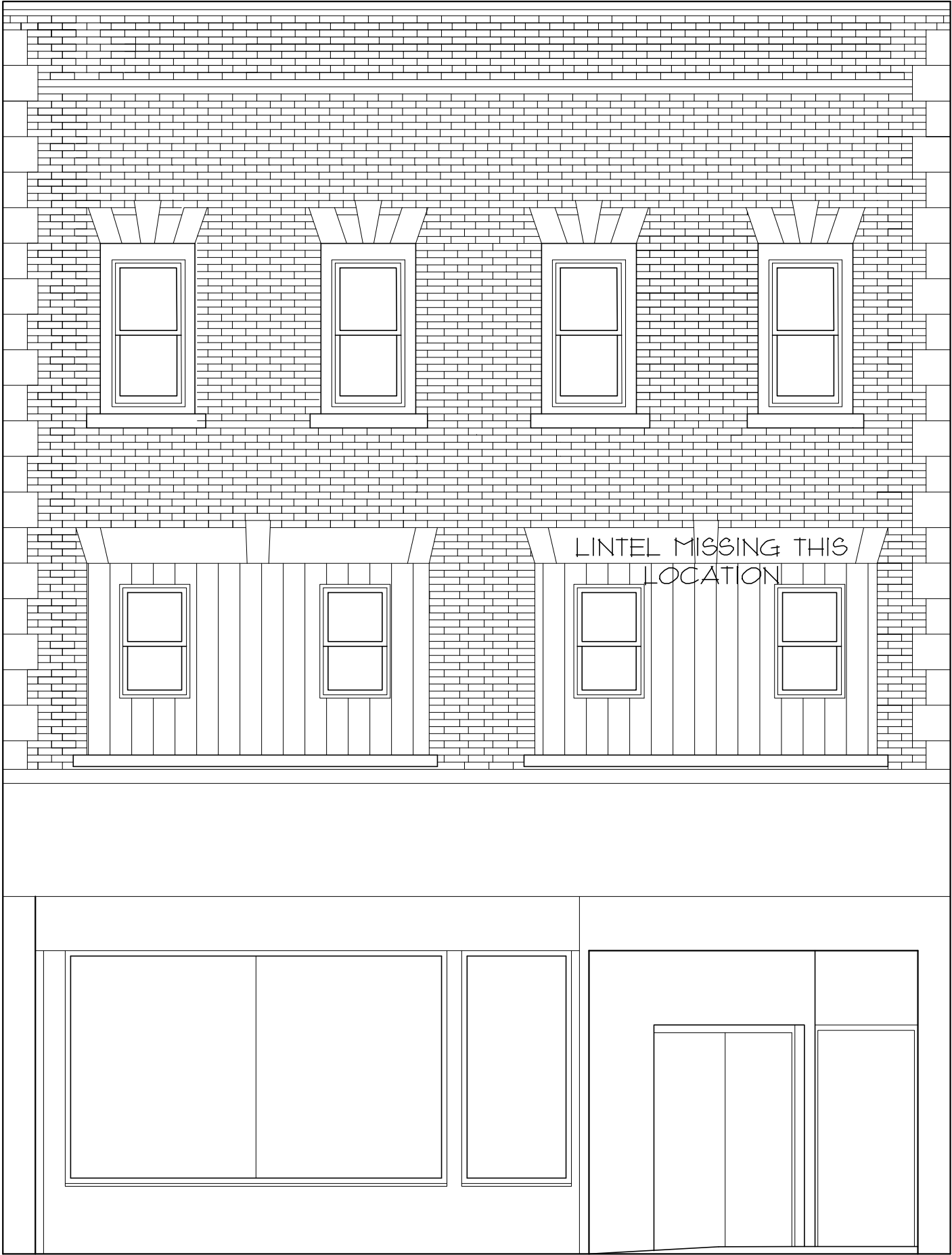
COVER SHEET & SURVEY

PRELIMINARY
SCALE: 1/8" = 1'-0"

1054 BROADWAY
FACADE AND COPING REPAIRS
BUFFALO, NEW YORK 14212

PRELIMINARY 10.7.21

A-1



NOTE: ALL WINDOWS ARE REPLACEMENT WINDOWS, 2ND FLOOR WINDOWS ARE VINYL, 3RD FLOOR WINDOWS ARE WOOD

1. SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



3. FLAT ARCH DETAIL VIEW, WEST 2 BAYS



2. SOUTH ELEVATION:
2ND & 3RD FLOORS



4. FLAT ARCH DETAIL, EAST 2 BAYS



5. OVERALL VIEW OF BUILDING

ANTHONY O. JAMES, ARCHITECT
160 GREENFIELD STREET
BUFFALO, NY 14214
716-243-1261
anthonyojames@gmail.com

EXISTING CONDITIONS

PRELIMINARY

SCALE AS NOTED

1054 BROADWAY
FACADE AND COPING REPAIRS
BUFFALO, NEW YORK 14212

PRELIMINARY 10.7.21

A-2



1. SOUTH ELEVATION - OPTION A
SCALE: 1/4" = 1'-0"

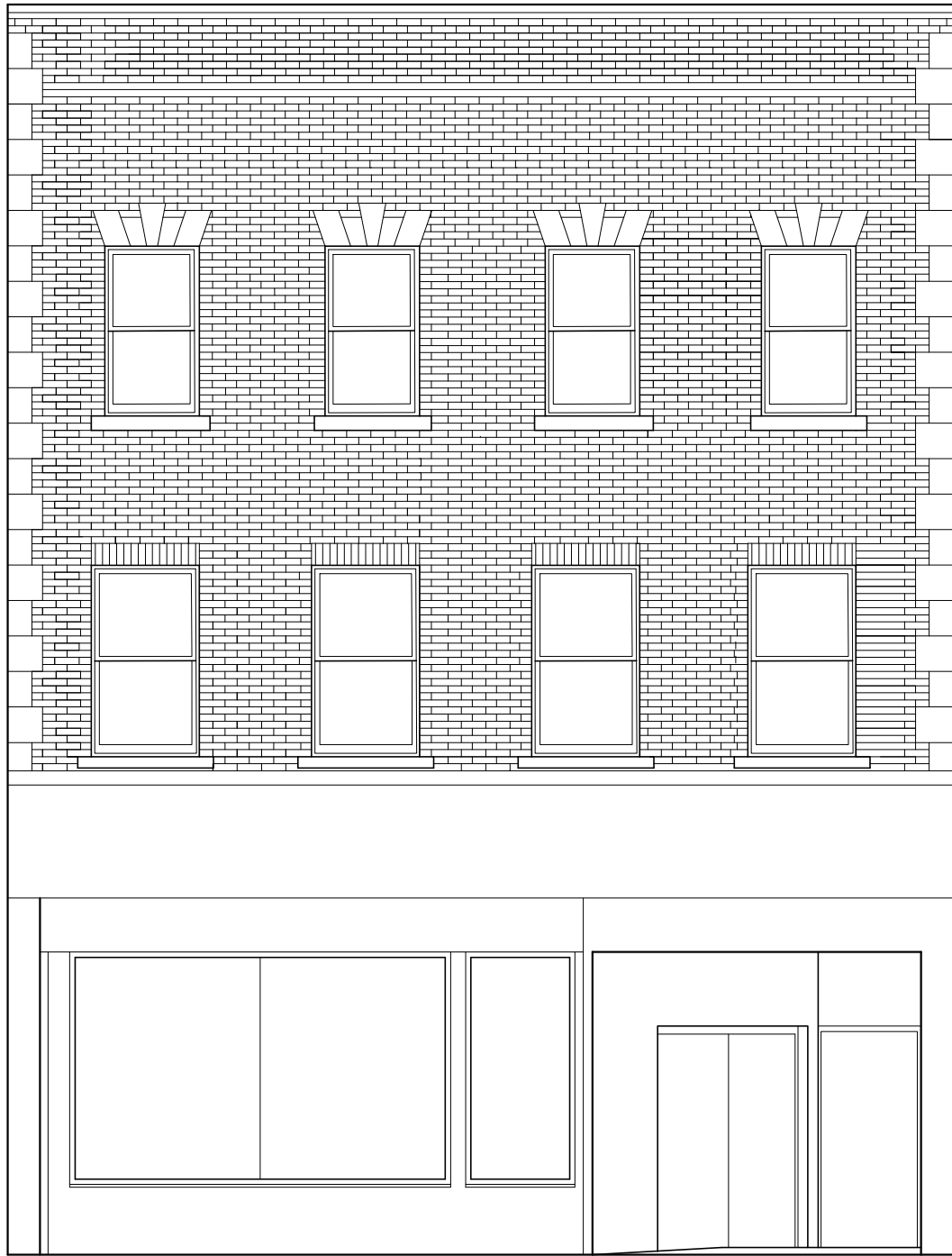
OPTION A CONSISTS OF GETTING NEW CAST STONE LINTELS CUSTOM MADE TO MATCH THE EXISTING DESIGN, AS WELL AS NEW WINDOW TO FILL THE ORIGINAL OPENINGS. THE LARGER OPENINGS ARE ASSUMED TO BE THREE WINDOWS ACROSS DUE TO THEM BEING SIMILAR IN WIDTH TO THE THIRD FLOOR WINDOWS, ALTHOUGH NO HISTORIC PHOTOS HAVE BEEN UNCOVERED TO VERIFY THIS.

THESE CAST STONE ARCHES HAVE BEEN PRICED BY ONE OF THE CONTRACTORS LOOKING AT THE JOB AND WERE FOUND TO BE RATHER EXPENSIVE, ADDING APPROXIMATELY \$25,000 TO THE COST OF THE PROJECT.



2. SOUTH ELEVATION - OPTION B
SCALE: 1/4" = 1'-0"

DUE TO THE HIGH COST OF OPTION A, OPTION B PROPOSES A SIMPLER SCHEME WHICH ALSO WOULD HAVE BEEN TYPICAL OF THE ORIGINAL TIME PERIOD OF CONSTRUCTION, WITH FULL HEADER COURSES OVER EACH ORIGINAL WINDOW OPENING.



3. SOUTH ELEVATION - OPTIONS C1 & C2
SCALE: 1/4" = 1'-0"

OPTION C IS THE OWNER'S PREFERRED OPTION AS IT GIVES MORE WALL AREA AND LESS WINDOW AREA, THUS MAKING THE WALL MORE STABLE, AND NOT AS PRONE TO THE TYPE OF CRACKING THAT THE CURRENT BRICKWORK SHOWS.

THE TWO TYPES OF ARCH TREATMENTS ARE SHOWN IN THIS ELEVATION, BUT THE OWNER WOULD PREFER ALL SOLDIER COURSE HEADERS (OPTION C1) AS THEY WILL BE CONSIDERABLY LESS EXPENSIVE THAN THE CAST STONE JACK ARCHES (OPTION C2).

ANTHONY O. JAMES, ARCHITECT
160 GREENFIELD STREET
BUFFALO, NY 14214
716-243-1261
anthonyojames@gmail.com

ELEVATION OPTIONS

PRELIMINARY

SCALE: 3/16" = 1'-0"

1054 BROADWAY
FACADE AND COPING REPAIRS
BUFFALO, NEW YORK 14212

PERMIT SET 9.5.20

A-3

**The City of Buffalo Preservation Board**

901 City Hall
Buffalo, NY 14202

SCHEDULED**AGENDA ITEM (ID # 17652)**

Meeting: 12/02/21 03:00 PM
Department: Preservation Board
Category: Recommendation
Prepared By: Chris Hawley
Initiator: Chris Hawley
Sponsors:
DOC ID: 17652

96 Botsford Place - Demolish a warehouse.



ELLICOTT SQUARE BUILDING
295 MAIN STREET, SUITE 700
BUFFALO, NY 14203-2219

TEL: 716.854.0060
FAX: 716.852.2829
EllicottDevelopment.com

November 29, 2021

City of Buffalo Preservation Board
901 City Hall
Buffalo, NY 14202

Re: 100 Botsford Place
Buffalo, NY

Dear Board Members:

The above referenced property is located on the west side of Botsford Place and was formerly home to Frontier Lumber. The site is adjacent to 1941 Elmwood and 88 Botsford place, which was also part of the Frontier Lumber complex. We redeveloped these parcels over the last 2 years and is now home to Hyatt's All Things Creative, Person Center Services and Clean Loop Recycling Center. The site is currently comprised of a vacant single-story industrial building. As we finalize future plans for a new warehouse construction on this site, we ask for your approval to demolish the existing structure.

We respectfully request your approval of this application for demolition at your meeting scheduled for Thursday, December 16th, 2021.

Thank you for your time and consideration on this matter.

Very truly yours,

ELLICOTT DEVELOPMENT COMPANY

A handwritten signature in black ink, appearing to read 'Jeremy P. Wassel'.

JEREMY P. WASSEL

Planning & Development Coordinator

Attachment: 96 Botsford (17652 : 96 Botsford Place)

**EXPANDED APPLICATION FOR DEMOLITION
FOR PROPERTIES NOT LANDMARKED OR IN A HISTORIC DISTRICT**

CITY OF BUFFALO HISTORIC PRESERVATION BOARD
901 CITY HALL BUFFALO, NY 14202
P (716) 851-4064 F (716) 851-4385

Property Address: 96 Botsford Place (formerly 88 Botsford) Zip Code: 14216 Date: 11/26/21
Applicant: 5001 Group, LLC Phone: 716-854-0060
Email Address: bpaladino@ellicottdevelopment.com
Owner (If Different from Applicant): _____

As per Chapter 103-6 of City of Buffalo Code, the Preservation Board has 30 days to review all complete applications for the demolition of ANY property in the City of Buffalo, with the exception of structures expressly used for automobile storage (garages).

Submission Requirements

- Materials must be submitted at least 8 days prior to the upcoming Preservation Board meeting you wish to present your project at. The Preservation Board meets on alternating Thursdays at 3pm in Room 901 City Hall.
- Please submit 12 copies of all application materials, if possible.
- Incomplete applications will be filed until all necessary materials are received.

Please provide the following:

- ☐ Cover letter/written statement stating the reasons for demolition and the overall condition of the property.
- ☐ Several good color photographs (printed or digital) showing exterior views of each side of the building(s).

Please answer the following question. Attach additional sheets if necessary.

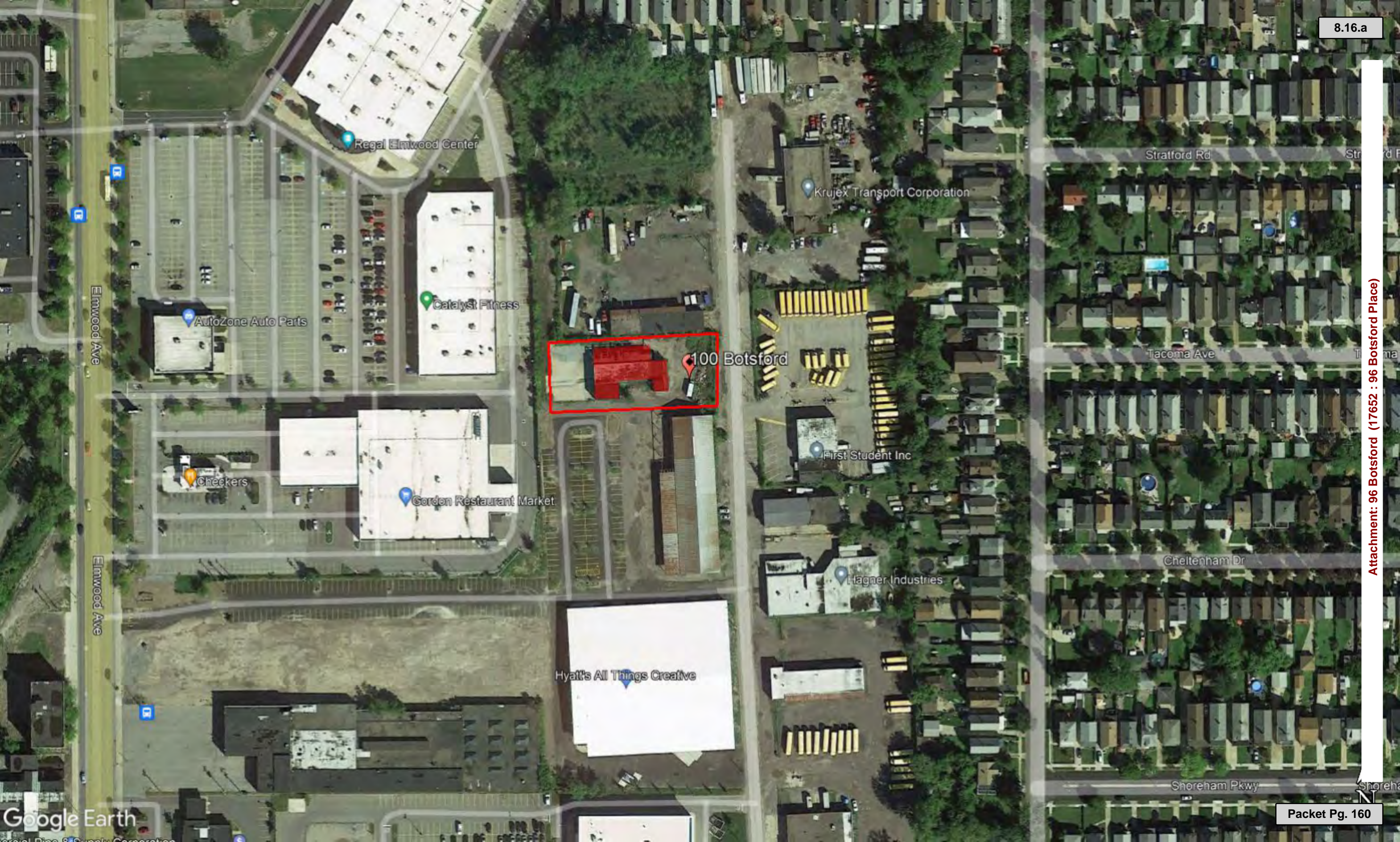
- ☐ When was the building constructed? (Date) 1960s
- ☐ What was the original use of the building? Industrial (Lumber Yard)
- ☐ Have any events of city, state or local significance occurred at the building site? No
- ☐ Is the building or site associated with any person who contributed to the history of the city, state or nation? No
- ☐ What is the building's architectural style? Warehouse
- ☐ Who was the architect or designer of the building? Unknown
- ☐ Is the design of the building unique or innovative? No
- ☐ Is the building a visual landmark in the neighborhood or city? No

Please also provide any other supporting documentation regarding the history or significance of the building. Information may be collected from the search and survey or deed of the property, the Buffalo and Erie County Historical Society, or the Local History Room of the Central Branch of the Buffalo and Erie County Public Library.

Signature of Applicant: _____

Date: 11/29/21

Attachment: 96 Botsford (17652 : 96 Botsford Place)



South West Corner



East Elevation



East Elevation



South Elevation



North East Corner

