



# The Allentown Neighbor

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Phone: (716) 881-1024 Email: [contact@allentown.org](mailto:contact@allentown.org) Website: [www.allentown.org](http://www.allentown.org)

## Finally, get ready for the new Allen Street!

Work is underway a decade after Association conceived of the idea

By **NICOLE LIPP DUFFIN**

In 2009, the Allentown Association formed an Allen Street Improvement Committee headed by architect Adam Sokol to come up with a vision of what our neighborhood's main street could become.

Ten years and endless meetings, studies, ideas, surveys and politicking later, a bold reconstruction is now underway.

Phase One covers Allen from Main Street to Delaware Avenue and is to be completed this year.

Phase Two, from Delaware to Wadsworth Street, will be completed in 2020. All funding is fully committed, with Rep. Brian Higgins announcing in March that he has secured funds for Phase Two construction.

Throughout the design process the city's construction team has sought feedback from the com-

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**Three colors of pavement will delineate each zone: Sidewalk, the furnishing or amenities area, and parking.**

## *Please join the Association in making the neighborhood better*

By **LAINÉ WALNICKI**

*Outreach Coordinator*

The Allentown Association works to promote and beautify the neighborhood, listen to residents and provide a platform for advocating for this wonderful neighborhood. It does this through the work of its volunteer-based board of directors and committees made up entirely of Allentown residents, business owners and professionals.

Reading through this newsletter, you will discover projects large and small

undertaken by the Association. These include such things as the Allen Street reconstruction project that will make Allen Street a flexible, multi-use street unlike any in the city, and a unique "A" shaped way-finding sign that is both a local map and a work of art.

These projects and others are all driven by the volunteer residents and business owners who make up the Association. We invite you to join us.

Please read through this newsletter, then join us at our free National Night Out picnic on Aug. 6, take part in our

neighborhood-wide garage and porch sale and stroll along Allen Street on a First Friday Gallery Walk, or enjoy a musical performance on a street corner during the Infringement Festival. We hope that once you learn the many ways that we work to improve the quality of life in Allentown, you will choose to fill out the membership form on Page 11 (or online at [allentown.org](http://allentown.org)) and join with nearly 400 of your neighbors to make this the safest and most vibrant neighborhood in Buffalo.

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**For updates, follow on Instagram @allentownassociation and like the Association on Facebook.**

## *Help us keep the neighborhood diverse, happy and historic*

*Continued from Page One*

Allentown is a diverse community, comprised of approximately 32 blocks just north of Buffalo’s downtown. The diversity is reflected in its people: the long-time residents, young families, working professionals, students, retirees, immigrants, and small-business owners. Its variety can also be found in the large, stately homes, small but detailed workman cottages and apartment buildings ranging from ornate early 20th century gems to modern units carved from the adaptive re-use of former commercial buildings.

As residents know, the location of Allentown, with its proximity to many of Western New York’s entertainment and recreation venues, makes it an ideal place. The close and easily accessible theaters, sports venues, waterfront, mu-

seums and shops, as well as the downtown business district and medical campus is what has brought many people to live, work and play here.

The neighborhood also scores high on national “walkability” scales and proximity to bike paths, which appeals to working professionals, retirees and young families alike.

Nestled within the neighborhood are several cultural institutions including Kleinhans Music Hall, home to the Buffalo Philharmonic; the Allendale Theater, home to Theatre of Youth; the Theodore Roosevelt Inaugural National Historic Site where Theodore Roosevelt took his Presidential Oath, and two Karpeles Manuscript Museums.

Scattered about are buildings designed by world-renowned architects H.H. Richardson, Stanford White, Eliel

and Eero Saarinen, E.B. Green and Joseph Lyman Silsbee.

There is, however, one major difference between Allentown and other neighborhoods – Allentown is an historic preservation district.

Not only is the entire neighborhood designated as a local preservation district, it is also listed on the National Register of Historic Places. It is the oldest designated historic district in Buffalo and Erie County and one of the largest in the country.

Helpful, in-depth information about the neighborhood, local businesses, activities and events can be found on our web site at [www.allentown.org](http://www.allentown.org). And our Allentown Association Facebook page is updated regularly with helpful information and notifications of happenings in and around the area.

### **BE THE CHANGE YOU SEEK AND GET INVOLVED IN ALLENTOWN ASSOCIATION COMMITTEES!**

<b>Housing &amp; Historic Preservation (aka HHP)</b>	Help us find solutions for problem properties and delinquent landlords; also focused on promoting and educating property owners about living standards within this
<b>Beautification</b>	Do you like to get down and dirty to garden, clean streets and decorate for the holidays? Then this is your crew!
<b>Safety &amp; Awareness</b>	Hey, did you see/hear that? Yes, you guessed it: safety and awareness among residents, business owners and visitors in Allentown. You will meet with Buffalo Police Department, block clubs, and residents to tackle issues
<b>Business Relations</b>	Like to be part of the “industry” scene? This team focuses on the unique character of Allentown businesses and works with owners to support the business side of things.
<b>Events</b>	Are you naturally a mover and shaker? Or want to be! If you enjoy fundraising, festivals, tours or family events and like to bring people together and celebrate the attrib-
<b>Volunteers Always Welcome</b>	Can’t be on a committee? Well, that’s OK because some of our biggest events like the Allen West Festival, Garden Walk, First Friday Gallery Walk, Allentown Fall Festival, and Secrets of Allentown Tour of Homes need volunteers! Contact us and we will put you in touch with the right committee!



Work began this spring. Photos across from North Pearl show work underway, left, and advancing, right.

## Businesses remain open despite temporary inconvenience

*Continued from Page One*

munity, and in late June requested input on the pavement color pallet. Test panels were poured on the northwest corner of Allen and North Pearl Street. The votes are now in and the colors will be: Sidewalks, pecan; Furnishing Zone, exposed aggregate slate, and Parking Zone, slate.

You can view them online at [www.allenstreetcomplete.com](http://www.allenstreetcomplete.com).

New pavement and wider driving lanes to be shared with bicycles will be some of the final touches. Additionally, defined parking through pavement delineation will provide a nicer look and safer separation.

Movable bollard posts will provide flexibility to change the street configuration by temporarily repurposing parking space into wider sidewalks that can be used for such amenities as pop-up vendor markets, or weekend festivals, or pedestrian-friendly street activities, participatory art, musicians and many other options.

The project will include updated furnishings including concrete planters that the Allentown Association's Beautification Committee fills with an array of flowers every year.

New street trees and shrubs will replace existing ones. Major street trees will be Hornbeam, while minor trees are

Apple Serviceberry, Cherry Accolade, and Chokecherry to name a few. Some shrub plantings will be New Jersey Tea, Bush Honeysuckle, and Sweetspire.

Major utilities updates include all new water and sewer lines, as well as new electric, natural gas and telephone lines so that, once finished, it will not be necessary to dig up the street for utility repairs. For construction updates and current work schedules, visit [www.allenstreetcomplete.com](http://www.allenstreetcomplete.com).

The project is certainly temporarily disruptive, but businesses remain open, and everyone knows the end result will be worth it.

The block-by-block construction approach by the project team is intended to minimize impact on businesses. Through streets remain open and pedestrian walkways provide access to businesses. Signage has been installed to remind people that Allentown shops, restaurants, bars, and more are open throughout construction.

Tikka House, a new Indian restaurant, opened just a couple weeks ago. That hasn't stopped people from finding it on Grub Hub and on location at 23 Allen St. If you like Indian food, it's a great spot to see some construction progress in action!

### **Allentown Almanac:** Events coming up that are fun, informative or helpful

**First Friday Gallery Walk** – Aug. 2 and monthly

**National Night Out Picnic at Symphony Circle** – Tue., Aug. 6

**Infringement Festival** – Thu., July 25 - Sun., Aug. 4

**Garden Walk Buffalo** – Sat./Sun., July 27-28

**Allentown Yard and Porch Sale** – Sat., Aug. 24

**Litter Mob Clean Up** – Aug. 21 and every third Wednesday

**Allentown Fall Festival** – Sat., Oct. 6

**Allentown Association Annual Meeting and Dinner** – Tue., Oct. 15

**Secrets of Allentown Tour of Homes** – Sun., Dec. 8

**Holiday Tree Lighting and Free Horse Drawn Carriage Rides with Santa** – Fri., Dec. 6



The Allentown Association



Buffalo Niagara Medical Campus



Cordially invite you to join with your neighbors at a free community picnic for **2019 NATIONAL NIGHT OUT**



**TUESDAY, AUGUST 6, 2019**  
Location: Symphony Circle at Pennsylvania Street  
**6:00 PM** – in front of Kleinhans Music Hall

Free Hot Dogs and Beverages! ... Live Music! ... New Friends! Health and Wellness Info from BNMC!

Please bring a side dish or dessert to pass & a lawn chair;

Meet your neighbors. Meet your B-District Police Chief and Officers.  
Meet your Common Councilmember and other City Officials.  
Bring the kids to climb on a real Fire Engine! And MUCH MORE!

**CRIME & SAFETY**

# Tackling the problem of overnight noise on Allen Street

By **JONATHAN WHITE**

*Crime & Safety Committee Chair*

On May 20, members of the Crime and Safety Awareness Committee and Business Relations Committee met with several Allen Street bar owners, along with Chief Dawn Kent of Buffalo Police B-District. The late night-early morning atmosphere on Allen Street was discussed in context of how the activity impacts both businesses and residents.

Overnight between approximately 2:00 and 4:30 a.m. most summer weekends, Allen Street becomes an impromptu street party. Hundreds of people crowd the sidewalk, bringing liquor and beer, and partying in the street with no intention of patronizing the businesses on Allen. The atmosphere is unsafe for patrons of the businesses and disruptive to both the businesses and to residents due to the significant noise and traffic.

Several action items were discussed and some will be implemented in the coming months, including adding more, brighter lighting to the outside of businesses and asking the Allen Street police detail to begin writing tickets to individuals who come late at night with their own alcohol to hang out on the sidewalks and in the street. Working together, we hope to improve condition for both residents and businesses.

### Home sellers beware

Over the last decade, Allentown has become one of the most desirable places to live in Erie County, and housing values have more than tripled in this time. Unfortunately, the hard work of residents over the years to make the neighborhood safe and vibrant has also created an environment where scammers and property bandits try to prey on homeowners – especially the elderly.

These property bandits mail slick postcards asking to purchase your home and even make direct calls asking if you want to sell and make a huge profit. They spin a story of a quick, painless, all-cash sale and try to convince you that, because they charge no commission, you will get top dollar.

But this is a lie. These are buy-and-flip operators who offer a price that is less than you would earn from a public sale – even if you pay a realtor's commission. They then immediately flip the house and earn a profit

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## Thank You to our Sponsors!

The Allentown Association wishes to acknowledge the following Member Businesses who provide annual support at the Sponsor Level.

- Andrews, Bernstein, Maranto & Nicotra, PLLC
- Allen Street Consulting
- Alliance Advisory Group
- The Baird Foundation
- Colter Bay
- Decker Agency, Inc.
- E3 Communications
- Susan Lenahan, Lic. Real Estate Associate Broker, MJ Peterson

**Please patronize these and the many Professionals, restaurants and retail businesses in Allentown.**



Grant money is paying for street elements such as the artistic ‘A’ planned at Allen and Delaware, and for improvements to six buildings, such as new lighting at the Allendale Theater that highlights the façade.

## Grant money steered into neighborhood improvements

By NICOLE LIPP DUFFIN

At the heart of nearly every thriving neighborhood is a “Main Street” and across the country these corridors are in jeopardy. Buildings and streetscapes need investment for pivotal economic revitalization.

Besides championing the transformative Allen Street reconstruction project now underway, the Allentown Association is helping to improve some buildings and infrastructure on the street.

In 2016, architect and then-president Seth Amman wrote a successful application for a \$300,000 Main Street Grant through the Better Buffalo Fund, part of Gov. Andrew Cuomo’s Buffalo Billion initiative.

The received funds aided six business owners in restoring elements of historic structures along Allen Street.

It can be costly for businesses to tackle these challenges while other financial priorities take precedent. Over time deterioration can threaten the integrity of these beautiful historic structures, so continual investment is critical.

The Buffalo Main Street grant is in the final stages of completion, and one of its most visible pieces is updated lighting for the Allendale Theater, home of Theatre of Youth.

The Main Street Grant included more than \$26,000 for streetscape improvements. Recently, the Association received additional money from the city’s Fillmore District and from the New York State Homes and Community Renewal program that adds to streetscape funds for planters, iconic branding signage and street furnishings.

One streetscape element will be a 7-foot-high Allentown “A” at the prominent southwest corner of Allen and Delaware. The structure will provide map-based information and be a bold sculptural canvas for art that highlights the vibrant character of the neighborhood. It will be made of sturdy aluminum that will be painted and protected with an anti-graffiti coating.

On the two “A” faces of the sign an artist’s work will be created while the other areas will be painted a complementary color. A competition was held for artists’ ideas and a winner will be selected shortly.

Efforts like these are at the heart of what keeps Allentown thriving with unique urban charm. Restoration of historic architecture often needs specialized skilled contractors to retrofit seamlessly the urban fabric of bygone eras for the enjoyment of generations to come.

## Turn on your outside lights to deter theft and vandalism

*Continued from Page 4*  
that should rightfully belong to you.

If you receive such offers by mail, throw them away. If you get phone calls asking if you want to sell, hang up and never give out any personal information over the phone. If you are ready to sell your home, always get a professional appraisal and or ask a professional real estate sales person to give you a sale estimate based on comparable sales nearby.

### Leave your lights on

Burglars love dark houses. They can steal items from a porch or yard – or worse – break into a home without being seen.

The best way to help ensure that criminals don’t target your home is one of the most simple. Leave your porch lights on all night, every night. If you have lights in your driveway or along the side of the home, leave those on as well.

If you are going out and will not be home until after the sun sets, be sure to leave the lights on in one or two rooms inside, too. Nothing says you’re not home like a completely dark home. Today’s LED and other lighting options are very inexpensive to operate. Leaving them on costs just pennies a day but the benefits of a well-lit home are worth far more.



## SELL YOUR STUFF!

Participate in  
the Allentown Neighborhood-Wide  
Yard and Porch Sale

**SATURDAY, AUGUST 24  
10:00 AM-4:00 PM**

**NO COST TO ALLENTOWN ASSOCIATION MEMBERS!  
Non-members can participate for just \$5.00.**

The Allentown Association will advertise the sale in local newspapers, online and in social media with a map of all participating addresses for buyers to find and purchase your gently used treasures.

Send an email with your name, address and a contact phone number to [contact@allentown.org](mailto:contact@allentown.org) no later than Monday August 19 to register your address for the map.



# Tax credits can help repair your historic home

By **CHRISTIANA LIMNIATIS**

Owning an historic building requires the three C's: care, commitment and cash.

Older homes were built to last, by the hands of skilled craftspeople and with quality materials. But after many decades of use, they'll need a little love and care to keep going.

Because of that higher level of craftsmanship and materials, sometimes there can be a bit of sticker shock when you get that contractor quote. To help, here are a few resources and incentives designed to make caring for your property a little easier:

- If your property is listed in the National Register of Historic Places, either as part of the Allentown Historic District or individually listed, you may be eligible for historic tax credits. Administered by the New York State Historic Preservation Office (SHPO), the New York State Historic Homeowner Tax Credit Program provides a 20% state tax credit on qualifying expenditures of a rehabilitation project, up to a credit value of \$50,000.

In addition to being listed in the National Register, your project must exceed \$5,000 in qualifying rehabilitation costs, 5% of the total project costs must be spent on exterior work, and you must receive SHPO approval *before* the work is completed.

- Those commercial/income producing properties out there may be eligible for a combined 40% state and federal tax credit. For more information about the homeowner and commercial credit you can visit SHPO's website (<https://parks.ny.gov/shpo/tax-credit-programs>) or reach out to Preservation Buffalo Niagara ([www.preservationbuffaloniagara.org](http://www.preservationbuffaloniagara.org)).

- Through West Side Neighborhood Housing Services Inc. ([www.wsnhs.org](http://www.wsnhs.org)) you may be eligible for conditional grants paired with low-interest loans to complete needed home repair projects. WSNHS also offers landlord training seminars and first-time homebuyer education courses.

- If you live in the Niagara or Ellicott council districts, Heart of the City Neighborhoods Inc. ([www.hocn.org](http://www.hocn.org)) can also help you access the city's Emergency Assistance Loan Program which provides no-interest loans for emergency repairs. For Allentown residents in the Fillmore District, the Lt. Col. Matt Urban Human Services Center can help you access this emergency loan program.

- If you're looking to purchase your first home, Heart of the City Neighborhoods as well as WSNHS can help you access the city's Down Payment Closing Cost Assistance Program, which provides financial assistance towards purchasing a home, and the Home Grown Homeownership Program, which helps first-time homebuyers purchase a vacant home and do repairs to make it move-in ready.

- To help find solutions to a variety of housing-related concerns, the Erie County Department of Health's LEAD-SAFE program has developed a Housing Resource Directory. You can get a copy by calling 961-6800 or by visiting [www.erie.gov/health](http://www.erie.gov/health) or [www.211WNY.org](http://www.211WNY.org).



Before, left; after, above.

## New owner rehabs 58 Cottage with aid of historic tax credits

Historic tax credits helped transform another Allentown house from blight to bright. After years of vacancy and neglect, 58 Cottage St. is ready to accommodate another generation of residents, because of one investor's vision, a solid business plan, and good use of the tax credits.

The makeover of this property is the work of Matt Hartrich, Buffalo resident and rehab expert.

This 1896 Queen Ann style house had been vacant for about 10 years when Hartrich purchased it in 2017 from the city at the InRem auction. It was a bank-owned zombie house until the city finally foreclosed over the bank's failure to pay user fees.

The house needed extensive site work, a consequence of years of water infiltration and harsh Buffalo winters. The foundation was badly damaged, making a full do-over of driveway, parking pad, steps, and walkways necessary. In addition, the house needed a tear-off roofing job as well as repair and painting of clapboard siding after removal of asphalt.

Hartrich restored the house's historic wood windows and double-leaf entry door. He restored what trim was still present and replicated what needed to be replaced. He repainted the house with a multi-color scheme in attractive and historically appropriate colors.

The house also has new electrical, plumbing, and mechanical systems and distribution. Spray foam insulation was used on the roof line and blown in behind existing plaster walls. High efficiency furnaces and air conditioning were added.

There are three apartments, each with new high-end kitchens and baths. Where original interior features still existed, Hartrich restored when possible and replicated as needed. Hartrich had missing baseboard and mouldings re-milled to original profile. He salvaged a mantle from Gothic City and rebuilt the surround for a fireplace, reusing the historic glazed tiles that managed to survive years of neglect. In the third-floor apartment, he exposed the beams in the gable to give the space a modern feel while using original structural pieces.

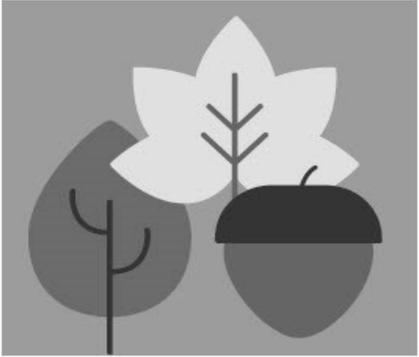
While the house was vacant, it was prone to crime, vandalism, occupation by vagrants, drug activity, absence of fire protection, accumulation of rubbish, and lack of snow removal in winter. Neighbors on Cottage Street now have an increased sense of safety as well as great new neighbors with the return of yet another historic house to productive use.



# ALLENTOWN FALL FESTIVAL



**SAT  
OCT 6  
10-2**



## **THEODORE ROOSEVELT INAUGURAL SITE**

Petting Zoo  
Face Painting  
Hay Rides  
Live Music

Pumpkin Crafts  
Local Food Vendors  
Free Tours of TR Site  
And more!



# The quandary in the coming property-tax reval

What to do about low-income homeowners who may not be able to pay higher taxes?

By JONATHAN WHITE

Members of the Association's Housing and Historic Preservation Committee have been working with a broad coalition of organizations including Partnership for the Public Good, Fruit Belt Coalition, Preservation Buffalo Niagara and PUSH Buffalo to prepare for the effect of the city's property reassessment.

Buffalo is conducting its first city-wide revaluation in more than a decade. The result will determine the 2020 property tax bills for Buffalo homeowners. The first notices are being mailed this month.

Home values in some parts of the city have risen dramatically in the last 10 years. Certain neighborhoods, including Allentown, Fruit Belt, First Ward and areas on the West and East sides, are becoming hot markets. Many homes now have a market value double or triple what owners paid for them just a decade ago. For example, according to the City's OARS website, average sales in the neighborhood west of Grant Street are \$100,000, while the average

assessed value of those homes is \$33,000.

While rising property value may look like a boon to homeowners, for those who do not wish to sell their home, it can be detrimental.

The community groups have been meeting for several months to outline the issue and possible solutions to prevent displacement of homeowners who may not be able to afford a 100% or greater increase in their property tax.

While the city's tax *rate* is slated to decrease due to an overall increase in property values, homes with rapid appreciation are likely to see a significant increase in tax burdens.

Here is a hypothetical example. Say that a home previously assessed at \$33,000 paid roughly \$610 in 2018 taxes, when the tax rate was \$18.50 per \$1,000 in value. If that same house is reassessed for \$100,000 in 2019, then, even if the 2020 tax rate drops to \$12.50 per \$1,000, the homeowner will pay roughly \$1,250 in taxes – more than *double* their previous tax bill. (Note that the 2020 tax rate is still unknown; \$12.50 is a rough estimate).

Senior citizens, retirees and residents who live on a fixed or low income may find that a substantial increase in property tax could make their home unaffordable, forcing them to sell.

The Property Tax Coalition is proposing that the city adopt a partial property tax exemption for income-qualifying homeowners whose assessments will dramatically increase. This would allow long-time homeowners to remain in their homes, maintaining neighborhood stability and the rich history of our city.

To create a policy like this, the city must get approval by the state. The state requires that the city go on record that it is not opposed to state enabling legislation. The Property Tax Coalition has drafted a resolution that Common Council must approve before the state will pass the necessary home rule legislation.

Coalition members are urging residents to call their Common Council members and ask them to pass the resolution. The Coalition hopes the state will pass a bill this session, allowing the city to move forward and ensure that homeowners are protected from displacement.

## Tax lien legislation can help fight bad absentee landlords

It is great news for Allentown's aging housing stock that Buffalo has a new tool to fight the blight and vacancy brought to our city by irresponsible landlords. Fines and fees for property code violations, instead of being uncollectable, can now be added to the tax bill as a lien, and if left unpaid after a year, the city has the authority to place such houses on the InRem list for auction.

This process provides a method for getting long-abused houses into the hands of benevolent owners and returned to productive use.

A local ordinance allowing fines for property code violations to become tax liens has actually been on the city's books since 2004. State enabling legislation was required to enforce it, but the city took no meaningful action to have that legislation introduced for 11 years.

A 2014 Buffalo Rising article sites the work of the activist group Project Slumlord as the catalyst for the intro-

duction of the state legislation by State Sen. Tim Kennedy in 2014. It was simultaneously introduced in the Assembly by Sean Ryan, and the final version was sponsored by Crystal Peoples-Stokes. Council Members Chris Scanlon and Richard Fontana introduced the legislation at the local level. The bill was signed into law by Governor Cuomo a year ago.

The law will go into effect as soon as a newly written local ordinance has been adopted.

The question on the minds of some battle-scarred blight fighters is whether the city will actually enforce the law. Despite the large scope of the problem of blight and vacancy, the city has not hired or trained any new staff to enforce the law, and there is not a mechanism in place to identify properties that have accrued fines that amount to the threshold 5% of assessed value. Housing Court, well known to be a revolving

door for repeat offenders, is largely ineffective at resolving cases.

The problems with enforcing property maintenance standards and inability to collect fines is well known to city leaders. In 2014, Senator Kennedy held a press conference to announce the introduction of this new legislation in front of 97 Chenango, a long-neglected eyesore owned by a local property owner under the name Beaville West. The event was attended by Senator Kennedy, Assemblyman Ryan, the Project Slumlord team, and all nine Common Council members.

Ironically, that house is still derelict.

Collecting fines for housing code violations, especially for repeat offenders should be high priority for the city. The potential for revenue for is enormous. A report by the Investigative Post in 2012 calculated that outstanding fines for property code violations in Buffalo amounted to \$22 million for about 1,500 properties.

# Newest use for our oldest home: Coit House becomes a midwifery

The George Coit House at 412 Virginia St., Buffalo's oldest home, has begun yet another chapter of its long and varied life.

Built circa-1815 for the first George Coit, after the burning of Buffalo during the War of 1812, it was originally located on Swan Street before being moved to Allentown in the 1860s. Coit was one of Buffalo's leading citizens and one of the three men who signed a promissory note for construction of Buffalo Harbor, ensuring that the Erie Canal would originate in Buffalo.

After serving as home to several generations of the Coit family, then devolving into a rooming house, the house was saved from demolition in the 1960s as one of the region's first preservation success stories. Since then, the house has been fortunate to have a series of four caring owners – including the Allentown

Association – who each made necessary restorations to protect the structure.

Recently, the house became a showplace as the residence of Tim Boylan and Sue Jolie-Rioux and also served as the home of their design business.

In a dramatic change of use, the house is now owned



**George Coit**

by Maura Winkler who has moved her business, Fika Midwifery, into it.

Winkler and her partners Lydia Doublestein and Carolyn Protter, along with staff provide a variety of services including home birth – either in the mother's own home or in the Coit House – prenatal care, water birth, postpartum and breastfeeding support, well-woman care and more. The staff includes three registered nurses who serve as birth assistants.

Winkler sat down with members of the Association's Housing and Historic Preservation and Business Relations committees to explain her business and her love of the house.



**Buffalo's oldest house was built in 1815 and moved from downtown to Allentown around 1867.**

A certified nurse midwife, Maura believes strongly in the midwifery model of care – namely that women and their health care team are shared decision makers. She views women as experts in their own bodies.

Winkler has left the first-floor rooms virtually unchanged from the way they were laid out under Boylan and Jolie-Rioux. The elegant dining room and tasteful but comfortable front parlor provide a relaxing setting for consultations and meetings. The second-floor bedroom suites, according to Winkler, seem almost as though they were designed to be used for home birth. Large, open and each with its own bath, the rooms are comfortably furnished with all items necessary to provide the safe, calming environment essential to their function.

Winkler told the Association that she is thrilled to be able to serve families at the Coit House and noted that the house has a long history of home births, serving in that capacity for its residents long before hospitals existed.

The only structural modification is the addition of a sprinkler system, required by city code for a commercial use.

Winkler reached out to the Association's Housing and Historic Preservation Committee before moving forward and has worked with the contractor to install the system in an unobtrusive manner that does not significantly alter the house but adds a layer of protection that will help to ensure that the Coit House will live to see itself reinvented again in the future.



## ALLENTOWN ASSOCIATION

Incorporated in 1963 as a 501(c)3 charitable not-for profit community organization.

Our Mission Statement:

*"The only purpose of The Allentown Association is to serve its community. It does this through efforts to beautify the neighborhood; to encourage historic preservation and property maintenance; to promote appropriate business development; to fight crime, and to protect and enhance Allentown's unique urban ambiance."*

Officers: Dennis Martinez, President; Christopher Poole, 1st Vice President; Patrick Ryan, 2nd Vice President; Christiana Limniatis, 3rd Vice President; Minerva Rivera, Treasurer; William Becker, Secretary

Directors:

Tim Ashton, Lauren Darcy, Kelly Dixon, Johanna Dominguez, Rev. Ken Hughes, Nicole Lipp Duffin, Patty Macdonald, Jim Nash, Mickey Thoren-Harmon, Barbara Timlin

Ex-officio (non-voting):

Pete Carroll, Robert Fink, Brian Gould, Gretchan Grobe, Richard Haynes, Elizabeth Licata, Rik Whitaker, Jonathan L. White

Interim executive director:

Erica Burzynski

**A NOTE FROM THE PRESIDENT**

*Interim ED comes in; Outreach Coordinator to leave for grad school*

**By DENNIS MARTINEZ**

*Allentown Association President*

I would like to take this opportunity to re-introduce our Interim Executive Director, Erica Burzynski. She is responsible for managing the organization's finances, event planning, grant oversight, sponsorship and committee support. She returns to her native Buffalo after a bright career in marketing and sales for The Walt Disney Co. and Guthy-Renker in California; Avon and Coach Inc. in New York City, and most recently as Senior Director of Product Marketing for It Works! in Florida.

She is also the CEO of I.M. Empower, which offers fractional marketing consulting services, and the founder of the non-profit Foundation 228, dedicated to funding lung cancer research. We are extraordinarily fortunate to have the opportunity to benefit from Erica's experience and talents. Erica is serving as in an interim role while the Association prepares to revamp the Executive Director job description into a comprehensive, full-time position.

Our other staffer, Laine Walnicki, Outreach Coordinator, has been accepted into a master's program in Creative Studies at Buffalo State and will be winding down her work with the Association over the remainder of the summer.

Her duties included website management, membership, and the newsletter. In addition, she coordinated Fall Fest and proved herself as a problem solver extraordinaire at this year's Allen West event. Prior to her appointment as Outreach Coordinator in 2016, she served as a vice president for nearly two years and secretary before that. Laine has brought reams of good ideas to us and she will be missed.

**ALLENTOWN ASSOCIATION MEMBERSHIP FORM**

DATE: \_\_\_\_\_ CHECK ONE:  New Member  Renewing Member

Name(s) _____			
Business / Owner/Manager _____			
Address _____		Apt/Unit # _____	
City _____	ST _____	Zip _____	Phone _____
<b>WE'VE GONE DIGITAL!</b> Email _____			

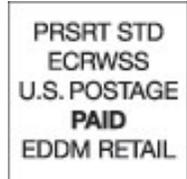
**MEMBERSHIP LEVEL** Membership donations are tax-deductible and support the activities of the Association.

<input type="checkbox"/> Student	\$ 25	<input type="checkbox"/> Sustaining	\$ 100	<i>Please return form and Membership donation to <b>Allentown Association</b> <b>61 College St.</b> <b>Buffalo, NY 14201</b></i>
<input type="checkbox"/> Senior	\$ 25	<input type="checkbox"/> Contributing	\$ 250	
<input type="checkbox"/> Individual	\$ 40	<input type="checkbox"/> Patron	\$ 500	
<input type="checkbox"/> Family	\$ 50	<input type="checkbox"/> Benefactor	\$ 1,000	
<input type="checkbox"/> Business	\$ 75	<input type="checkbox"/> A generous gift	_____	

<p><b>What does Allentown need more of...?</b></p> <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Trash cans</td> <td><input type="checkbox"/> Historic character</td> </tr> <tr> <td><input type="checkbox"/> Bike space (racks, lanes)</td> <td><input type="checkbox"/> Pedestrian walkways</td> </tr> <tr> <td><input type="checkbox"/> Variety of businesses</td> <td><input type="checkbox"/> Gardens/green space</td> </tr> <tr> <td><input type="checkbox"/> Outdoor concerts</td> <td><input type="checkbox"/> Restaurants</td> </tr> <tr> <td><input type="checkbox"/> Family-friendly activities</td> <td><input type="checkbox"/> Police presence</td> </tr> <tr> <td><input type="checkbox"/> Nightlife</td> <td><input type="checkbox"/> Outdoor art</td> </tr> <tr> <td><input type="checkbox"/> Art galleries</td> <td><input type="checkbox"/> Other _____</td> </tr> </table>	<input type="checkbox"/> Trash cans	<input type="checkbox"/> Historic character	<input type="checkbox"/> Bike space (racks, lanes)	<input type="checkbox"/> Pedestrian walkways	<input type="checkbox"/> Variety of businesses	<input type="checkbox"/> Gardens/green space	<input type="checkbox"/> Outdoor concerts	<input type="checkbox"/> Restaurants	<input type="checkbox"/> Family-friendly activities	<input type="checkbox"/> Police presence	<input type="checkbox"/> Nightlife	<input type="checkbox"/> Outdoor art	<input type="checkbox"/> Art galleries	<input type="checkbox"/> Other _____	<p><b>Less of...?</b></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<input type="checkbox"/> Trash cans	<input type="checkbox"/> Historic character														
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The Allentown Association Inc.  
61 College Street  
Buffalo, N.Y. 14201



Local  
Postal Customer



ALLENTOWN  
ASSOCIATION



***On Sunday, December 8, 2019, the Region's First and Best  
Tour of Homes Returns 12:00 Noon to 4:00 PM***

*This self-guided tour gives guests the rare opportunity to take interior tours of several beautifully restored historic homes in the Allentown National Historic Preservation District. The tour begins at the Theodore Roosevelt Inaugural National Historic Site.*

*Guests can walk, drive or take the free shuttle from home to home. 2019 will have a special, never-before-offered special outdoor tour stop under a heated tent with a guide to tell the story of a unique Secret of Allentown.*

*A limited number of tickets are available for this one-of-a-kind event. Tickets may be purchased online at [www.allentown.org](http://www.allentown.org) or [www.trsite.org](http://www.trsite.org).*