

IMPORTANT INFORMATION FOR

Property Owners of Historic Buildings & Sites in Buffalo



The Mayor's Office of Strategic Planning | Mayor Byron W. Brown
901 City Hall, Buffalo, NY 14202 | 716.851.5029 | www.city-buffalo.com

General Guidelines

Part of what makes one community unique from another is its history. There is no better way to reflect history than to preserve the unique properties and places that are the physical components of that history. As stated in New York State's Historic Preservation Plan: "Historic and cultural resources tell the story of the community's development, stimulate community pride and reflection, and provide visual cues about the community's previous investments of capital, human resources and raw materials."



The City of Buffalo is fortunate to have a rich collection of locally designated properties and historic districts. Owning a locally designated historic property carries certain benefits as well as responsibilities. This brochure provides information on the location of designated properties in Buffalo and guidance for property owners who are planning work on their historic buildings.

In the late 1970s, the City of Buffalo adopted a historic preservation code with the goal of protecting, preserving, and enhancing historic buildings and neighborhoods in Buffalo. The code created a volunteer commission called the Buffalo Preservation Board. One of the main tasks of the Preservation Board is to identify, document and designate historically significant properties and districts within the city. Another responsibility is to review

all proposed alterations to building exteriors, new construction, and demolitions that may impact designated historic properties, and to ensure that these alterations are carried out in a way that preserves the community's distinct, historic architectural character.

QUESTIONS AND MORE INFORMATION

City of Buffalo staff is always willing to answer any questions you may have, and to provide you with more information. Call (716) 851-5029, visit our offices at 901 City Hall Buffalo, NY 14202, or log on to www.city-buffalo.com.



Which Buildings and Districts are **Designated Historic?**

A property may be designated as an individual site or as part of a historic district. There are currently over 200 individually-listed historic structures and ten historic districts within the city, with more being designated every year. Historic districts are groupings of historic properties that share similar characteristics in terms of age, architectural style or history.

In addition to local designations, Buffalo also has many properties and several districts listed on the National Register of Historic Places. Many properties and districts carry both local and National Register designations.

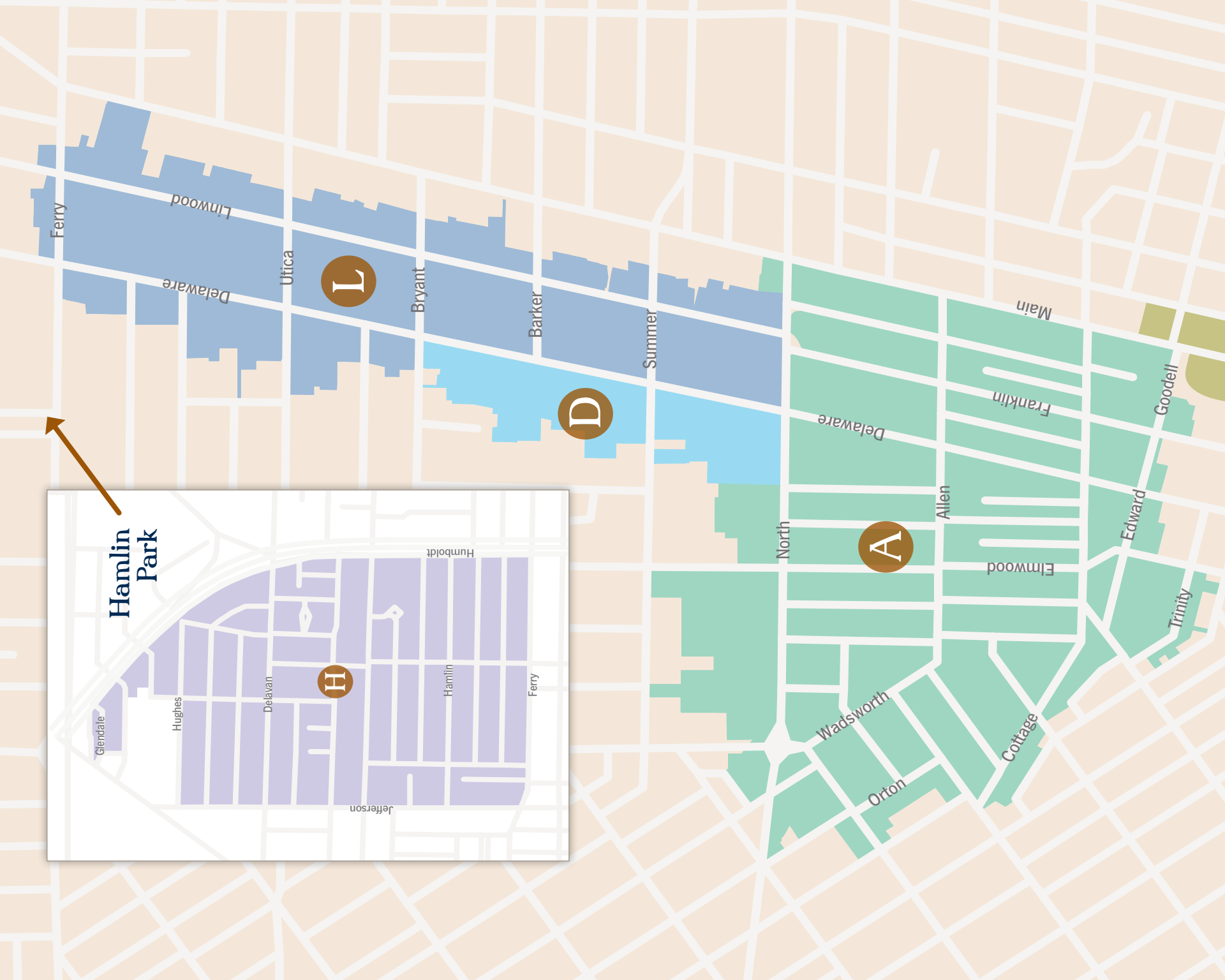
The next page includes a geographic description of each of the ten locally designated historic districts. To confirm whether a particular property is included in a district or listed individually, please contact the Mayor's Office of Strategic Planning at (716) 851-5029. For more information about properties and districts listed on the National Register of Historic Places, please contact the New York State Historic Preservation Office at (518) 237-8643.



What is the Main Difference between a **Local & National Register Designation**

The Preservation Board reviews all changes to the exteriors of properties and sites that are locally designated, either individually or as part of a local historic district, to ensure that historic character is maintained and preserved. Alterations to properties listed only on the National Register of Historic Places do not require review by the Preservation Board, but may be reviewed by SHPO staff if the work involves state or federal funds or licenses.

Properties listed on the National Register, located in National Register districts or in Certified Local Districts may be eligible for State and Federal Historic Rehabilitation Tax credits for qualified work. Currently, all of Buffalo's locally-designated historic districts are either listed on the National Register of Historic Places, listed as Certified Local Historic District, or are in the process of receiving this certification.





Historical District Key

- A** Allentown
- D** Delaware
- E** Joseph Ellicott
- G** Genesee Gateway
- L** Linwood
- W** West Village
- T** Theatre
- H** Hamlin Park
- B** 500 Block
- C** Cobblestone



Procedures

Property owners wishing to make any change to the exterior of a designated historic structure, other than painting or a minor repair, or to demolish or construct a new structure, should first start by submitting a building permit application at 301 City Hall. An online e-permit may also be opened for certain types of work at www.city-buffalo.com. Some types of work do not require a building permit, such as the replacement of windows in existing openings. In these cases, complete and submit an Application for Certificate. Applications may be obtained by contacting the Office Strategic Planning at 901 City Hall, calling (716) 851-5029 or by visiting www.city-buffalo.com. Enter "application for certificate" in the search box on the main page and you will be able to download the form needed.

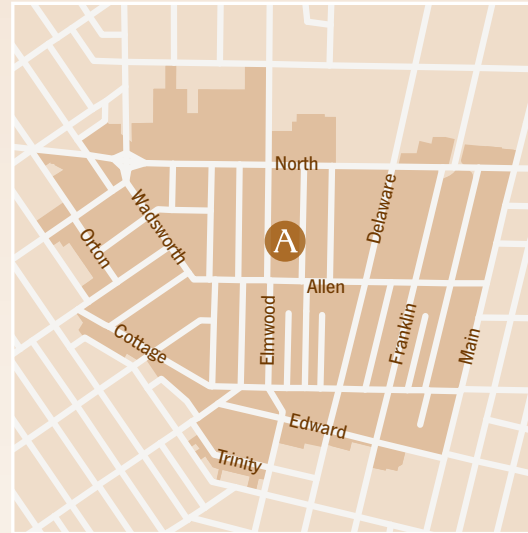
If the proposed work is a small repair or an in-kind replacement, a staff-level review may be possible. Staff is often able to provide a same-day approval. If the work is not in-kind or is a large project, it will require a review by the Preservation Board. The Board generally meets every two weeks. An application must be submitted at least eight days prior to an upcoming meeting. The application instructions cover the information that must be submitted for review including photos, drawings, plans and other requested information. The project will be scheduled for review at a Preservation Board meeting once a complete application is received.

Applicants should make every effort to attend the meeting at which their project is scheduled for review in order to present their project and answer any questions the board may have.

Designated Properties in Local Districts

DISTRICT

A Allentown

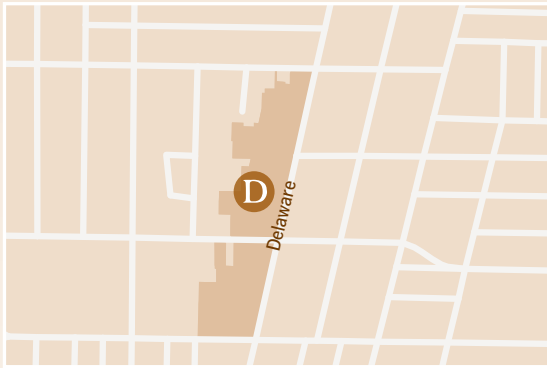


ADDRESS

| | Even | Odd | | Even | Odd |
|--------------------|---------|---------|-------------------|----------|----------|
| Allen St. | 4-260 | 5-257 | Franklin St. | 388-574 | 369-571 |
| Arlington Place | 2-84 | 11-85 | Hudson St. | 314-394 | 309-395 |
| College St. | 4-176 | 5-175 | Irving Place | 4-90 | 3-87 |
| Cottage St. | 14-156 | 3-149 | Linwood Ave. | 12-24 | 1-21 |
| Days Park | 2-78 | 5-65 | Main St. | 780-1062 | — |
| Delaware Ave. | 414-660 | 417-661 | Malta Place | — | 9-29 |
| Edward St. | 30-200 | 35-193 | Mariner St. | 14-188 | 11-187 |
| Elmwood Ave. | 2-200 | 3-211 | Maryland St. | 324-382 | 333-377 |
| South Elmwood Ave. | 350-398 | 387-399 | Mayfair Lane | 2-22 | 1-21 |
| | | | Normal Ave. | 2 | 3-49 |
| | | | North St. | 2-310 | 81-309 |
| | | | North Pearl St. | 2-192 | 1-193 |
| | | | Orton Place | 10-52 | 11-53 |
| | | | Park St. | 8-184 | 15-185 |
| | | | Pennsylvania Ave. | 322-350 | 321-393 |
| | | | Plymouth Ave. | — | 57-81 |
| | | | Porter Ave. | 530 | 485-503 |
| | | | Richmond Ave. | 26-30 | 15-29 |
| | | | St. John's Place | 4-54 | 3-51 |
| | | | St. Louis Place | 2-28 | 1-27 |
| | | | Symphony Circle | 2-30 | 1, 49-75 |
| | | | Trinity Place | 42-106 | 41-109 |
| | | | Virginia Place | 2-90 | 7-89 |
| | | | Virginia St. | 336-546 | 335-541 |
| | | | Wadsworth St. | 2-110 | 1-69 |

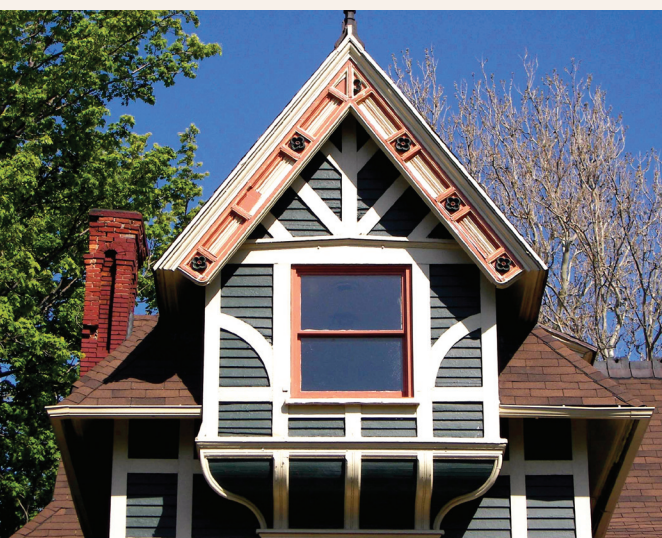
DISTRICT

D Delaware



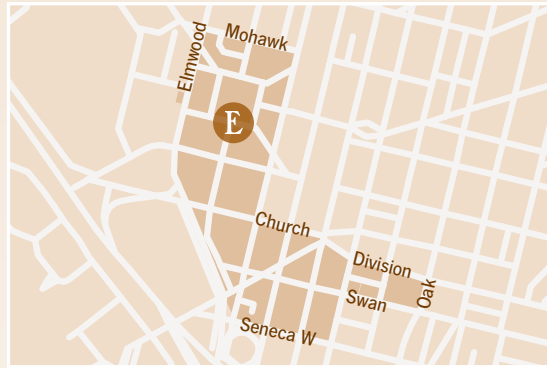
ADDRESS

| | Even | Odd |
|---------------|---------|-----|
| Delaware Ave. | 672-900 | — |



DISTRICT

E Joseph Ellicott



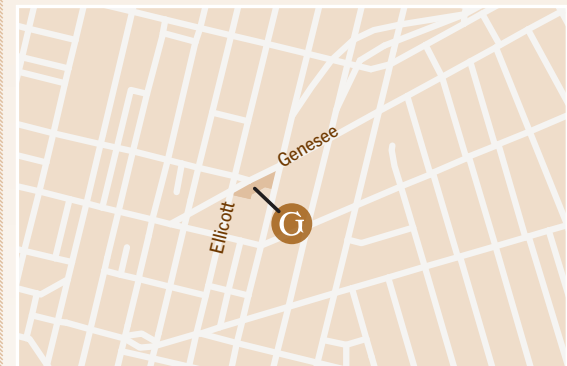
ADDRESS

| | Even | Odd |
|--------------------|---------|---------|
| Cathedral Park | 4-22 | — |
| Church St. | 24-76 | 53-65 |
| Court St. | 68-160 | 65-157 |
| Delaware Ave. | 10-120 | 25-117 |
| Eagle St. West | 120-134 | 67-93 |
| Ellicott St. | 120-138 | 121-123 |
| South Elmwood Ave. | — | 95-97 |
| Erie St. | 66-68 | — |
| Franklin St. | 50-164 | 31-73 |
| Genesee St. | — | 81-93 |
| Main St. | 234-308 | 233-309 |
| Mohawk St. | 134 | — |

| | Even | Odd |
|--------------------|---------|---------|
| Niagara Sq. | — | 1-65 |
| Niagara St. | 56-78 | 61-109 |
| Pearl St. | 72-144 | 77-105 |
| Seneca St. | — | 5-39 |
| South Division St. | — | 3-101 |
| Swan St. | 2-70 | — |
| Washington St. | 242-306 | 285-301 |

DISTRICT

G Genesee Gateway

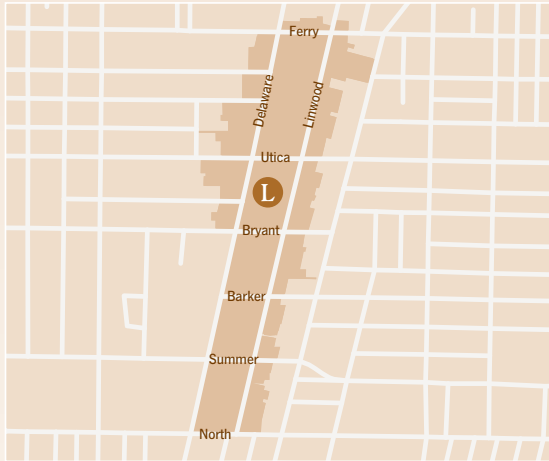


ADDRESS

| | Even | Odd |
|-------------|------|--------|
| Genesee St. | — | 85-125 |

DISTRICT

L Linwood



ADDRESS

| | Even | Odd |
|----------------|----------|----------|
| Barker St. | 20-98 | 43-75 |
| Bryant St. | 24-100 | 23-89 |
| Delaware Ave. | 916-1144 | 671-1165 |
| Hodge St. | — | 11-21 |
| Lexington Ave. | 10-46 | — |
| Linwood Ave. | 8-482 | 3-485 |
| North St. | — | 35-79 |
| Summer St. | 22-78 | 25 |
| West Ferry St. | 850-894 | 851-929 |
| West Utica St. | 40-150 | 33-151 |

DISTRICT

W West Village



ADDRESS

| | Even | Odd |
|--------------------|---------|---------|
| Carolina St. | 174-266 | 173-271 |
| Cary St. | 46-72 | 45-73 |
| Chippewa St. | 152-186 | — |
| South Elmwood Ave. | 166-294 | — |
| Georgia St. | 228-272 | 221-273 |
| Huron St. | — | 155-219 |
| Johnson Park | 74-120 | 41-121 |
| Niagara St. | — | 205-281 |
| Prospect Ave. | 12-128 | 3-111 |
| Tracy St. | 40-94 | — |
| Whitney Place | 8-80 | 11-69 |



DISTRICT

T Theatre

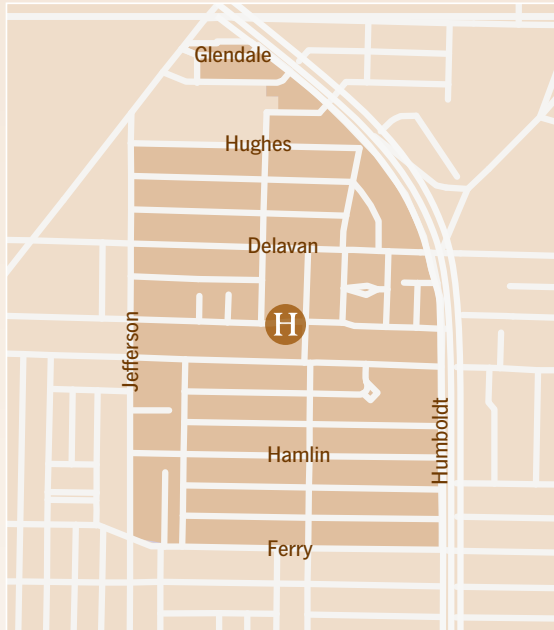


ADDRESS

| | Even | Odd |
|----------------|---------|---------|
| Chippewa St. | 4-22 | 29 |
| Goodell St. | 2-20 | 1-19 |
| Main St. | 592-780 | 597-801 |
| Pearl St. | — | 413-519 |
| Tupper St. | 12-20 | 7-23 |
| Washington St. | 588-794 | — |

DISTRICT

H Hamlin Park



ADDRESS

| | Even | Odd |
|--------------------|--------|--------|
| Beverly Rd. | 2-102 | 1-97 |
| Blaine Ave. | 2-254 | 1-251 |
| Brunswick Blvd. | 6-254 | 3-255 |
| Butler Ave. | 2-210 | 3-209 |
| Daisy Ave. | 2-12 | 7-45 |
| Delevan Ave.- East | 92-336 | 91-337 |

| | Even | Odd |
|----------------|---------|-----------|
| Donaldson Rd. | 2-104 | 3-183 |
| Eastwood Place | 32-90 | 89-97 |
| Elton Place | 6-14 | 1-15 |
| Ferry St. | 280-492 | — |
| Florida St. | 170-400 | 165-397 |
| Glendale Place | 6-60 | 13-57 |
| Goulding Ave. | 2-208 | 1-209 |
| Hager St. | 16-64 | 15-81 |
| Hamlin Rd. | 2-210 | 1-207 |
| Harwood Place | 10-16 | 15-27 |
| Hedley Place | 2-172 | 1-173 |
| Hughes Ave. | 134-202 | 5-209 |
| Humboldt Pkwy. | — | 221-735 |
| Jefferson Ave. | — | 1481-1715 |
| Lonsdale Rd. | 22-146 | — |
| Loring Ave. | 126-152 | 117-163 |
| Meech St. | 14-84 | 15-83 |
| Mohican Ace. | 14-26 | — |
| Northland Ave. | 168-410 | 169-401 |
| Oakgrove Ave. | 16-78 | 17-79 |
| Pansy Place | 16-46 | — |
| Pleasant Ave. | 4-44 | — |
| Regina Place | 4-32 | — |
| Victor Place | 12-24 | 11-21 |
| Viola Park | 2-34 | 1-33 |
| Wohlers Ave. | 410-446 | 411-445 |

DISTRICT

B 500 Block



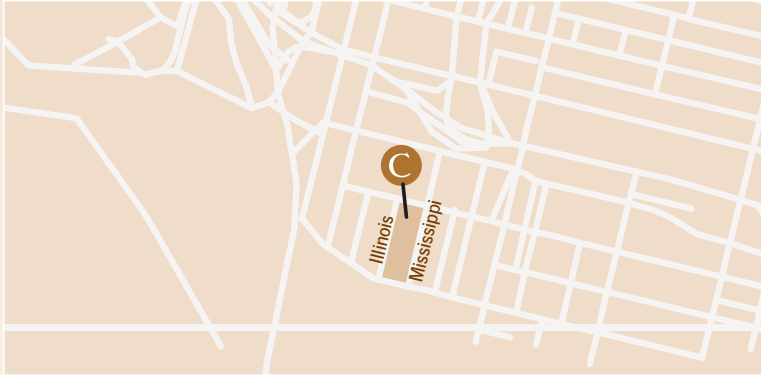
ADDRESS

| | Even | Odd |
|----------------|---------|---------|
| Main St. | — | 483-539 |
| Genesee St. | — | 5-15 |
| Huron St. | — | 5 |
| Washington St. | 500-510 | — |



DISTRICT

Cobblestone



ADDRESS

Illinois St.

Even

—

Odd

45-55

Mississippi St.

26

—

Perry St.

—

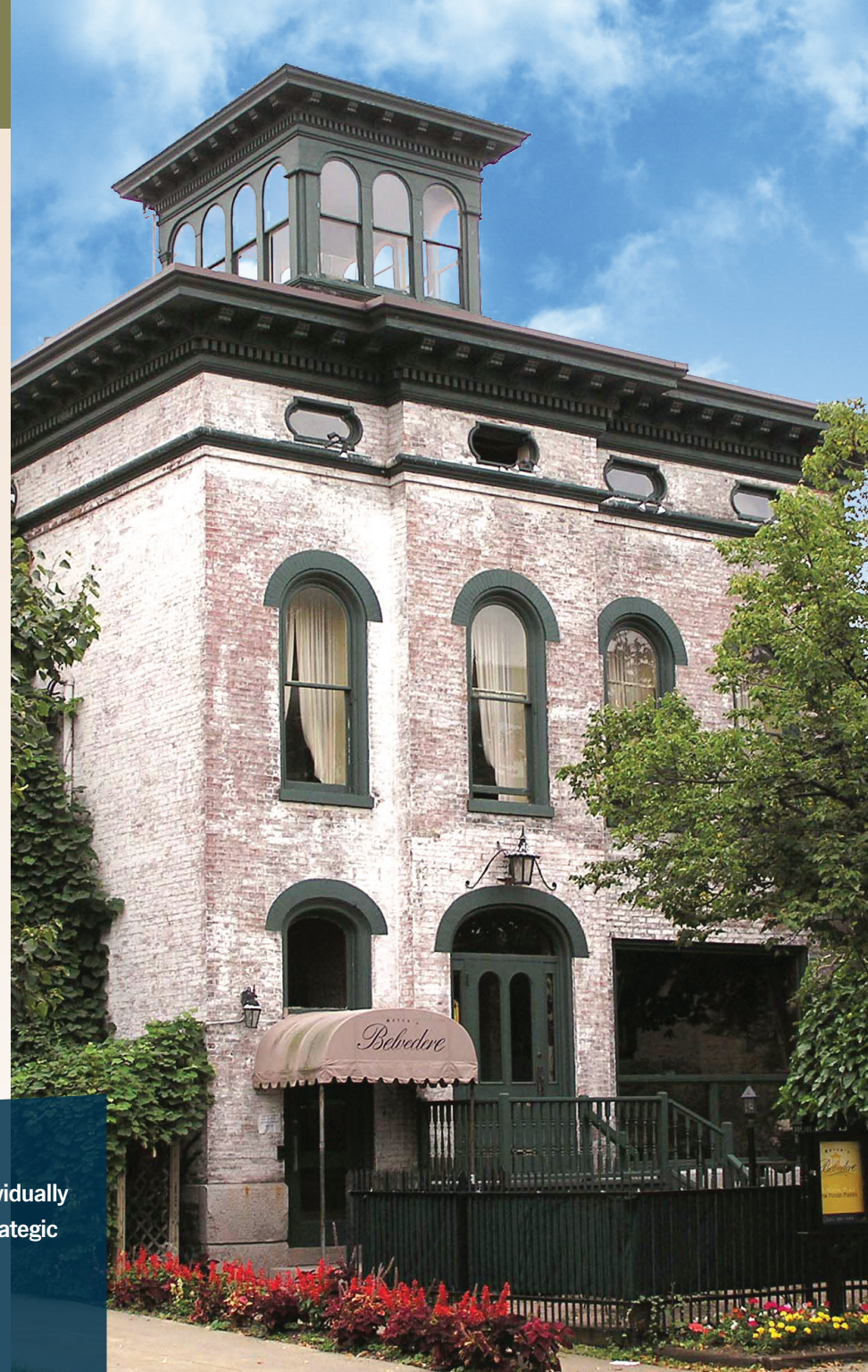
79-95

South Park Ave.

110-130

—

In addition to properties included in historic districts, there are over 200 individually designated historic properties. Please contact the City of Buffalo Office of Strategic Planning for a list of these addresses, or for more information about how to designate a property or a district.



General Recommendations For Review

The Buffalo Preservation Board refers to the *Secretary of the Interior's Standards for Rehabilitation* which is produced by the National Park Service and is used throughout the country. Recently, the Board has also adopted its own guidelines that are specific to Buffalo. For more detailed information, the National Park Service's *Preservation Briefs* provide an excellent and in-depth guidance for the maintenance, repair and rehabilitation of your historic property. They are available online at www.nps.gov/history/hps/tps/briefs/presbhom.htm or by calling 1-866-512-1800.

Windows/Doors/Siding: Existing wood windows, doors, clapboard or shingle siding are integral parts of the authentic, historic fabric of your building and should be repaired rather than replaced. Substitute materials and wood replacement windows are rarely as durable as the old growth wood found in many historic buildings. Often, storm windows and doors can provide excellent insulation that matches or exceeds the insulation provided by new windows or doors: If original building elements are deteriorated beyond repair, replacement windows, doors, or siding may be considered.

Porches: Original porches, including their decorative details are important features that contribute to the historic character of a building and should be retained and restored.

Roofs: In general, asphalt shingle roofing may be replaced with any style of asphalt shingle roofing. Slate or tile roofing should be retained and restored when possible.

Masonry: Masonry work, including brick and stone repointing, should be compatible with the historic materials. New mortar should match the strength, composition color, and texture of the historic mortar and its application should match the width and profile of the historic pointing.

Paint: You may paint an already-painted house any color; however, the Preservation Board recommends historic colors to compliment the building's architectural style. Unpainted brick or stone should not be painted. Painting already-painted surfaces does not require Preservation Board review.

Other Work: Of course, there are many other types or work that may be proposed for historic buildings. Check the *Preservation Briefs, Secretary of the Interior's Standards for Rehabilitation*, the City of Buffalo Design Guidelines or Preservation Board staff for more specific recommendations for the project you have in mind.

Work Without Preservation Review

For all exterior work to designated buildings and sites, with the exception of painting and minor repairs, property owners need to apply for and receive a Preservation Certificate prior to beginning a project. Please report any project that may be underway without a Preservation Certificate to the Department of Inspections by contacting the 311 Call and Resolution Center at (716) 851-4890 or by visiting www.city-buffalo.com. Violators may face penalties.

Benefits of Owning a Historic Property

There are several key benefits of owning a locally designated historic property in the City of Buffalo. These include:

- Assurance that your property and neighborhood (if your property is located in a historic district) will intact for years to come will retain its character.
- Numerous studies have shown that property values for designated buildings and historic districts are more stable and more likely to increase over time compared to other older neighborhoods.
- The City of Buffalo recently established a historic property partial tax exemption program. Following approval of an application, any increase in assessment resulting from rehabilitation work is phased in gradually over a ten-year period. For more information, contact the City of Buffalo Department of Assessment and Taxation at (716) 851-5733.
- Various tax credits are available for the rehabilitation of properties that are also listed on the National Register of Historic Places or are located in a Certified Local District. Contact the New York State Historic Preservation Office (SHPO) at (518) 237-8643 or www.nysparks.com/shpo/tax-credit-programs/ for more information.



This brochure was made possible by a Certified Local Government grant provided by the New York State Historic Preservation Office.

Special thanks to Chuck LaChiusa for providing photography.

An Equal Opportunity/Affirmative Action Agency

This material has been financed in part with Federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior. This project has been administered by the Field Services Bureau, Division for Historic Preservation, New York State Office of Parks, Recreation and Historic Preservation. This bureau receives Federal funds from the National Park Service, Department of the Interior. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20012.



The Mayor's Office of Strategic Planning

901 City Hall | Buffalo, NY 14202

(716) 851-5029